



सत्यमेव जयते

Government of Gujarat

# dhulera<sup>®</sup>

## A NEW ERA

A CITY DESIGNED FOR TOMORROW,  
TAKING SHAPE TODAY





# A BOLD VISION BEHIND THIS AMBITIOUS MISSION

**dholera**<sup>®</sup>  
— A NEW ERA —



A smart industrial city like Dholera will propel the economy's growth and drive its progress. The positive impact of smart technology on industrial and economic development is unmatched as it ensures economic sustainability. It goes a long way in attracting businesses and citizens to settle in such cities.

**Shri Narendra Modi**  
Hon'ble Prime Minister of India

Dholera's sustainable development and adoption of advanced technology makes it a prominent model for the success of industrial smart cities in India.

**Shri Bhupendra Patel**  
Hon'ble Chief Minister, Gujarat

## DHOLERA SPECIAL INVESTMENT REGION

### Vision

To create an economically and socially balanced, new-age greenfield smart industrial city with world-class infrastructure leading to stable economic growth and sustainable high-quality life.

### Mission



To adopt a futuristic and sustainable approach across key components to create a new-age smart city



To become a global high-tech manufacturing hub



To create huge employment opportunities across sectors and contribute to the economic and social development of Gujarat and India



# From the MD's Desk



It is with great pride and enthusiasm that I welcome you to the inaugural edition of our newsletter - a new window into the dynamic journey of Dholera Special Investment Region.

As India's first greenfield smart industrial city and emerging Semicon hub, Dholera is rapidly evolving from vision to reality. In these pages, you will find a snapshot of the momentum we've built - from groundbreaking industrial developments and robust infrastructure milestones, to landmark policy support and global partnerships.

The launch of this newsletter marks our commitment to keeping our stakeholders informed and engaged. We will share key developments, insights, and stories from the ground that reflect Dholera's progress and promise.

I invite you to be a part of this transformation, and I thank you for your continued interest and trust in Dholera SIR.

Warm Regards,

*[Handwritten signature]*

**Dr. Kuldeep Arya, IAS**

Managing Director

Dholera Industrial City Development Limited



# THE BIG PICTURE

- India's First Greenfield Industrial Smart City
  - Planned over 920 sq. km
  - Largest of the 10 nodes planned under Delhi Mumbai Industrial Corridor (DMIC)
  - 422 sq. km to be developed in phases
  - Large land parcels available
- Strategically located just 100 km from Ahmedabad
  - Multi-modal connectivity through Rail, Road, Air and Water
  - Plug and Play Infrastructure
  - 2619 acres available for Industrial, residential, commercial and social use
  - Activation Area: 22.54 sq. km

**A strategically planned 2,254 Ha development to activate the rapid scaling and transformation of Dholera into a global industrial hub**

**91970 Ha**  
LAND DELINEATED

**42200 Ha**  
DEVELOPABLE LAND





**D**holera Special Investment Region (SIR), Gujarat, is India's most ambitious greenfield smart city project, envisioned to become a global hub for manufacturing, innovation and urban living. Spread across 920 sq. km, Dholera SIR is designed with world-class infrastructure, smart governance and sustainable development at its core.



At the forefront of this development is the 22.5 sq. km Activation Area, a fast-track zone where state-of-the-art infrastructure is already operational, enabling early investments and industrial activity. The region offers plug-and-play infrastructure - with ready access to roads, power, water, ICT and underground utilities - allowing industries to set up swiftly and efficiently.

Dholera is equipped with robust utility facilities including a water treatment plant, sewage treatment plant and power substations with availability of dual DISCOMs. The ABCD Building (Administrative and Business Centre of Dholera) serves as the command-and-control hub, housing key administrative functions and providing investor facilitation services. The City Integrated Operations Centre (CIOC) ensures real-time monitoring of city operations, strengthening Dholera's smart governance and service delivery.

The region is already home to operational facilities like ReNew Energy's solar cell and module manufacturing facility, and the upcoming semiconductor fabrication facility by TEPL, underscoring its commitment to clean energy and advanced technology.

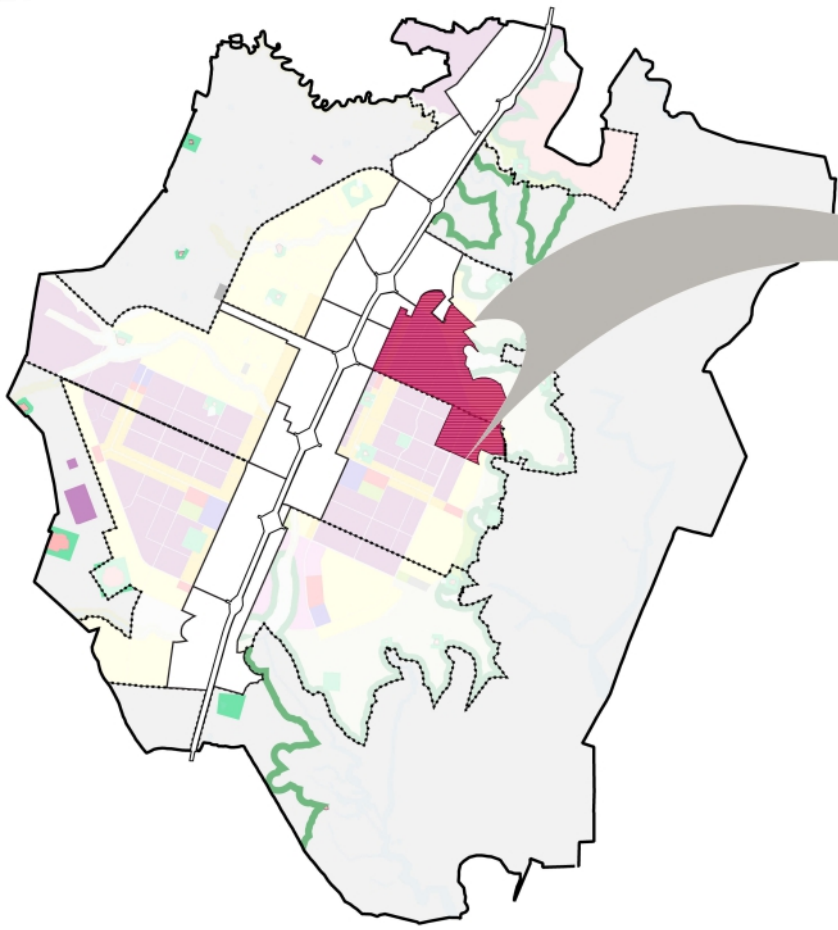
With large contiguous land parcels - among the largest available in India - Dholera SIR is perfectly positioned to host mega projects in sectors such as semiconductors, electronics and their ecosystem partners.

