

# ERA OF DHOLERA

## Investment Brochure 2026

India's First Greenfield Smart City — Dholera SIR, Gujarat

<b>920 Sq. Km</b>	<b>₹78,000 Cr</b>	<b>95%+</b>	<b>8 Lakh+</b>
City Area	Total Investment	Phase 1 Complete	Jobs by 2030

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## — OVERVIEW —

## What is Dholera SIR?

Dholera Special Investment Region (SIR) is India's first and largest planned greenfield smart city, conceived under the Delhi-Mumbai Industrial Corridor (DMIC). Spanning **920 square kilometres** in Ahmedabad district, Gujarat — twice the size of Mumbai — it is being built entirely from scratch with world-class smart infrastructure.

Backed by both the Government of India and Gujarat, managed by **DICDL**, the project carries a total investment of **₹78,000 crores** (~\$10.5 billion) with full completion targeted by 2040.

Parameter	Details
Location	Ahmedabad District, Gujarat, India
Total Area	920 sq. km — 2x the size of Mumbai
Distance from Ahmedabad	~100 km   45 min via NH-751 Expressway
Project Cost	₹78,000 Crores (~\$10.5 Billion)
Launched	2011 under DMIC initiative
Phase 1 Status	95%+ Complete & Operational (2026)
Full Completion	2040 (Phase-wise development)
Governing Body	DICDL — Dholera Industrial City Dev. Ltd
Backed By	Government of India + Government of Gujarat

### Why Invest Now?

- Phase 1 Activation Area (22.5 sq. km) is **95%+ complete** — roads, power, water & smart utilities fully operational
- **Ahmedabad–Dholera Expressway (NH-751)**: 109 km, 4-lane, now operational — 45 min from Ahmedabad
- **Dholera International Airport**: Phase 1 complete; test flights expected 2026
- **Tata Semiconductor Fab**: India's first chip fab under construction in Dholera
- **₹2.5 lakh crore** in total commitments — **₹35,984 crore** received in 2024 alone
- **4,400 MW Solar Park**: 1,200 MW already commissioned — powering Dholera with clean energy
- **2025–2030 is the golden window** before prices appreciate sharply

## — REAL ESTATE —

# Property Types & Pricing in Dholera SIR

## 1. Residential Plots

Available in TP Zones 2, 3 and 4. NA-cleared and RERA-approved options available. Ideal for long-term residential investment.

Zone / Location	Price per Sq. Yd	Plot Size	Best For
Activation Area (Near Airport)	■9,000–■14,000	100–500 sq. yd	Premium Investment
TP Zone 2 (Prime)	■5,000–■7,500	100–1,000 sq. yd	Residential / NRI
TP Zone 3 & 4	■4,000–■6,000	150–2,000 sq. yd	Affordable Entry
ABCD Building Zone	Up to ■20,000	As per project	High-Value Zone

## 2. Commercial Plots

Positioned near main roads, ABCD Building and emerging business hubs. Higher pricing reflects premium location.

Type	Price Range	Best Suited For
Retail / Showroom	■18,000–■25,000 / sq. yd	Shops, Showrooms, Retail Outlets
Office Space	■15,000–■22,000 / sq. yd	IT, Co-working, Professional Services
Central Spine Road	■20,000+ / sq. yd	High-footfall commercial ventures

## 3. Industrial Plots

Dholera is officially a Special Investment Region. 100% FDI allowed. Plug-and-play infrastructure with zero setup wait time.

Category	Price Range	Industries Suited
Small Industrial	■4,000–■5,500 / sq. m	Logistics, Warehousing, Assembly
Medium Industrial	■5,500–■7,000 / sq. m	Electronics, Auto Parts, Food Processing
Large / Anchor Tenant	■7,000–■8,000+ / sq. m	Semiconductor, Heavy Mfg, Energy

#### 4. NA Plots — Non-Agricultural (Ready to Build)

NA plots are legally converted from agricultural land and approved for immediate construction. These carry the highest legal clarity and are preferred by serious buyers. **Starting from ■8 lakh per 100 sq. yards.** Booking with 10% upfront.

## — INFRASTRUCTURE —

## 6 Infrastructure Megaprojects Shaping Dholera

### ✈️ Dholera International Airport

**Commissioning  
2026**

Located near Navagam. Two independent parallel 4,000 m runways. Phase 1 construction complete — test flights expected 2026. Jointly developed by AAI and Government of Gujarat. Focus: passenger + semiconductor cargo exports.

