



ERA OF DHOLERA

Investment Brochure 2026

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

920 Sq. Km	78,000 Cr	95%+	8 Lakh+
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) initiative. Spanning **920 square kilometres** in the Ahmedabad district of Gujarat — twice the size of Mumbai — the city is being built entirely from scratch with world-class smart infrastructure integrated from the ground up.

Backed by both the Government of India and the Government of Gujarat, and managed by **Dholera Industrial City Development Limited (DICDL)**, the project carries a total estimated 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 Expressway
Project Cost	₹78,000 Crores (~\$10.5 Billion)
Launched	2011 under DMIC initiative
Full Completion	2040 (Phase-wise development)
Phase 1 Status (2026)	95%+ Complete & Operational
Governing Body	DICDL — Dholera Industrial City Dev. Ltd
Backed By	Government of India + Government of Gujarat

The Investment Case — Why Now?

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

- 2025–2030 is the projected "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. Ideal for long-term residential construction or investment hold. NA-cleared and RERA-approved options available.

Zone / Location	Price per Sq. Yd	Plot Size Range	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

Strategically positioned near main roads, ABCD Building, and emerging business hubs.

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 designated as a Special Investment Region. 100% FDI allowed under Anchor Tenant Policy with GST refunds and plug-and-play infrastructure.

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 (residential or commercial). These carry the highest legal clarity and are preferred by serious buyers. **Starting from ■8 lakh per 100 sq. yards.** Booking available with 10% upfront.

— INFRASTRUCTURE —

6 Infrastructure Megaprojects Shaping Dholera

✈️ ■ Dholera International Airport

Located near Navagam. Two independent parallel 4,000 m runways handling the world's largest aircraft (Code 4E). Phase 1 construction complete — test flights expected 2026. Jointly developed by AAI and Government of Gujarat. Focus: passenger travel + semiconductor cargo exports.

Commissioning 2026

■ Ahmedabad–Dholera Expressway (NH-751)

109 km, 4-lane expressway (expandable to 12 lanes). Now fully operational. Cuts Ahmedabad–Dholera travel to just 45 minutes. The same infrastructure force-multiplier that transformed the Pune–Mumbai corridor and Greater Noida is now live for Dholera.

OPERATIONAL

■ Tata Semiconductor Fabrication Plant

India's first chip fab, backed by Tata Electronics, Intel, Tokyo Electron, NextGen & Jabil. ■2.5 lakh crore committed. 2,00,000+ jobs projected. Approved by Government of India. The primary catalyst driving demand for Dholera residential and commercial real estate.

Under Construction

■ 4,400 MW Solar Park

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

1,200 MW LIVE

■ ABCD Building — Smart Command Centre

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

FULLY OPERATIONAL

■ Plug-and-Play Utilities — Activation Area

75-metre wide roads with underground power (Tata Power + Torrent Power), Narmada water supply, 5G-ready telecom, and sewage all operational. Zero waiting time for industrial setup. Companies like Tata Power Solar, ReNew Power, and Hitachi Hi-Rel already allotted plots.

95%+ COMPLETE

— 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
TP 4	Mixed Residential	Residential + Mixed	Mid-range; good long-term hold
TP 5	Industrial Hub	Industrial + Logistics	Warehousing, logistics; DFC access
TP 6	Industrial + Green	Industrial + Green Belt	Large manufacturing; anchor tenants

— ROI PROJECTION —

Price Appreciation Forecast — TP Zone 2 Residential

Based on analyst forecasts tied to key infrastructure milestones (airport, expressway, semiconductor fab).

Year	Est. 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

**Projections are indicative estimates based on analyst research. Actual returns may vary. This is not financial advice. Always conduct independent due diligence before investing.*

— HOW TO INVEST —

Your Step-by-Step Investment Journey

Step 1	Define Your Investment Goal Residential ownership, commercial return, or industrial land? Each goal points to a different zone and plot type. Identify your budget and preferred timeline first.
Step 2	Free Consultation Call or WhatsApp us at +91 72765 70902 or email eraofdholera.info@gmail.com. We understand your goals and suggest the best-matched properties.
Step 3	Shortlist & Verify Documents We share NA-cleared, RERA-registered options. Always verify: NA Order, Title Clear certificate, SIR zone classification, and developer RERA number.
Step 4	Book a Site Visit We arrange transport from Ahmedabad to Dholera SIR — completely free for serious buyers. Visit on weekdays or weekends. See the roads, infrastructure, and plots yourself.
Step 5	Book with 10% Token Reserve your chosen plot with 10% upfront. Flexible payment plans available. We assist with registration, stamp duty, and all documentation.

— FAQ —

Key Questions Answered

Q: Is it safe to invest in Dholera?

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

Q: Can NRIs invest?

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

Q: What is the minimum investment?

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

Q: When is the airport opening?

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

— CONTACT US —

Get in Touch — We're Here to Help

Our team of Dholera SIR investment specialists is available Monday through Saturday, 9 AM to 7 PM IST. Whether you have a quick question or are ready to book a site visit — reach out through any of the channels below.

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Ready to Invest in India's First Smart City?

Call or WhatsApp us at **+91 72765 70902** for a FREE, no-pressure consultation. We'll help you find the right plot in the right zone at the right price.

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