A dedicated land use master plan lays out zones for industrial development, high-access corridors, residential neighbourhoods, tourism and social infrastructure, ensuring integrated and sustainable growth.

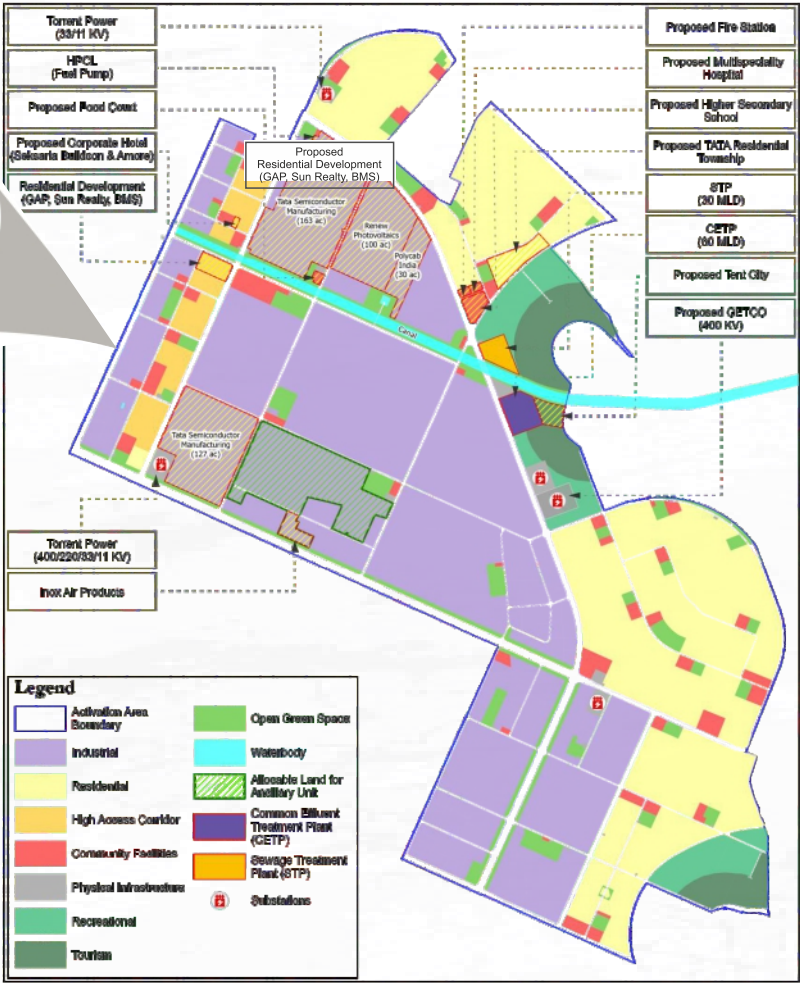
Looking ahead, Dholera SIR's future focus includes attracting global and domestic investments, scaling up manufacturing capabilities, expanding its semiconductor ecosystem, enhancing connectivity through road, rail and air, developing world-class social infrastructure, and establishing a vibrant and sustainable city.



# ACTIVATION AREA



Dholera SIR (TP1 to TP6)