### ■ Ahmedabad–Dholera Expressway (NH-751)

**OPERATIONAL**

109 km, 4-lane (expandable to 12 lanes). Now fully operational. Cuts travel time to 45 minutes. The same force-multiplier that transformed the Pune–Mumbai and Greater Noida corridors.

### ■ Tata Semiconductor Fabrication Plant

**Under  
Construction**

India's first chip fab. Backed by Tata Electronics, Intel, Tokyo Electron, NextGen & Jabil. ■ 2.5 lakh crore committed. 2,00,000+ jobs projected. Primary demand driver for Dholera real estate.

### ■ 4,400 MW Solar Park

**1,200 MW LIVE**

One of India's largest renewable projects by Gujarat & Central Governments under National Solar Mission. 1,200+ MW already commissioned. Powers the entire Dholera smart grid with clean energy.

### ■ ABCD Building — Smart Command Centre

**FULLY  
OPERATIONAL**

Fully operational. Manages smart traffic, IoT utilities, flood control and city-wide surveillance. Physical proof that Dholera has moved from blueprint to reality.

### ■ Plug-and-Play Utilities — Activation Area

**95%+ COMPLETE**

75m roads with underground power (Tata Power + Torrent Power), Narmada water supply, 5G telecom and sewage — all operational. Tata Power Solar and ReNew Power already allotted plots.

## — ZONE GUIDE —

## Dholera SIR Town Planning (TP) Zones

Zone	Name	Primary Use	Investment Angle
TP 1	Activation Area	Industrial + Commercial	Highest appreciation; companies already active
TP 2	Prime Residential	Residential + Commercial	Best price-infrastructure balance; most popular
TP 3	Affordable Residential	Residential	Entry-level; ideal for end-users & first buyers
TP 4	Mixed Residential	Residential + Mixed	Mid-range; good long-term appreciation hold
TP 5	Industrial Hub	Industrial + Logistics	Warehousing, logistics; DFC access; 100% FDI
TP 6	Industrial + Green	Industrial + Green Belt	Large manufacturing; anchor tenant opportunities

## — ROI PROJECTION —

### Price Appreciation Forecast — TP Zone 2 Residential

Based on analyst forecasts tied to key infrastructure milestones.

Year	Estimated Price per Sq. Yd	Appreciation vs Entry
2025 (Entry)	■5,000 – ■7,500	— Baseline
2026	■7,000 – ■10,000	~30–40%
2027	■9,000 – ■13,000	~60–80%
2028	■12,000 – ■18,000	~100–140%
2030 (Target)	■20,000+	~3x – 4x

*\*Indicative projections. Not financial advice. Actual returns may vary.*

## — HOW TO INVEST —

## Your Step-by-Step Investment Journey

Step 1	<b>Define Your Goal</b> Residential, commercial or industrial? Each goal maps to a different TP zone and plot type. Start by identifying your budget and timeline.
Step 2	<b>Free Consultation</b> Call/WhatsApp +91-7276570902 or email eraofdholera.info@gmail.com. We understand your goals and suggest best-matched properties.
Step 3	<b>Shortlist &amp; Verify Documents</b> We share NA-cleared, RERA-registered options. Always verify: Title Clear certificate, NA Order, SIR zone classification.
Step 4	<b>Book a Free Site Visit</b> We arrange free transport from Ahmedabad. See roads, infrastructure and plots yourself. Weekdays and weekends available.
Step 5	<b>Book with 10% Token</b> Reserve your chosen plot with 10% upfront. Flexible payment plans available. Full registration assistance provided.

## — FAQ —

### Key Questions Answered

**Q: Is it safe to invest in Dholera?**

A: Yes, if buying NA clear-title plots from RERA-registered developers. The project has strong government backing — not a private scheme.

**Q: Can NRIs invest?**

A: 100% yes. Dholera SIR allows 100% FDI and NRI purchases. We provide virtual site tours, documentation and registration support for overseas buyers.

**Q: What is the minimum investment?**

A: Entry-level plots start from ~₹8–12 lakh per 100 sq. yards in TP3/TP4. Booking with 10% upfront is standard.

**Q: When is the airport opening?**

A: Phase 1 construction is complete. Test flights expected in 2026, with commercial operations after safety certification.

## — CONTACT US —

## Get in Touch — We're Here to Help

Our team is available Monday to Saturday, 9 AM – 7 PM IST. Whether you have a quick question or are ready to book a site visit — reach out through any channel below.

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### Ready to Invest in India's First Smart City?

Call or WhatsApp **+91-7276570902** for a FREE, no-pressure consultation.  
We help you find the right plot in the right zone at the right price.

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