



OCEAN  
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**INVEST IN THE FUTURE - PREMIUM RESIDENTIAL PLOTS AT DHOLERA SIR**

India's First Smart Green Industrial City



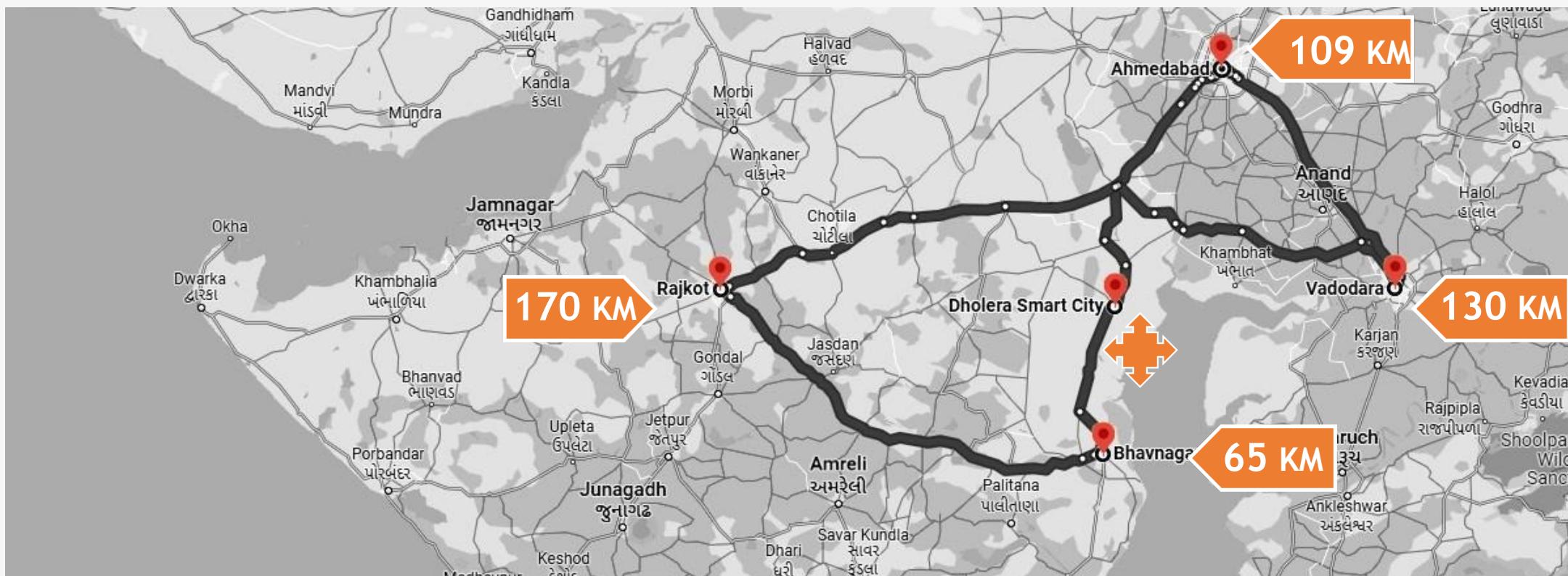
**INDIA'S FIRST PLATINUM RATED  
GREENFIELD INDUSTRIAL SMART CITY**

WHERE OPPORTUNITY MEETS SUSTAINABILITY

# Location

Dholera SIR is strategically located just 109 km from Ahmedabad

00 KM



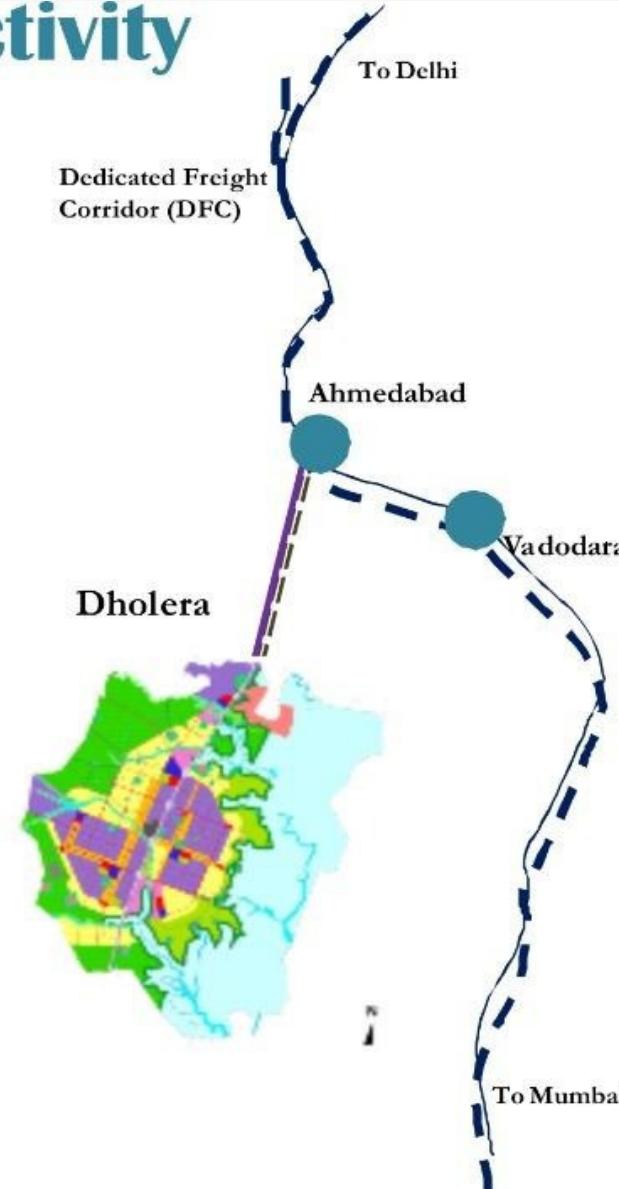
## → Dholera Connectivity



**Expressways**



**Metro Services**



**International Airport with Cargo**



**Sea Port**

## Govt's Intent & Role



- It's a JV between Govt of India and Gujarat state with 20 L jobs aim
