



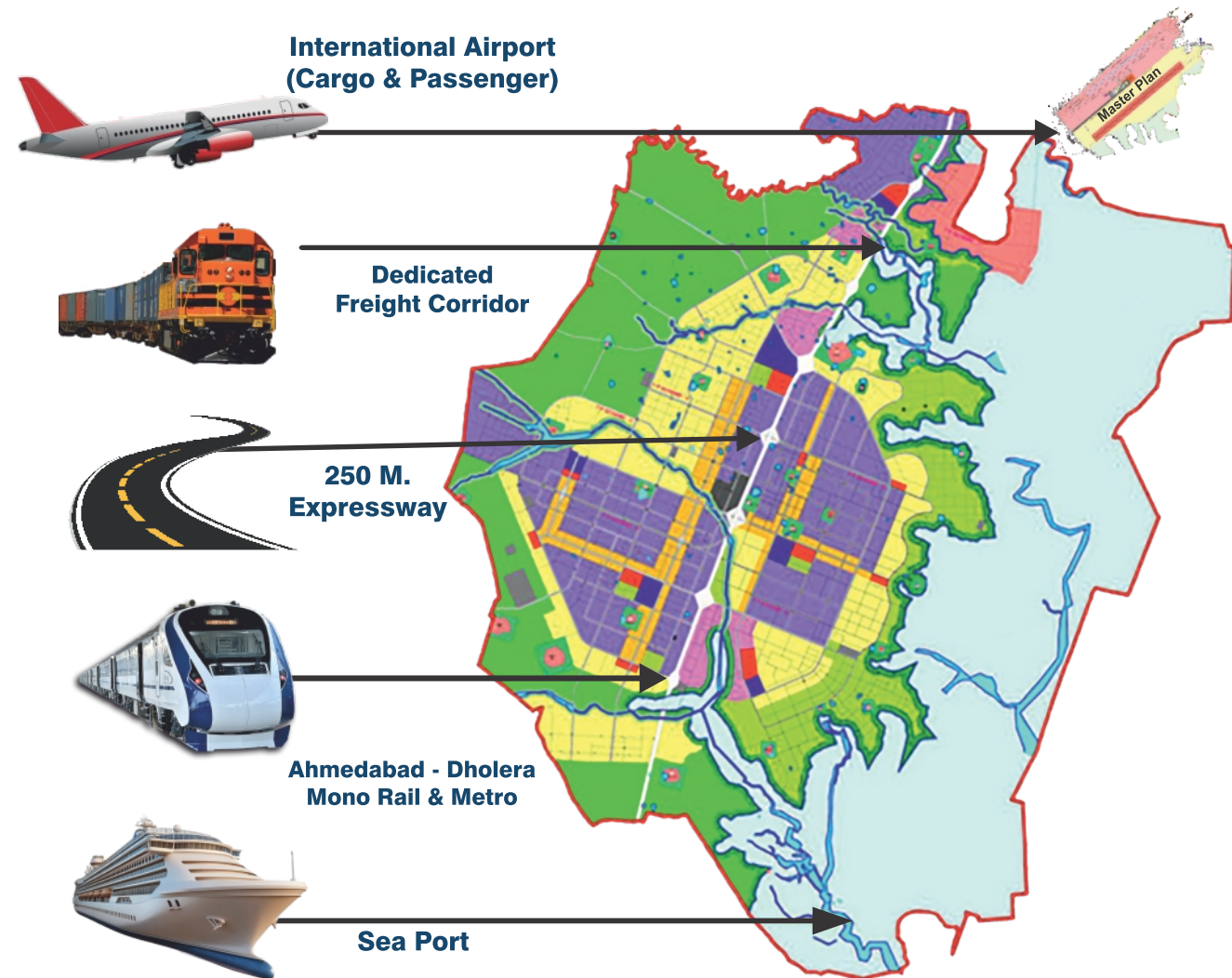
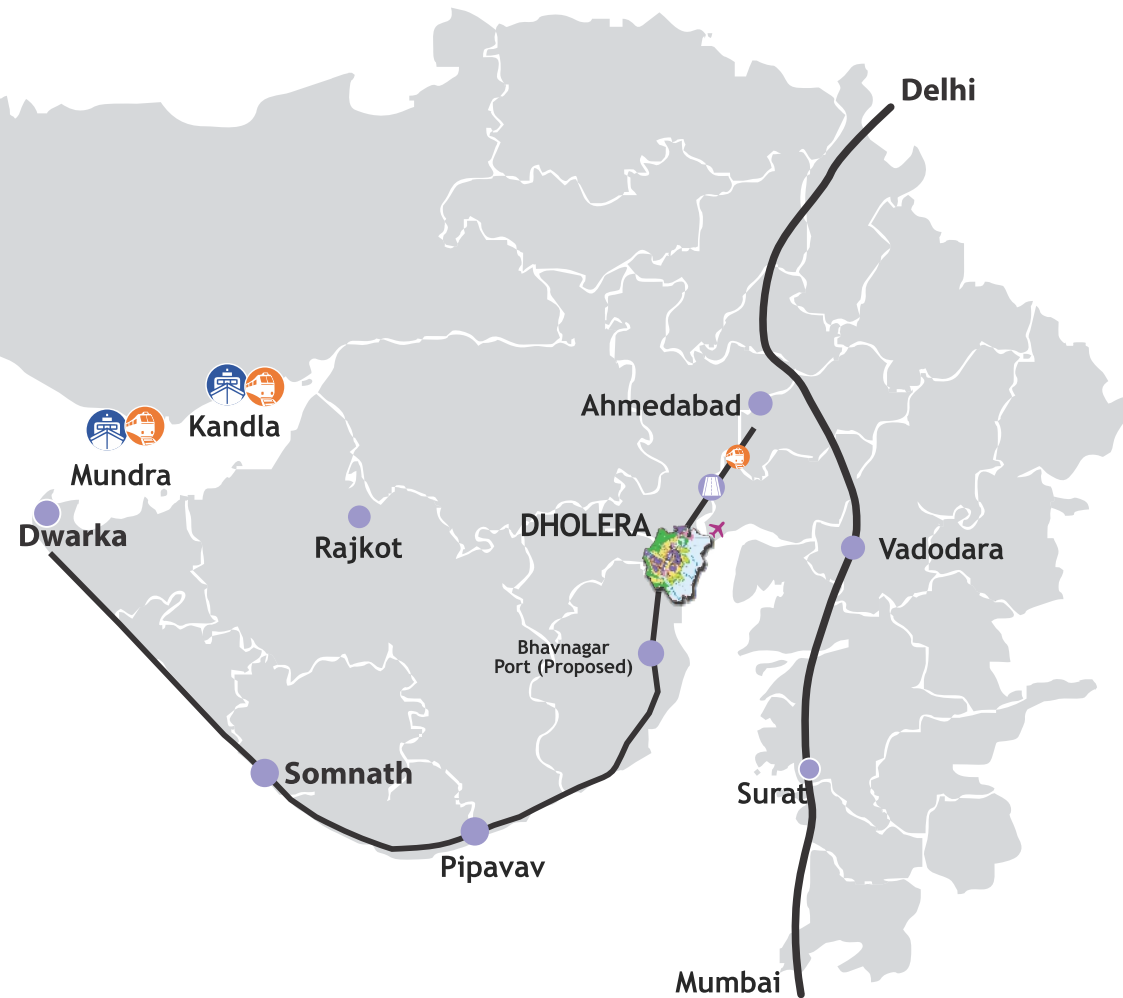
DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY
GUJARAT

