

DHOLERA SIR

SPECIAL INVESTMENT REGION

**A CITY DESIGNED FOR TOMORROW,
TAKING SHAPE TODAY**



A BOLD VISION BEHIND THIS AMBITIOUS MISSION

DHOLERA OFFICIAL WEBSITE
<https://dholera.gujarat.gov.in/>



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



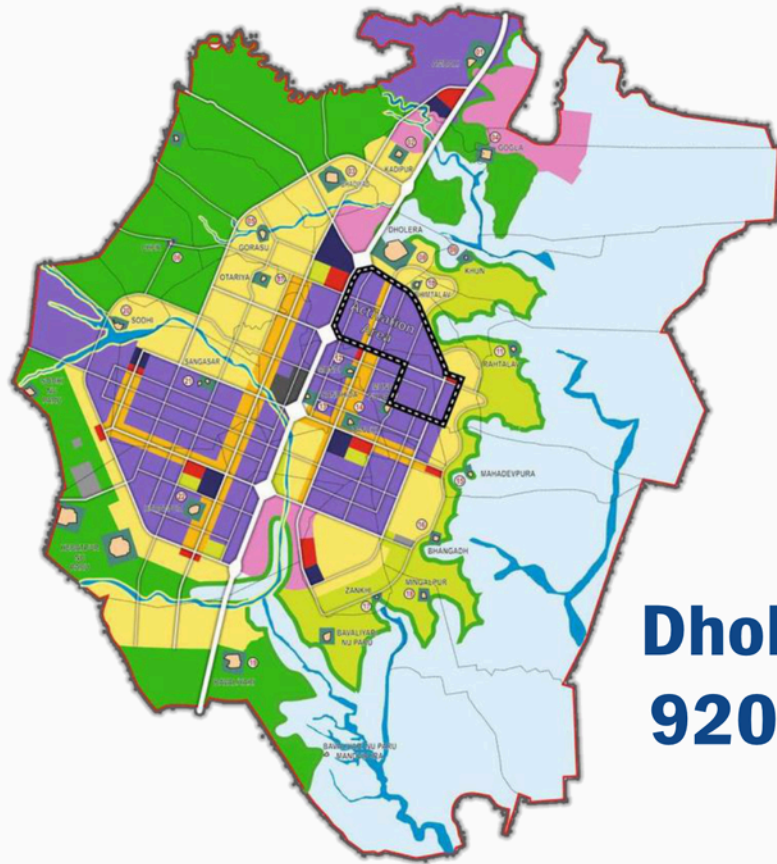
To become a global high-tech manufacturing hub



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



INDIA'S FIRST GREENFIELD SMART CITY

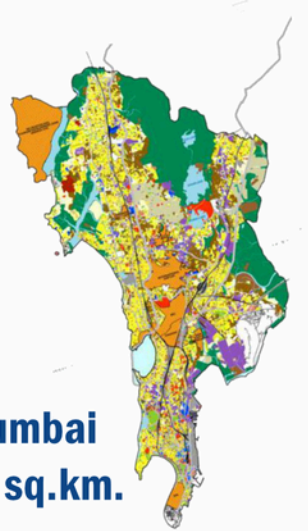


Dholera SIR

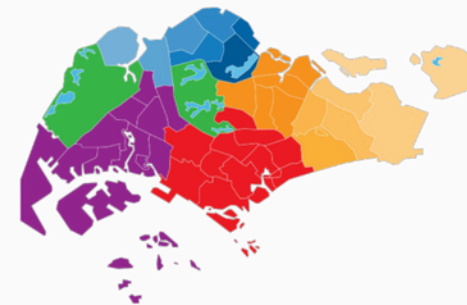
920 sq.km.



Ahmedabad
505 sq. km.