- First & only city in India with SIR
- ABCD building - Single window clearance system & Fast Track Approvals for Ease of doing Business & Governance

## Master Plan Dholera SIR

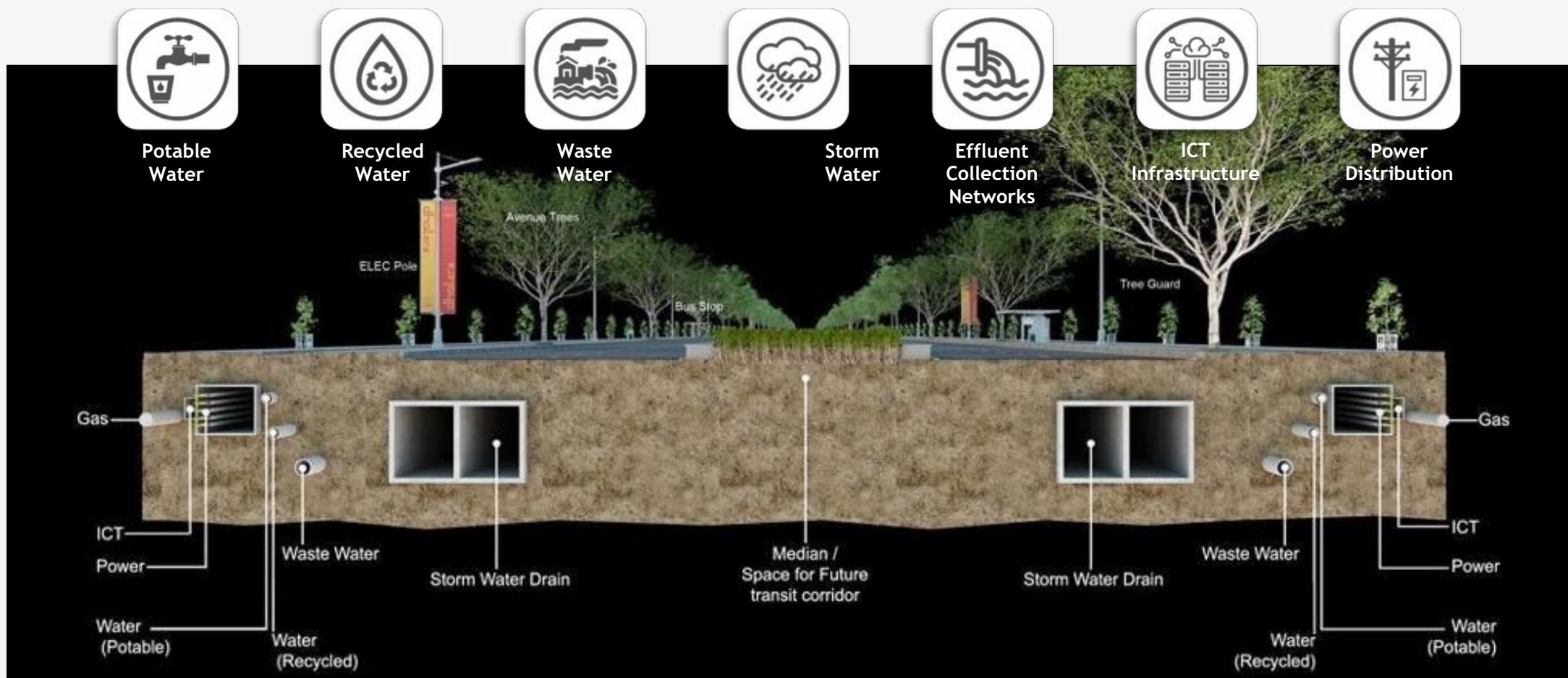
Master Planning of Dholera SIR is done by Halcrow. AECOM has done designing and is completely responsible for implementing trunk infrastructure including roads, drainage etc. Wipro is hired as ICT consultants and companies like IBM and CISCO are hired for implementing technology.