The Future City is Rising Today



360° Multi-Modal Connectivity



Dholera Smart City Area Comparison

DHOLERA SMART CITY

920
SQ. KM.



India's First
Greenfield Smart City

MUMBAI

603
SQ. KM.



Financial Capital
of India

AHMEDABAD

505
SQ. KM.



Largest City
in Gujarat

SINGAPORE

744
SQ. KM.



Global Financial
Hub



**AREA
COMPARISON**

DHOLERA is

1.5X

MUMBAI

DHOLERA is

1.8X

AHMEDABAD

DHOLERA is

1.28X

SINGAPORE



Master Planned for
a Sustainable &
Technology-Driven Future



Future-Ready
Infrastructure



Sustainable
Development



Smart
Technologies



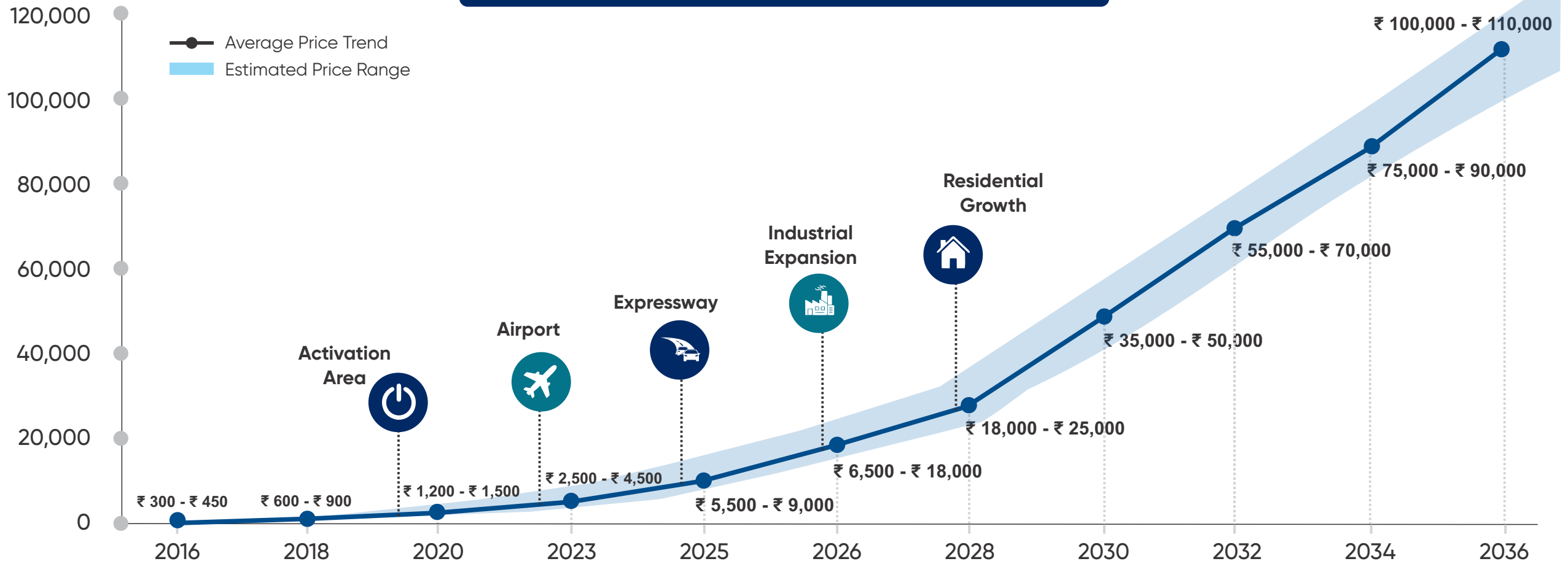
High Investment
Potential



Better Quality
of Life



ESTIMATED AVERAGE LAND PRICE (₹ PER SQ. Yard)



**Strong Long-Term
Appreciation Potential**



Time period
2016 - 2036
20 Years Projection



STARTING PRICE (2016)
₹ 300 - ₹ 450
Per Sq. Yard



STARTING PRICE (2036)
₹ 100,000 - ₹ 110,000
Per Sq. Yard



AVG. ANNUAL GROWTH
Est. 20% + CAGR
Long Term Potential



GROWTH POTENTIAL
~333x
From 2016 to 2036



A CITY DESIGNED TO MATCH GROWTH



VISION. PLANNING. PROGRESS.

01



DUBAI

THEN



NOW



FROM DESERT TO GLOBAL ICON

02



SHANGHAI

THEN



NOW



FROM TRADITION TO TOMORROW

03



DHOLERA SIR

THEN



FUTURE



PLANNED TODAY. POWERING TOMORROW.