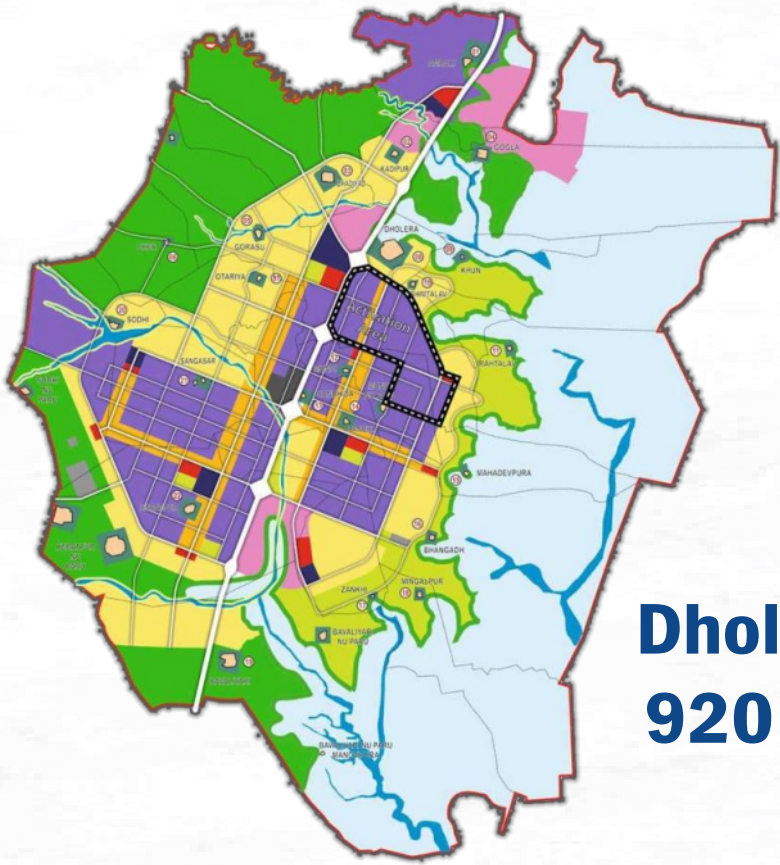


# DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY

LEGEND

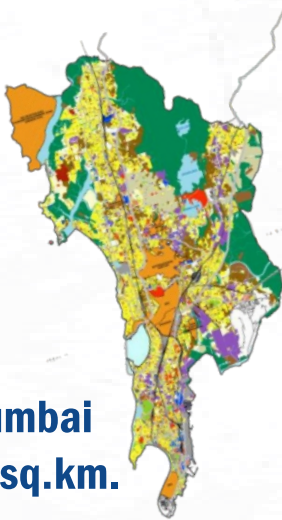
DSIRDA BOUNDARY

TALUKA BOUNDARY

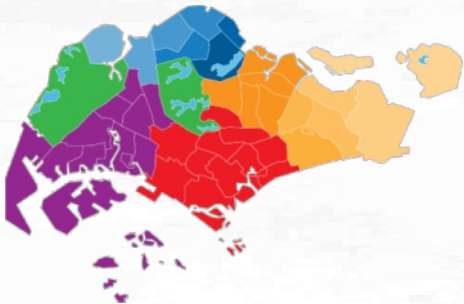
**Dholera SIR**  
**920 sq.km.**



**Ahmedabad**  
**505 sq. km.