DataSouce: GovernmentofIndia

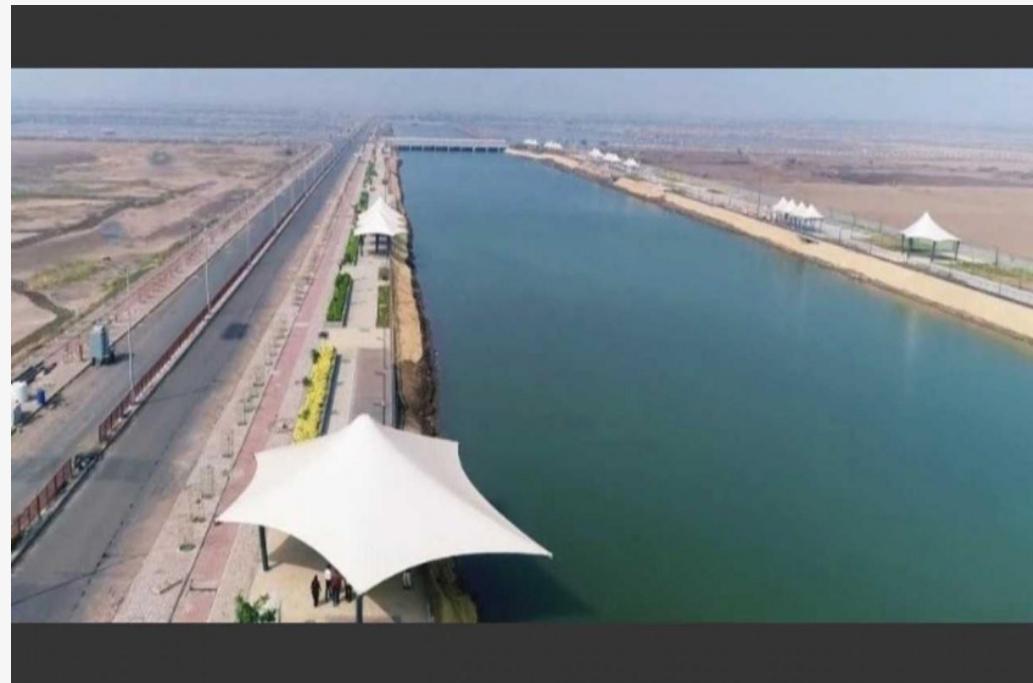
# UTILITIES

Roads Structure: All Service Utilities are underground





# River Front



# Asia's Largest Solar Plant



4400 MW





- Spread in 100 Acre
- Partially operational with 1000+ workforce
- Full workforce will be 10000+



INR 91000 Cr Investment by TATA

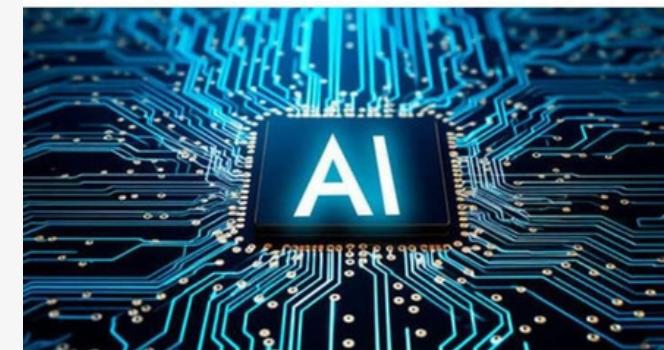
Foundation stone laid on 13<sup>th</sup> Mar 2024 by Honorable PM



HEADLINES OF THE DAY

**India begins construction of first AI-enabled semiconductor plant in Gujarat**

December 28, 2024



Construction has started on what is claimed to be India's first artificial intelligence (AI) enabled semiconductor fabrication plant in Dholera, Gujarat.

Tata Electronics, in collaboration with Taiwan's Powerchip Semiconductor Manufacturing Corporation (PSMC), is leading this Rs910bn (\$11bn) project.