« GREAT CITIES ARE NOT BORN. THEY ARE DESIGNED. »



SMART PLANNING



SUSTAINABLE GROWTH



BETTER FUTURE

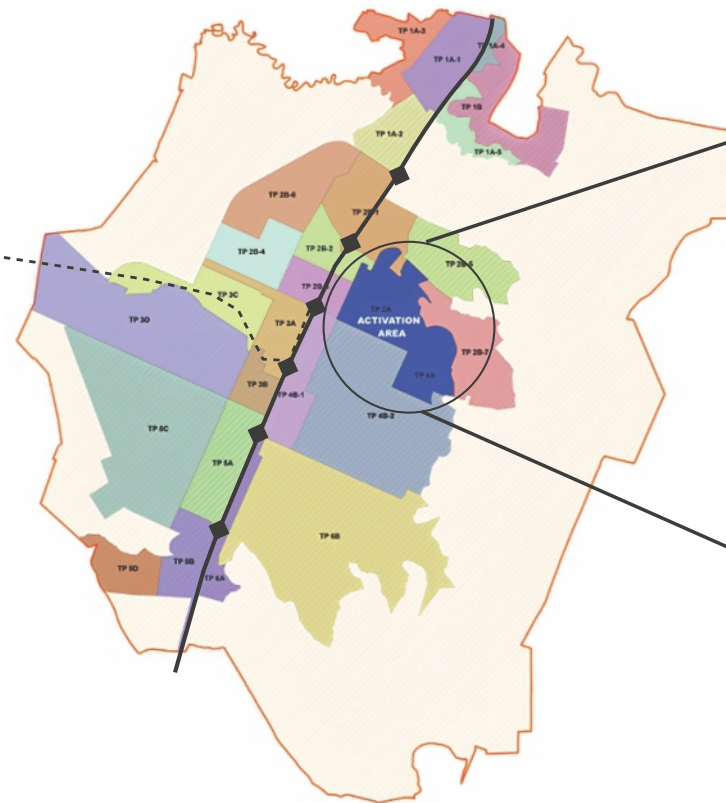
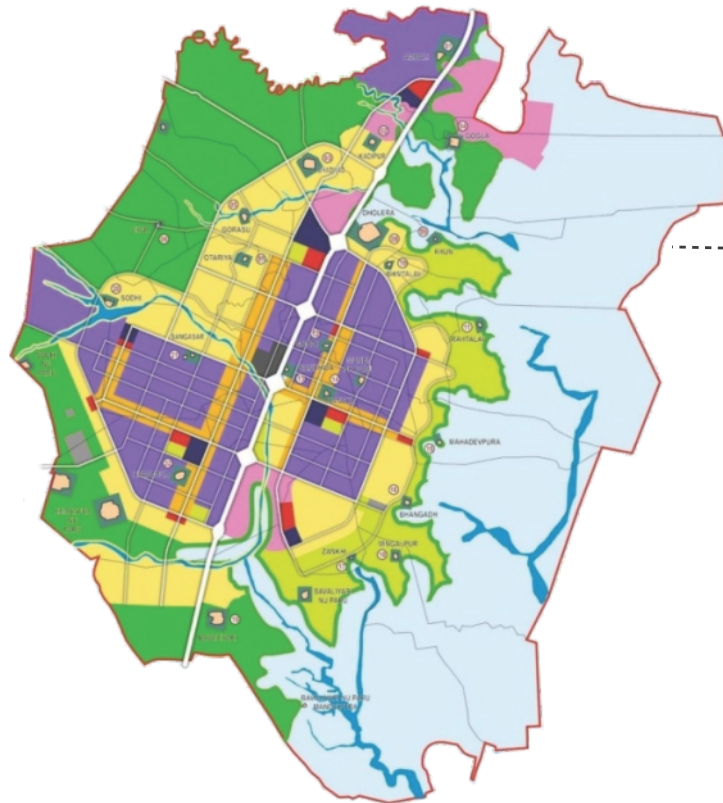
DUBAI TRANSFORMED. SHANGHAI THRIVED. DHOLERA IS THE FUTURE.

Total SIR Footprint - 920 Sq. Km.

Developable Area - 422 Sq. Km.