**



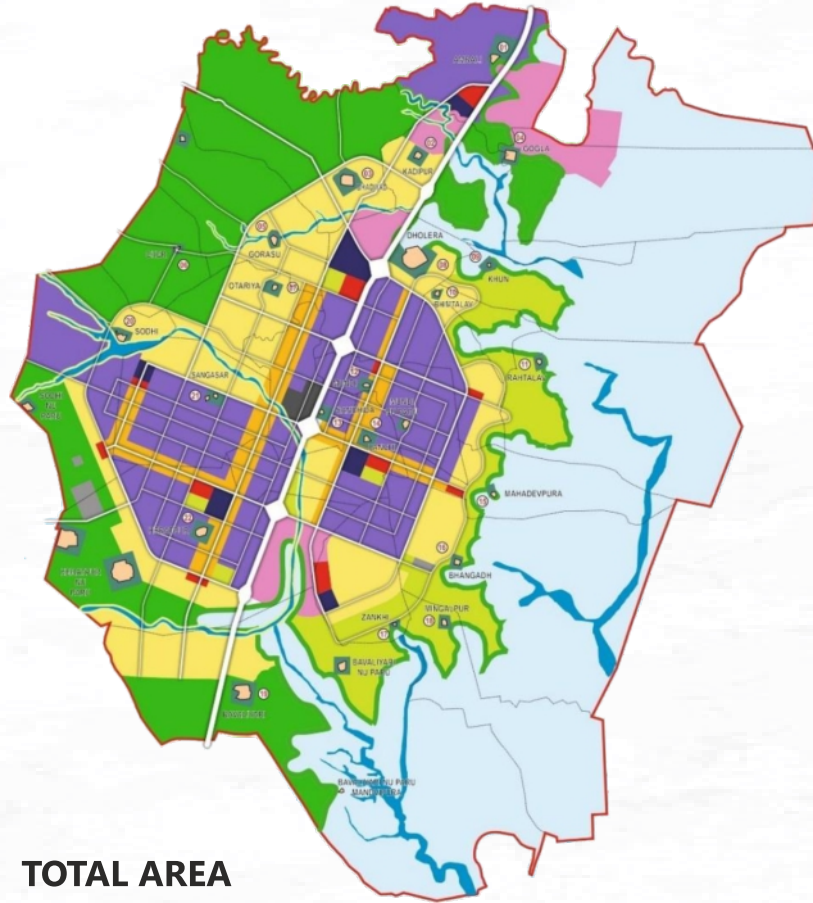
**Mumbai**  
**603 sq.km.**



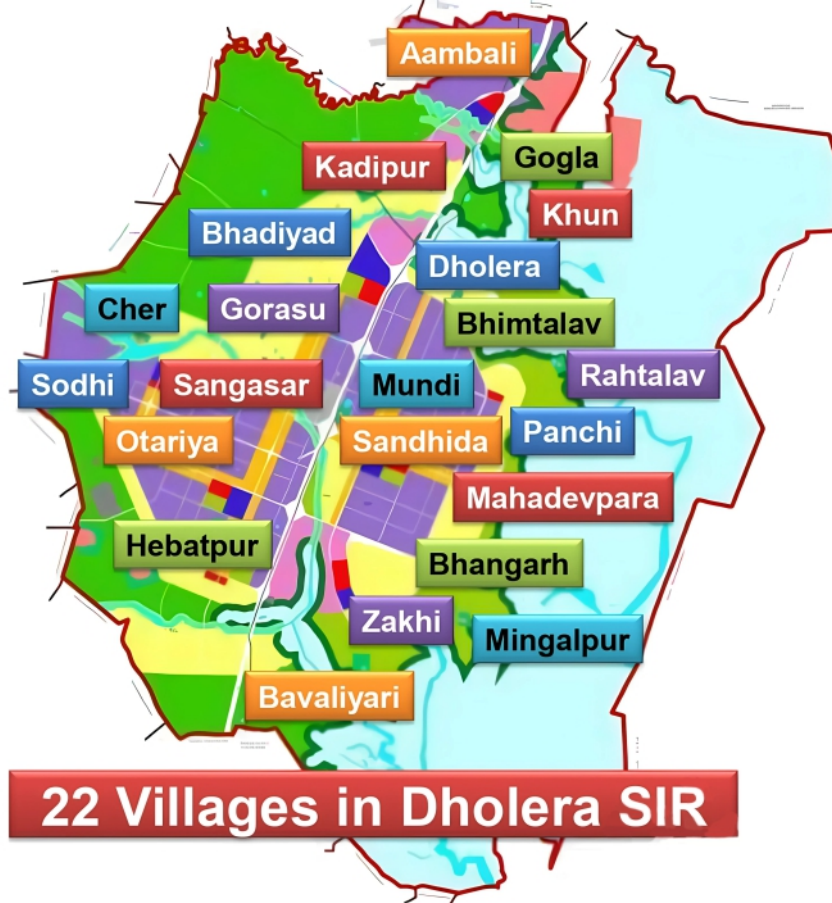
**Singapore**  
**728 sq.km.**



# DP- DHOLERA SIR



**TOTAL AREA**  
**920 sq km**

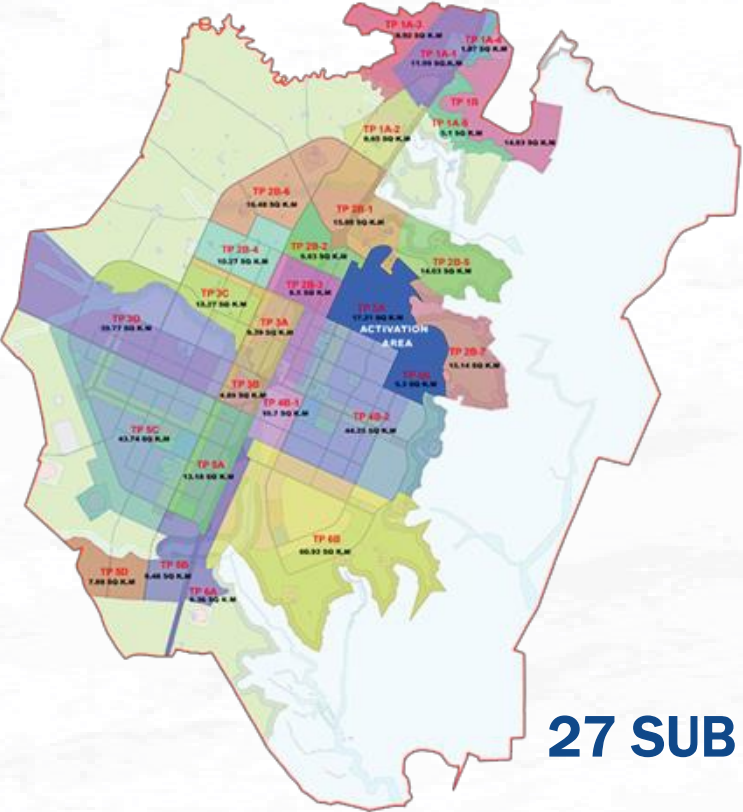
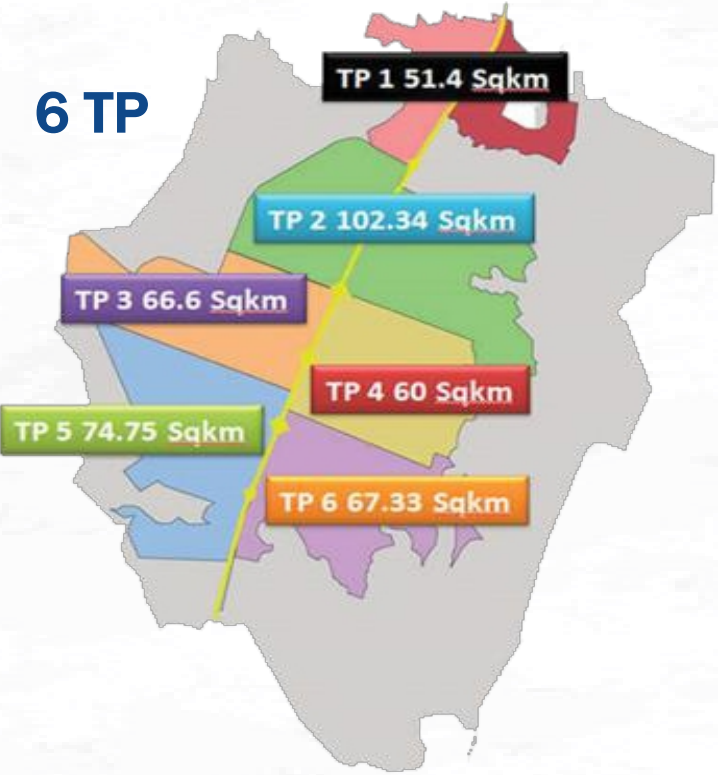