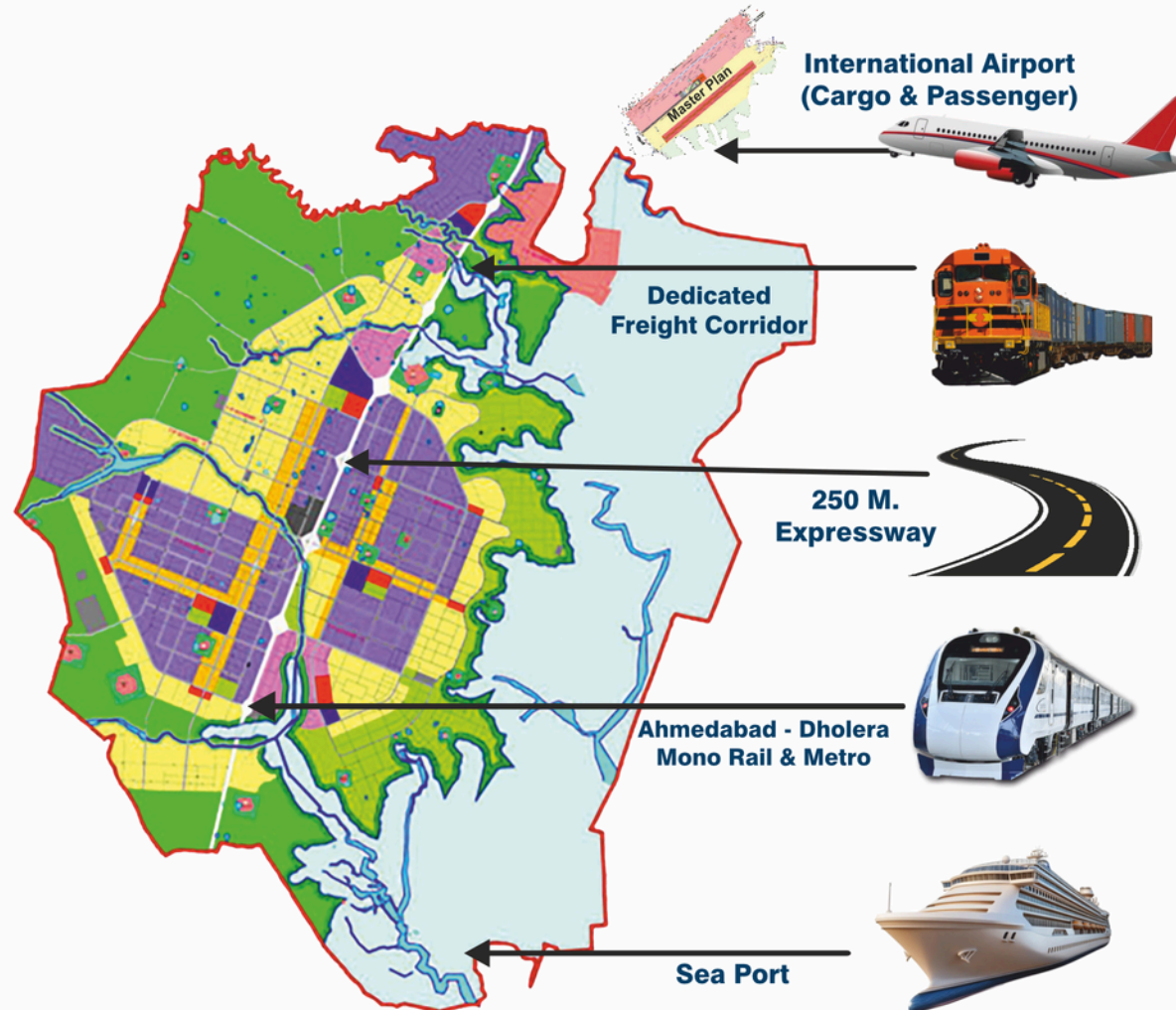


Mumbai
603 sq.km.



Singapore
728 sq.km.