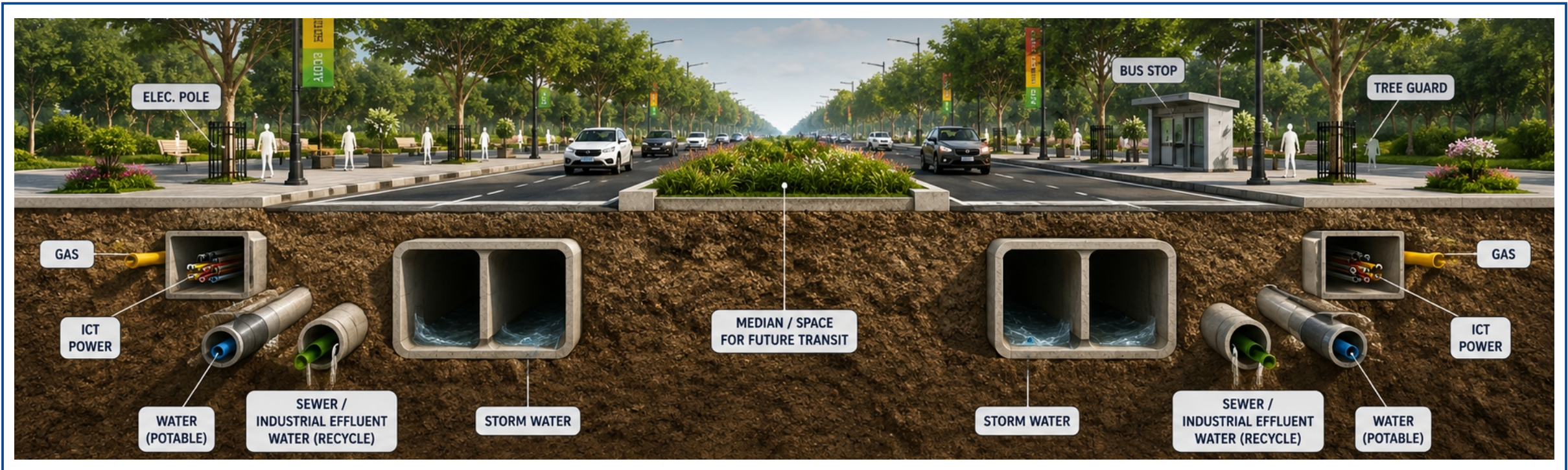
Activation Area (Phase 1)
22.54 Sq. Km.

LEGEND	
	DSIRDA BOUNDARY
	TALUKA BOUNDARY
	VILLAGE BOUNDARY
	GAMTAL
	SURVEY NUMBER BOUNDARY
	EXISTING STATE HIGHWAY
	EXISTING ROADS
	RIVER / CANAL
	TALAV / LAKE
	PROPOSED ROADS
	COASTAL REGULATION ZONE
	GREEN SPACE
	RECREATION, SPORTS AND ENTERTAINMENT ZONE
	TOURISM: RESORTS
	VILLAGE BUFFER
	AGRICULTURE
	STRATEGIC INFRASTRUCTURE
	CITY CENTRE
	LOGISTICS
	HIGH ACCESS CORRIDOR
	RESIDENTIAL
	SOLAR PARK
	PUBLIC FACILITIES ZONE
	KNOWLEDGE AND I.T.
	INDUSTRIAL



India's First Integrated Plug & Play Smart Infrastructure Ecosystem

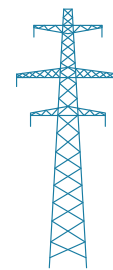
DHOLERA SIR
INDIA'S FIRST GREENFIELD SMART CITY



Road Cycle Tracks
Footpaths
Trees & Plants



Water Management
Smart Meters
SCADA



24x7 Power
Smart Meters
SCADA



ICT - Enabled
Infrastructure
City - Wide Wi-Fi
Integrated City
Management



100% Domestic
Waste Collection
100% Industrial
Effluent Collection



100% Recycling &
Reuse of
Wastewater



100% Rainwater
Collection
Open Storm Canal
with Recreational
Spaces



100% Waste Collection
Maximum Recycling &
Reuse Bio-Methanation,
Incinerator Waste
to Energy