**22 Villages in Dholera SIR**





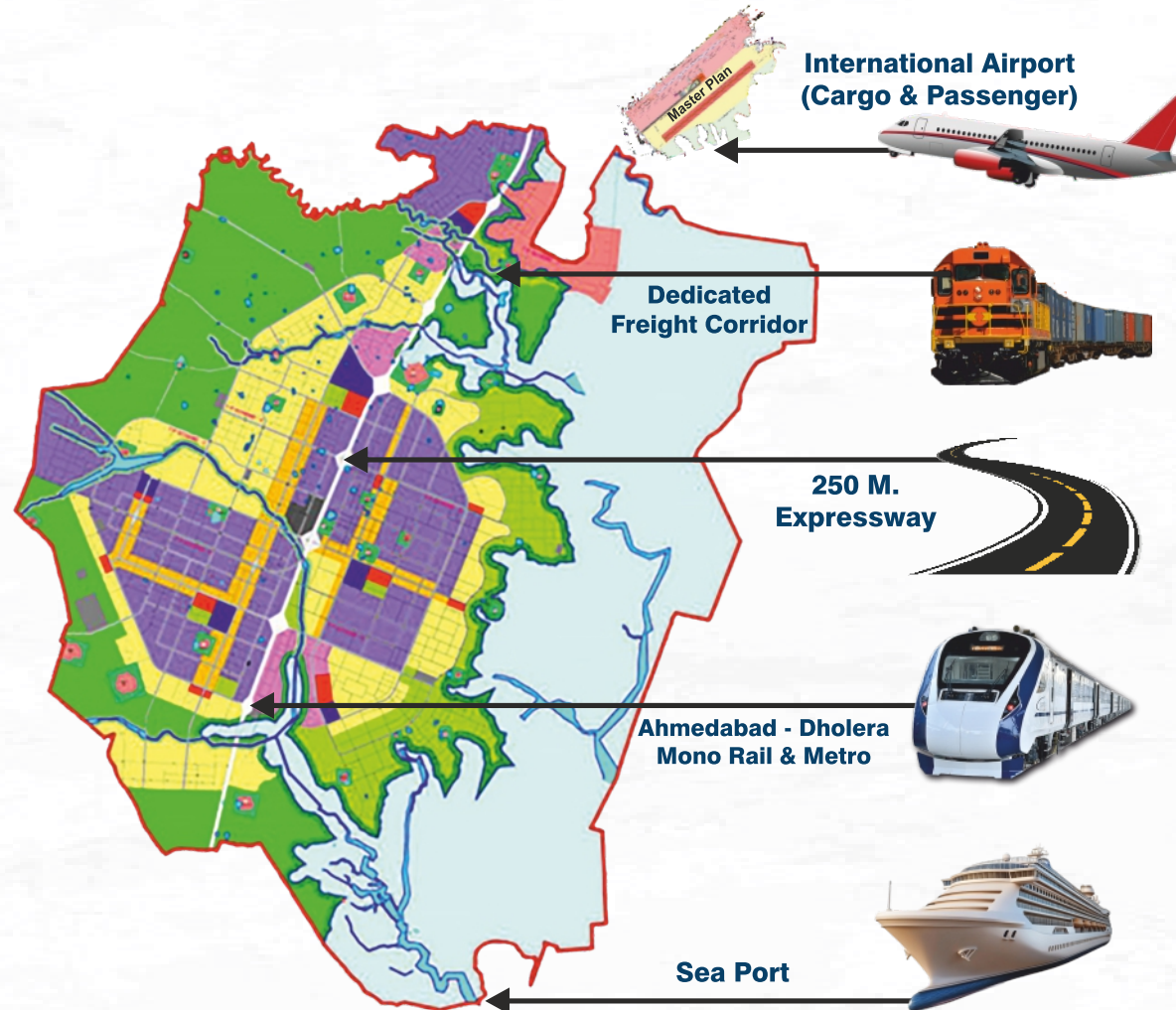
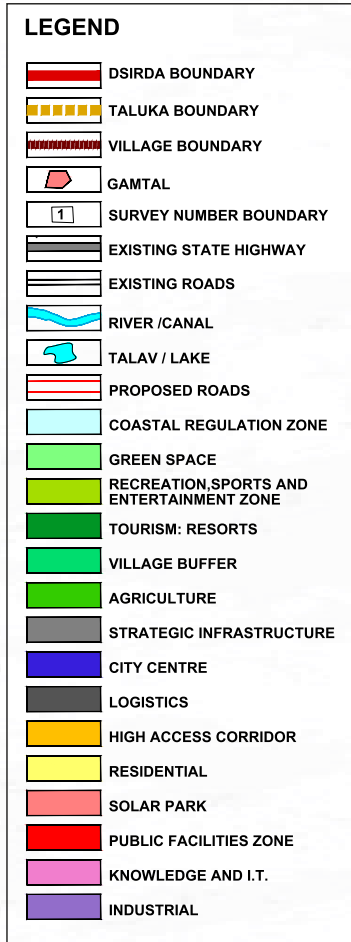
6 TP