Dholera is a semiconductor manufacturing location located in the Dholera Special



# C-295 Defense Aircraft Mfg. Plant



timesofindia.indiatimes.com/city/vadodara/tata-group-to-expand-aerospace-base-in-dholera/articleshow/95191

TOI City → Vadodara Mumbai Delhi Bengaluru Hyderabad Kolkata Chennai Agra Agartala Ahmedabad Ajmer

⌚ THIS STORY IS FROM OCTOBER 31, 2022

## Gujarat: Tata Group to expand aerospace base in Dholera

Prashant Rupera / TNN / Updated: Oct 31, 2022, 13:29 IST SHARE PRINT AA FOLLOW US

Tata Group which is setting up India's first aircraft manufacturing facility in Vadodara through a consortium with European aviation major Airbus has plans to further expand its base in the aerospace sector in Gujarat.



VADODARA: [Tata Group](#) which is setting up India's first aircraft manufacturing facility in Vadodara through a consortium with European aviation major Airbus has plans to further expand its base in the aerospace sector in Gujarat.

The group will set up a large-scale aerospace manufacturing facility in Dholera near Ahmedabad, said N Chandrasekaran, chairman of Tata Sons, during the foundation stone laying ceremony for setting up a facility to manufacture C-295 aircraft in Vadodara on Sunday.

# DHOLERA INTERNATIONAL AIRPORT

## LARGEST CARGO & PASSENGER AIRPORT



- Passenger Terminal
- Cargo Terminal
- 1426 hectors at Navagam, Dholera



**MRO HUB**  
**Airframe, Body, Paint,  
Engine MRO and Services  
of level of C&D checks**

**AIRBUS**

**BOEING**



Aircraft manufacturingunits,  
Aviation Academy, Flight  
training institute



# INDUSTRIES INVESTED

IN INDIA'S FIRST GREENFIELD INDUSTRIAL SMART CITY



**AIRBUS**



**RAFAEL**



**ReNew**  
POWER

**adani**



**Mahindra**<sup>®</sup>  
LIFESPACES



**HCC**



**ESSAR**

## Gujarat govt inks MoU with Jabil for ₹1,000 crore electronics manufacturing unit at Dholera

November 14, 2024

Business

Gujarat



Gandhinagar: The Department of Science & Technology, Government of Gujarat, signed a significant MoU today with Jabil, an electronics manufacturing company. Under this agreement, Jabil, a world leader in engineering, manufacturing, and supply chain solutions, intends to invest ₹1,000 crore in establishing an Electronics Manufacturing Services (EMS) unit at the Dholera Special Investment Region (DSIR). 

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NativePlanet

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## Ahmedabad-Dholera Expressway to open Next Year; Check Route, Speed Limit, Features

By Neha Choubey

Updated: Wednesday, December 4, 2024, 16:24 [IST]

The Ahmedabad-Dholera Expressway is set to redefine travel in Gujarat, drastically reducing the journey time between Ahmedabad and Dholera to just 40-45 minutes. This 109-kilometer-long expressway aims to enhance regional connectivity, promote economic growth, and improve transportation efficiency, particularly between Ahmedabad and the Dholera Special Investment Region (SIR).



## WHY INVEST IN DHOLERA SIR?



HIGH RISE IN LAND PRICES

Growth  
Estimated

10  TIMES  
 YEARS

# Cont..

## Infrastructure

- Halcrow designed Dholera, same company who designed Dubai and 70 other cities
- Cisco & IBM developed infra for Dholera as a smart city
- Plug & Play infra for Industries
- Underground duct for gas, power, storm water, Internet, etc.
- Asia's largest solar park (4400 MW)

## Important Projects

- Renew Power
- India's first and largest Semiconductor plant by TATA
- International Airport
- TATA Defence Aircraft C295 manufacturing unit
- Airbus and Boing will have their MRO (Maintenance, Repair & Operation) hub

## Employment

- 1.5 Lakhs+ jobs in next 5 years

## Investment opportunities & Appreciation

- City is in its initial stage so investment in land will see 4-5X growth in next 5 years

# Unique points of Dholera

India's first Greenfield Industrial Smart city with 20 Lakhs jobs. It is located between Ahmedabad & Bhavnagar

Govt's Intent and role:

- It's a JV between Govt of India and Gujarat state
- First & only city in India with SIR act (Shanghai has this Act till now)
- ABCD building - Single window clearance system & Fast track approvals

Connectivity:

- Has its own International Airport
- Connected to DMIC with 250 meter wide expressway
- Well connected to Bhavnagar Seaport
- Will be connected to DFC at Bhimnath railway station
- Land and funds are allocated for Metro connectivity
- Monorail on all 55 & 70 meter internal roads of smart city
- Well connected via Air, Sea, Rail, and Road



**Thank You!**