Anchoring's India's Semicon Future

DHOLERA SIR
INDIA'S FIRST GREENFIELD SMART CITY

India's Semiconductor Future Begins at Dholera SIR

Positioned as India's first "Semicon City," Dholera SIR is set to become a landmark in the nation's semiconductor journey with the upcoming semiconductor fabrication plant by Tata Electronics in partnership with Taiwan's Powerchip Semiconductor Manufacturing Corp. (PSMC). Backed by a proposed investment of Rs. 91,000 crore, this cutting-edge facility will be among India's first commercial semiconductor fabs, featuring a production capacity of 50,000 wafers per month across multiple technology nodes, including 110nm, 90nm, 55nm, 40nm, and 28nm. Foundation Stone Laying Ceremony



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



ReNew's Manufacturing Footprint at Dholera SIR

Powering the Make in India Vision: Building an indigenous Solar Cell and Module Manufacturing Ecosystem

- Spread in 100 Acres
- Initial Capacity 2GW
- Plant to be Vertically Integrated for the Manufacturing of Solar Cells and Modules



Investment Update

DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY

GJ The Index of Gujarat
Tata Semiconductors Fab
@Indexof... 08/10/25

◆ Cost : 91,000 Cr.
📍 Dholera

Future is Gujarat 🔥



GJ The Index of Gujarat
Tata Semiconductors Fab
@Indexof... 13/09/25

NextGen to set up a semiconductor fab & optoelectronics plant in Gujarat.

◆ Investment : 10,000 Cr.
📍 Location : Dholera

Yesterday announced to raise around 1500 Cr. for this plant.



GJ The Index of Gujarat
@ IndexofGujarat Jan 31

India's First Commercial Aircraft Manufacturing Plant likely in Gujarat

◆ Adani - Embraer
📍 Location : Dholera



GJ The Index of Gujarat
Tata Semiconductors Fab
@Indexof... 08/10/25

Inox Air begins work on Electronic gas hub in Gujarat

📍 Location : Dholera
◆ Investment : 500 Cr.
🕒 Deadline : 12 - 18 months
🔗 For Semiconductor Ecosystem

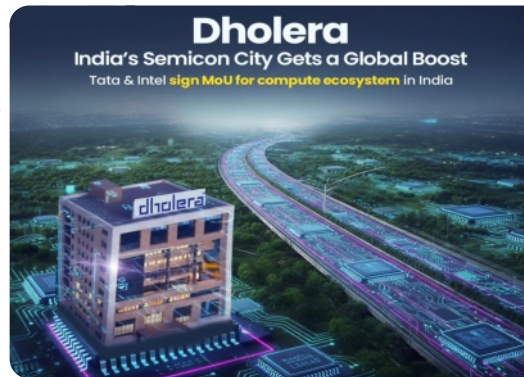
For 40 types of gases not yet produced in India's



NICDC @Indexof... 10/09/25
Big step for India's chip journey

Big Step For India's Chip Journey

Dholera is emerging as the center of India's semiconductor story. As the country's first semiconductor city and site of the first major fab, it is quickly shaping into a future-ready hub for chip manufacturing.



NICDC

UAE Eyes Dholera for Mega Infra Partnership

A Letter of Intent shows UAE's deep interest in developing airports, ports, urban & energy infra in Dholera



GJ The Index of Gujarat
Ahmedabad Dholera semi high-speed Rail
@Indexof... 13/05/26

Ahmedabad Dholera semi high-speed rail approved by Central Cabinet

◆ Cost : 20,667 Cr.
◆ Speed : 220 kmph
◆ Length : 134 km
◆ Stations : 13
◆ Deadline : 4 years

Much faster than RRTS



GJ The Index of Gujarat
@ Indexof Gujarat May 16
Mark my words,

Dholera will be such an important city no one would have even imagined.

TATA Electronics & Netherland's ASML sign an agreement on semiconductors



GJ The Index of Gujarat
Multispeciality Hospital
@Indexof... 16/05/26

200-bed Multispeciality Hospital under construction

📍 Dholera SIR



AHMEDABAD TO DHOLERA EXPRESSWAY



Operational Since End March 2026 with Travel Time reduced from 2.5 Hours to 45 Minutes

AHMEDABAD TO DHOLERA METRO

The Ahmedabad-Dholera Metro project is part of the larger Dholera Special Investment Region (SIR) development, focusing on crucial connectivity like the near complete Ahmedabad-Dholera Expressway for faster access, with plans for integrated metro systems to serve the burgeoning smart city, supporting major investments like TATA's semiconductor plant and enhancing overall regional growth, aiming for sustainable urban development.