27 SUB TP

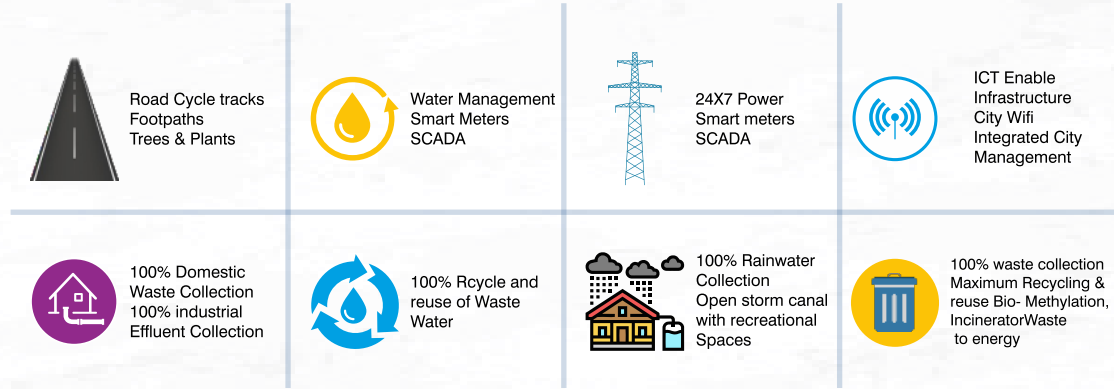
ACTIVATION AREA







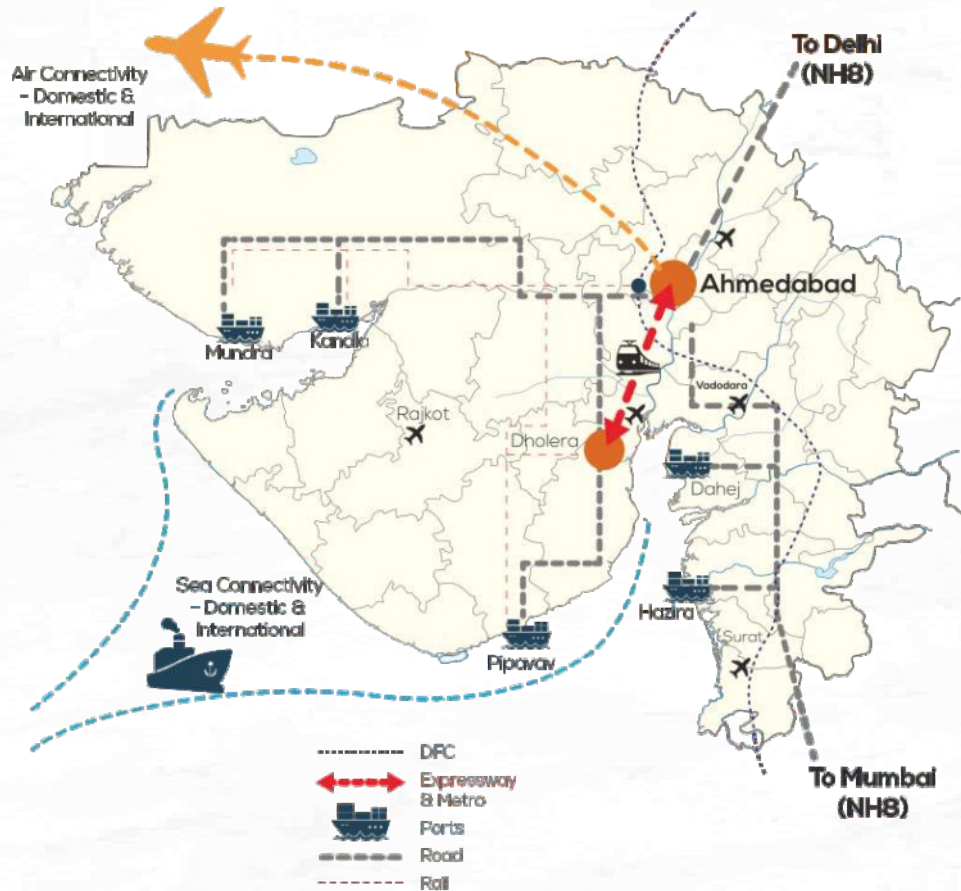
# INDIA'S FIRST TIME SMART INFRASTRUCTURE PLUG & PLAY MODEL



## BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR



# CONNECTIVITY



## Airport



**15 km** - Proposed Dholera International Airport

**117 km** - Ahmedabad International Airport

**140 km** - Vadodara Airport

**60 km** - Bhavnagar Airport

## Port



**200 km** - Pipavav Port

**300 km** - Kandla Port

**350 km** - Mundra Port

**60 km** - Proposed Bhavnagar Port

## Road



**Ahmedabad - Dholera Expressway** is under construction

Currently, Connected to Ahmedabad through NH 751 & 47

**120 km** - Delhi Mumbai Expressway

## Rail



Proposed Freight Connectivity

Passenger rail connectivity from Ahmedabad being planned

**100 km** - DFC Connect at Sanand

## PROJECTS UNDER IMPLEMENTATION

Dholera International Airport\*  
Cargo and Passenger Operations



Ahmedabad Dholera Expressway  
4-lane Access Controlled



## PLANNED PROJECTS

### Bhimnath Dholera Freight Line

- 24 km of freight line planned
- Will offer connectivity with major Ports and Dedicated Freight Corridor

### Semi High-Speed Rail

- To be developed alongside Expressway
- Spur-line to Dholera Airport and Lothal





# Connecting Dholera to the World

Strategic Infrastructure Driving Seamless Movement

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— A NEW ERA —

Located at a distance of 109 km from Ahmedabad, Dholera SIR is strategically connected with major cities of Gujarat.

Multi-modal connectivity is one of the cornerstones of Dholera SIR's development plan, and with several connectivity developments already underway, Dholera SIR is all set to provide seamless connectivity.

The greenfield **Dholera International Airport**, situated at a distance of 25 km from ABCD Building and Activation Area, will greatly enhance global connectivity. Along with serving as the second international airport for Ahmedabad, Dholera International Airport is designed to support both passenger and cargo movement, thereby attracting international businesses and boosting regional trade.

The airport will feature runway, a fire station, terminal building, ATC block, cargo complex in Phase-I. With substantial progress made, the airport will be ready to handle cargo operations from Q2 of FY 25-26 and passenger services by early 2026.



Under construction cargo complex at Dholera International Airport.



Under construction runway of Dholera International Airport.



# Connecting Dholera to the World

A 109 km long **Ahmedabad-Dholera Expressway** is being implemented, which will be a greenfield four-lane access-controlled expressway between Ahmedabad and Dholera.

The current distance from Ahmedabad to Dholera is about 109 km, with a travel time of 2 hr 15 min. With the expressway, the distance up to Dholera from SP Ring Road, Ahmedabad will be 83 km, with a travel time of 1 hour, thus reducing the travel time by approx 50% and thereby also reducing overall travel time between Ahmedabad and Bhavnagar. As the expressway nears completion, it is slated to be operational by Q2 of FY 25-26.



Ahmedabad-Dholera Expressway – a high-speed corridor



Ahmedabad-Dholera Expressway – a high-speed corridor

## Road

**Ahmedabad - Dholera Expressway** is under construction

Currently, Connected to Ahmedabad through NH 751 & 47

**120 Kms** - Delhi Mumbai Expressway

The **Bhimnath-Dholera Freight Rail Line**, a 24.4 km broad-gauge line, is currently in progress from the existing Western Railway station of Bhimnath on the Ahmedabad-Botad Broad Gauge Line, that would connect Dholera Special Investment Region (DSIR) to facilitate logistics movement of DSIR industries, further integrating it into national and global supply chains.

