

Dholera 2047

FREE INVESTOR REPORT

FIRST-TIMER KIT

The First-Timer's Dholera Checklist

Every figure inside is labelled durable, reported or target. We never sell plots or guarantee returns.

Sources: DICDL, NICDC, GIDB, DSIRDA, PIB, CEA, GUJRERA and reputable press. Last updated 23 July 2026.

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What Dholera actually is

Dholera SIR (Special Investment Region), marketed as Dholera Smart City, is a greenfield industrial city about 100 km south-west of Ahmedabad, and the largest node of the Delhi Mumbai Industrial Corridor. The region is planned at 920 sq km, of which roughly 422 sq km is urban-developable, phased over about 30 years. It is governed by DSIRDA and built by DICDL, a Gujarat and central government special purpose vehicle. This is durable.

What is built, building and still a target (2026)

Expressway	109 km Ahmedabad to Dholera, reported opened 31 March 2026.
Airport	Under construction, reported about 80% in July 2026, ops target Sept to Oct 2026 (target 2027).
Tata fab	Rs 91,000 crore semiconductor fab, reported about 50% civil in 2026, first chip a 2026-27 target.
Solar park	About 300 MW commissioned of a 5,000 MW target.
Rail	Sarkhej to Dholera semi high-speed rail cleared May 2026, target 2030-31.

The honest picture: some anchors are real and under construction, but most of the 920 sq km is still farmland and future Town Planning schemes. Anyone quoting a single completion year is oversimplifying a long, phased build.

The 15-point due-diligence checklist

- Exact GUJRERA registration number, verified on gujrera.gujarat.gov.in.
- Fresh 7/12 (satbara) extract for the exact survey number from AnyROR.
- Independent lawyer's clear-title opinion.
- Non-agricultural (N.A.) status confirmed, or a written conversion plan.
- Written, itemised, all-in price including stamp duty 4.9% and registration 1%.
- Full payment schedule in writing before any token.
- Encumbrance certificate showing no loan or lien.
- Confirmation the plot sits inside the notified Dholera SIR area and its TP scheme.
- Physical site visit and boundary check against the survey map.
- Seller identity and ownership matched to the land record.
- Layout and authority (DSIRDA) sanction where applicable.
- No assured-return or guaranteed-buyback promise (a red flag).
- Registered sale deed at handover, not just an agreement to sell.
- Honest access, road and infrastructure status for the specific plot.
- Your own exit and resale assumptions stress-tested, since land is illiquid.

Costs and red flags

Budget stamp duty 4.9% plus registration 1% on top of the plot price, plus any brokerage and charges. Walk away from guaranteed returns, fixed buyback, pressure to pay a token immediately, or any refusal to share the RERA number or 7/12 record.

Disclaimer: Dholera 2047 is independent and does not sell, broker or promote any plot, project or developer. This report is general information compiled from public and official sources, not investment, legal or tax advice. Figures marked reported or target may change. No appreciation is guaranteed. Always verify the RERA registration number, 7/12 title and current price for your specific plot, and consult a qualified adviser, before any decision.