SOLAR PARK DEVELOPMENT ENABLING THE CITY TO BE SELF - SUSTAINABLE

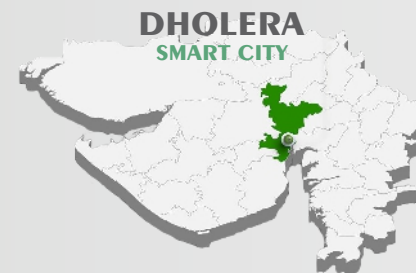


- 8,500+ ha land in possession
- Planned Capacity 4,400 MW
- CRZ Clearance obtained
- Phase I - 1,000 MW out of which 300 MW has been developed by Tata Power



DHOLERA INTERNATIONAL AIRPORT LARGEST PASSENGER & CARGO AIRPORT

The Largest International Airport in Western India with both the Cargo & Passenger Capacities Strategically Placed on DMIC.



Industries Already Stepped- in Dholera Smart City

DHOLERA SIR
INDIA'S FIRST GREENFIELD SMART CITY

ReNew
POWER

TATA POWER

torrent
POWER



TATA ELECTRONICS

adani

CHIRIPAL

AVAADA
FOUNDATION

AIRBUS

ASML

Halcrow

POLYCAB

FINE ORGANICS

intel

Reliance
Industries Limited



AECOM

NEXTGEN
SEMICONDUCTOR

vedanta
transforming for good

FOXCONN

INOX
INOX AIR
PRODUCTS

TEL
TOKYO ELECTRON



JABIL

TSMT

merino
ECONOMY • EXCELLENCE • ETHICS

BOROSIL
renewables

KEI

GREW

TRAFALGAR

Dholera Current Updates

DHOLERA SIR
INDIA'S FIRST GREENFIELD SMART CITY



**Ahmedabad
Sanathal Circle**



**Ahmedabad To Dholera
Expressway**



Pipli Circle



Tata Semiconductor



ReNew Power



Tata Tent City



Artificial River 6 km.