These connectivity projects are designed to make Dholera SIR a well-integrated logistics hub, reducing transportation costs and lead times for companies while improving access to global markets.

## Rail

Proposed Freight Connectivity

Passenger rail connectivity from Ahmedabad being planned

**100 Kms** - DFC Connect at Sanand:





## Tata-PSMC fab takes shape at Dholera SIR

Positioned as India's first "Semicon City", Dholera SIR is set to mark a significant milestone in India's semiconductor journey with the upcoming semiconductor fabrication plant by Tata Electronics in collaboration with Powerchip Semiconductor Manufacturing Corp. (PSMC) of Taiwan. With a planned investment of Rs. 91,000 crore, this state-of-the-art facility will be one of India's first commercial fabs, with a capacity of 50,000 wafers per month employing multiple technology nodes, viz. 110nm, 90nm, 55nm, 40nm, and 28nm.

The semiconductor fab project is initially spread across a span of 163 acres, with provisions for future expansion in subsequent phases. The fab will generate about 2,000 direct jobs and over 20,000 indirect jobs, including those within the ecosystem, once operational.

The fab will cater to the domestic and global semiconductor markets, targeting products for applications in mobile, automotive, communication, consumer, data storage, industrial, etc.

With construction work in progress, Dholera SIR stands committed to extending the necessary infrastructure readiness to support the upcoming fabrication facility. This project is not only a major step for Gujarat and Dholera but also for India's broader ambition to become a global hub for semiconductor manufacturing.



Foundation stone laying ceremony of India's first semiconductor fab of TEPL at Dholera SIR by Hon'ble PM, Shri Narendra Modi.



# Anchoring India's Semicon Future



*Hon'ble CM Shri Bhupendra Patel laying foundation stone for Hospital, School and Fire Station at Dholera SIR during the Gujarat Semiconnect event*

The second edition of Gujarat Semiconnect was held at the Mahatma Mandir Convention Centre in Gandhinagar from 5 to 8 March 2025. Dholera SIR marked a significant presence at the event, reinforcing its position as India's leading hub for semiconductor and electronics manufacturing.

The four-day event, with its focus on semiconductor innovation, saw participation from over 1,500 delegates from various countries. During the inaugural ceremony, Hon'ble Chief Minister of Gujarat Shri Bhupendra Patel virtually laid the foundation stone for key social infrastructure projects in Dholera, including a 200-bed multispecialty hospital, an integrated school, and a state-of-the-art fire station—highlighting the city's commitment to holistic urban development.

In the thematic seminar, Dr. Kuldeep Arya, IAS, Managing Director, DICDL, delivered a detailed presentation on Dholera's world-class infrastructure, with special emphasis on the emerging social infrastructure that will support livability and workforce readiness. At the exhibition, the Gujarat

State Electronics Mission (GSEM) showcased Dholera as the preferred destination for semiconductor and ancillary investments, attracting interest from industry leaders and global stakeholders.

With strategic MoUs being signed during the conference, Tata Electronics signed a tripartite agreement with Taiwan's PSMC and Taiwanese fabless semiconductor manufacturer Himax Technologies. With PSMC's assistance, the partnership will be essential to Tata Electronics' semiconductor chip manufacturing at Dholera.



*Dr. Kuldeep Arya, IAS, MD of DICDL, delivering a detailed presentation on Dholera's world class infrastructure.*





# Dholera in the news

National Recognition & Momentum

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01

**THE WEEK**



## Will India's ambitious plan to build a semiconductor ecosystem succeed?

Located 115 kilometres southwest of Ahmedabad, Dholera is a dusty village of broken roads and rugged terrain nondescript at first glance. The landscape is dry and barren, save for an area where construction...

[Click Here](#)

03

**NEWS 18**



## Opinion | PM Modi's Dholera Dream A Vision Of Economic Prosperity & Innovation

Gujarat is driving India's dream to become the global hub of the semiconductor industry. With the vision of the Union government, its policy support, infrastructure development, and incentives...

[Click Here](#)

02

**NEWS 24**  
Think First



## अहमदाबाद के पास एक और इंटरनेशनल एयरपोर्ट, जानें कब तक काम होने की उम्मीद

गुजरात के विकास के लिए राज्य सरकार द्वारा कई जरूरी कदम उठाए जा रहे हैं। इसमें केंद्र सरकार भी राज्य सरकार की मदद कर रही है। राज्य में कई प्रोजेक्ट पर काम चल रहा है, जिसके जरिए प्रदेश के इंफ्रास्ट्रक्चर विकास को मजबूत किया जाएगा।...

[Click Here](#)

04

**BW BUSINESSWORLD**



## Gujarat Semi-connect Conference Sees Rs 1.04 Lakh Cr. Investment In Semicon Sector

The Gujarat Semi-connect Conference, held at Mahatma Mandir in Gandhinagar, witnessed the signing of eight major Memorandums of Understanding (MoUs) worth over...

[Click Here](#)





# Dholera in the news

05

**ET Manufacturing**  
From The Economic Times



## Multiple MoUs signed at Gujarat semi-connect conference to propel semiconductor growth

Multiple Memorandum of Understandings (MoUs) were signed in the Gujarat semi-connect Conference, in the presence of Gujarat Chief Minister Bhupendra Patel on Wednesday...

[Click Here](#)

07

**NEWS 18**



## Gujarat: Ahmedabad-Dholera Expressway Nears Completion, Full Details Inside

Gujarat's 109-kilometre Ahmedabad-Dholera Expressway is almost finished, with 91 percent of construction completed. This Rs 4,500 crore project was expected to open by the end of January...