Torrent Power



70 Mtr. Road



55 Mtr. Road



STP Plant



CETP Plant



**Water Treatment
Plant**



**Dholera Solar Power
Plant**



**Dholera
Multi Specialty Hospital**



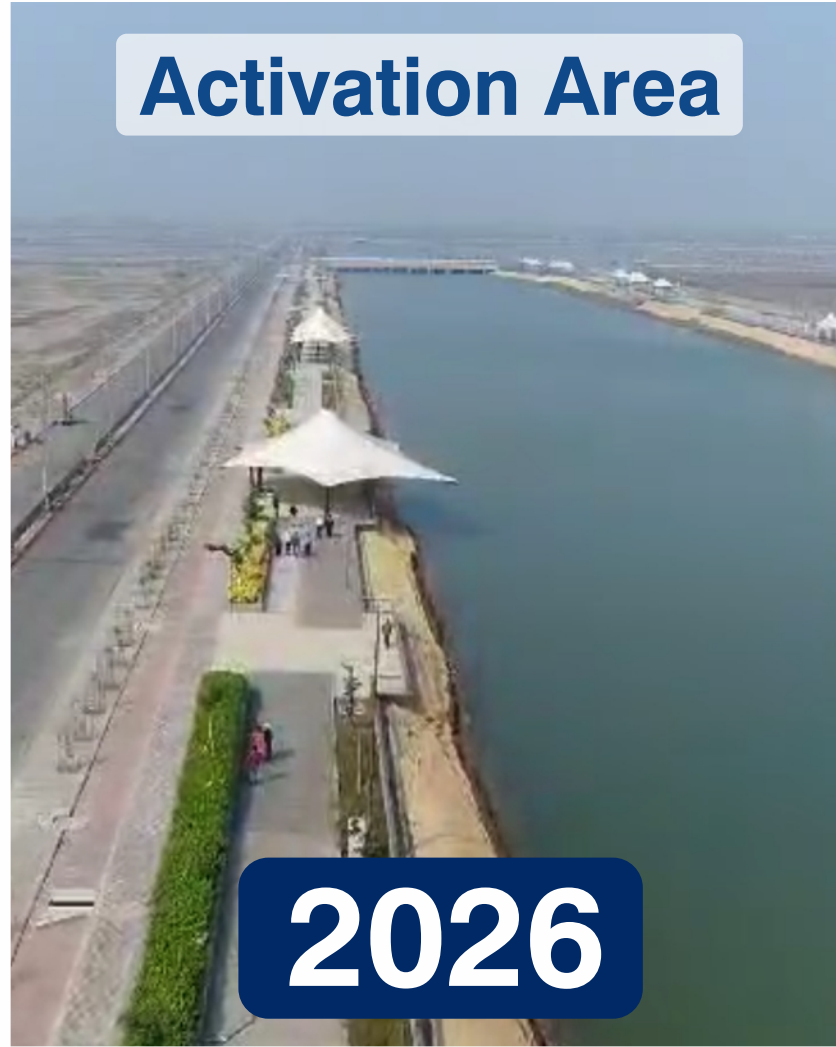
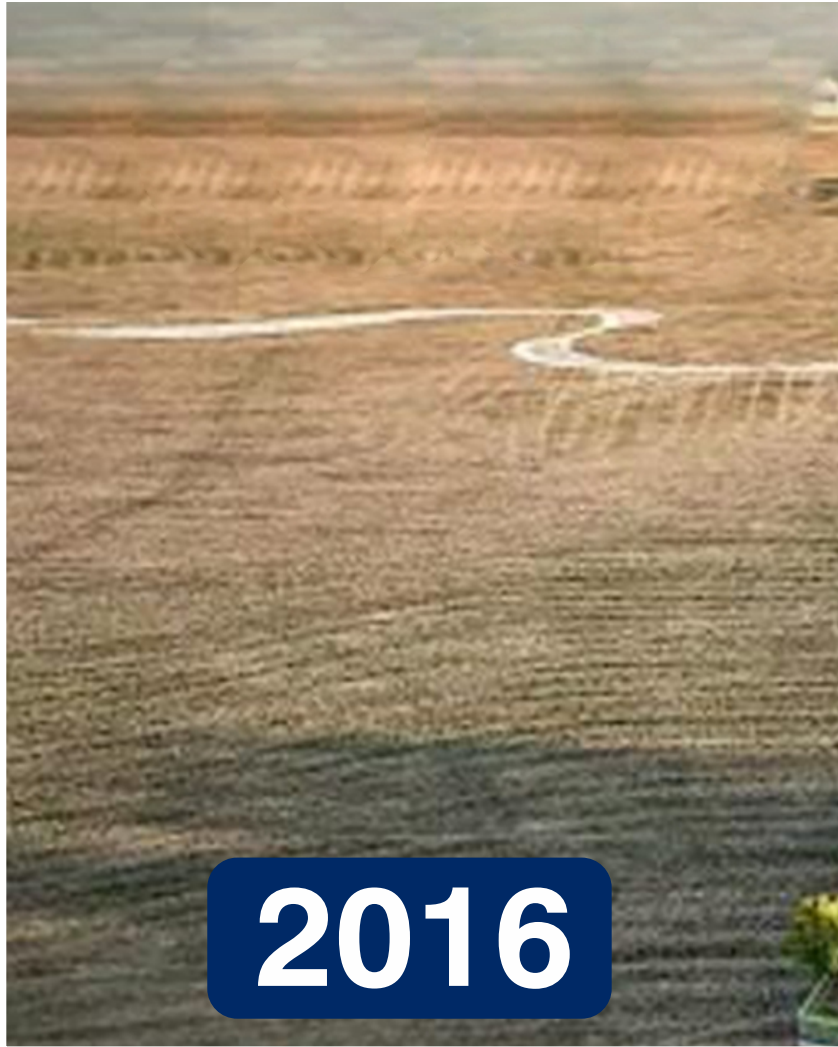
**Dholera International
Airport Runway**



Water Tank



Adhelai Circle



PROMOTED BY



DHOLERA CITY BUILDCONZ

Trust & Transparency

Investment Opportunity

PLOTS - VILLAS - LAND PARCELS

RESIDENTIAL - MULTI-PURPOSE - INDUSTRIAL