[Click Here](#)

06

  
THE TIMES OF INDIA



## With Rs 15k cr semicon investments, Guj to build local-to-global value chain

Gandhinagar: In a move set to redefine the state's industrial landscape, chief minister Bhupendra Patel kicked off the Gujarat SemiConnect IESA Vision Summit 2025 on Wednesday and shared a compelling vision to turn Gujarat...

[Click Here](#)

08

  
THE TIMES OF INDIA



## Gujarat government seeks Rs 40,783 crore grant form Centre for semi-conductor industry development in Sanand and Dholera SIR

AHMEDABAD: Department of Science and Technology Gujarat government has demanded substantial Rs 40,783 crore grants from the government of India (GOI) for the...

[Click Here](#)



# IT GETS BIGGER AND BETTER FROM HERE

Ongoing Infrastructure Projects to Come Up Within a Year

**dholera**<sup>®</sup>  
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## Residential & Commercial Complex\*

10-acre Plot Allotted for 1000+ Studio Apartments & Commercial Space



## Corporate Hotel

4000 Sq. m. Plot Allotted for 100+ Rooms



## Hospital

Multi-Specialty Hospital (200 beds) with ICU, OPD, Emergency Care, and Wards

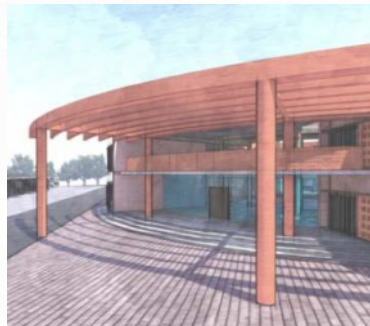


## Food Court\*

Dedicated Space for National and International Food Outlets in Activation Area



## Bank



## School

Up to Higher Secondary with Arts, Commerce & Science Streams



## Fire-Station

11 Garage Fire Station



## Tent City\*

50-Tent Accommodation for Business and Leisure Travelers



## Guest House

Housing facilities for investors with 36 rooms, 3 Dormitories, Meeting Rooms & Dining Room



## Tata Renew Power

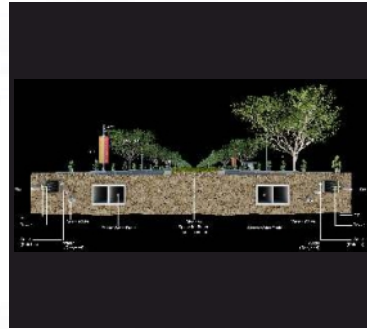




## Completed Infrastructure Projects



**Internal Road Network**  
70 km Long, 18 to 70 m Wide



**Utility Corridor**  
Underground Utility Network for Water, Power, Gas, ICT and Waste Water Collection



**Water Treatment Plant**  
50 MLD Commissioned, expandable up to 150 MLD



**Power Substations**  
2 Substations  
(33/66 kv and 220 kv GIS) by Torrent Power



**ABCD Building**  
Administrative Building with City Integrated Operation Center



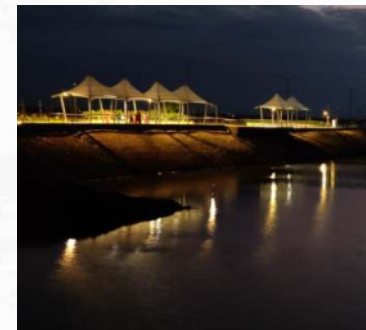
**Water Supply & Storage Infrastructure**  
2 Master Balancing Reservoirs and 9 Elevated Service Reservoirs



**Common Effluent Treatment Plant**  
20 MLD Commissioned, expandable up to 60 MLD



**Sewerage Treatment Plant**  
10 MLD Commissioned, expandable upto 30 MLD



**Canal & Canal Front**  
6.5 km Long Canal for Storm Water Management, Canal Front to be used as Recreation Zone



**Tata Semiconductor**





# INVESTMENT OPPORTUNITIES GALORE

Industrial	Non-Industrial	
<ul style="list-style-type: none"> <li>• Semiconductor Fab</li> <li>• Display Fab</li> <li>• OSAT/ATMP</li> <li>• Semiconductor &amp; Display Fab Ancillaries</li> <li>• Electronics Manufacturing Services</li> <li>• Photovoltaic cell</li> <li>• Sunrise Sectors</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable Housing Projects</li> <li>• Premium Townships &amp; Gated Communities for Expats</li> <li>• Healthcare &amp; Wellness Facilities</li> <li>• Education &amp; Skill Development Facilities</li> <li>• Commercial Establishments (Restaurants, Banks, Retail Outlets, Office Spaces, Co-Working Spaces, Entertainment Hubs)</li> </ul>	<ul style="list-style-type: none"> <li>• Hospitality &amp; Recreation (Hotels, Resorts, Sports Club, Golf Course)</li> <li>• Common Industrial Support Facilities (Training &amp; Development, Cleanroom, Testing Labs)</li> <li>• Warehousing &amp; Logistics</li> <li>• Waste Management Solutions</li> </ul>



**International Airport**



**Tata solar park**



**Maritime Park**



**Adhelai Circle**





## dholera®

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### Head Office

Dholera Industrial City Development Limited (DICDL)  
6th Floor, Block No. 1 & 2, Udyog Bhavan, Sector - 11  
Gandhinagar - 382017, Gujarat, India

### Dholera Site Office

Administration and Business Centre of Dholera  
ABCD Building, Dholera, Dholera - Dhandhuka Highway,  
Ta. Dholera, Dist. Ahmedabad, Gujarat - 382455

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🌐 [dholera.gujarat.gov.in](http://dholera.gujarat.gov.in)

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### GOVT. OF GUJARAT INCENTIVES

Gujarat  
Semiconductor  
Policy



Gujarat  
Electronics  
Policy



Atmanirbhar  
Gujarat  
Scheme