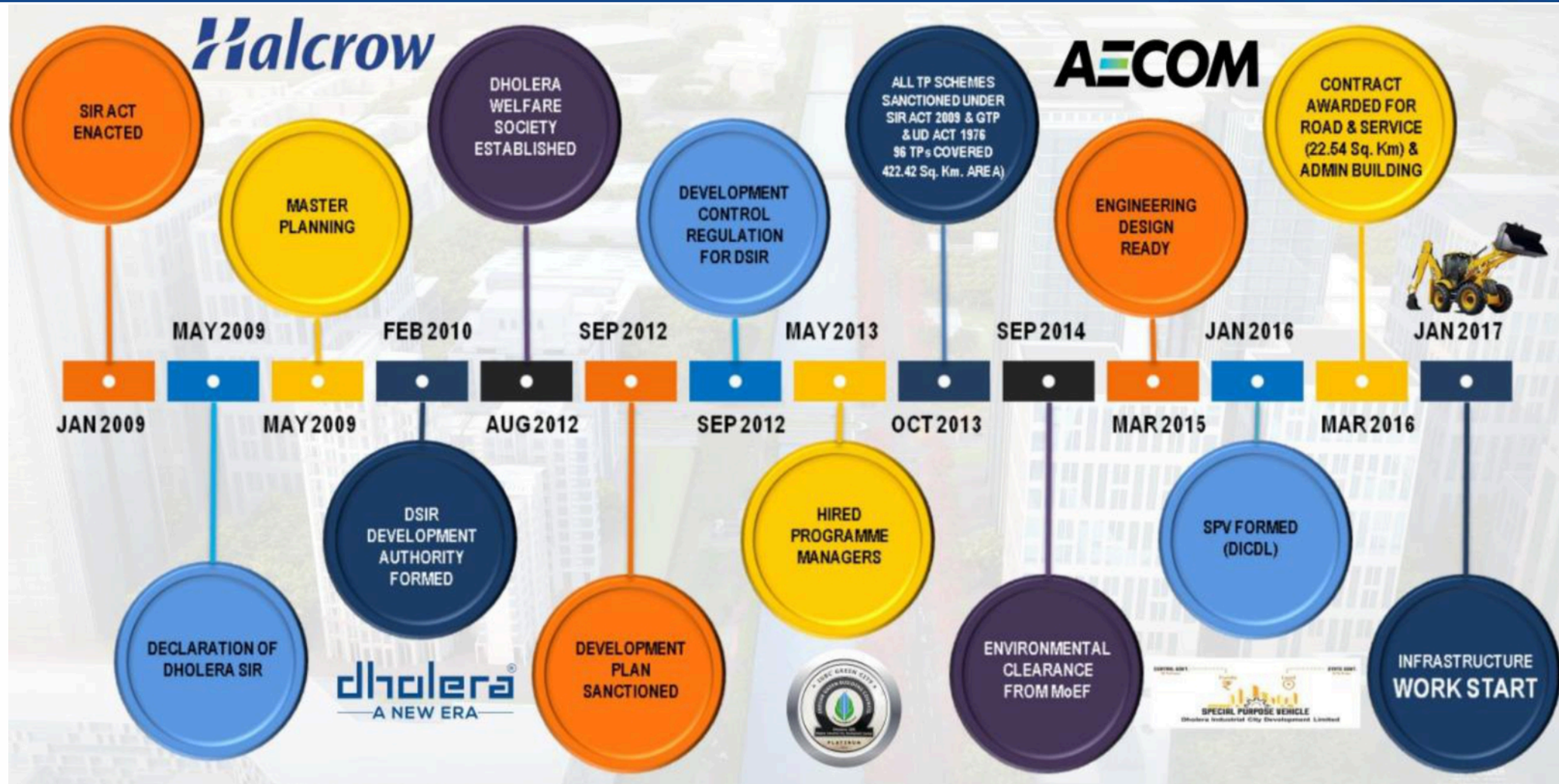
Connecting Dholera to the World

DHOLERA SIR



DHOLERA SIR TIMELINE

DHOLERA SIR



DHOLERA SIR

INDIA'S FIRST GREENFIELD SMART CITY

DHOLERA SIR

- DICDL is a Joint Venture of Government of India (DMICDC) + Government of Gujarat (DSIRDA)
- SPV responsible for initial project development and implementation
- Comprehensive, post development, city management structure being evolved



Ease of Governance

Dholera Industrial City has a single window system in place to streamline G2B (Government to Business) interactions.



सत्यमेव जयते

गुजरात सरकार

Government of Gujarat

DSIRDA -

Dholera Special Investment

Regional Development Authority



सत्यमेव जयते

भारत सरकार

GOVERNMENT
OF INDIA

DMICDC -

Delhi Mumbai Industrial Corridor

Development Corporation

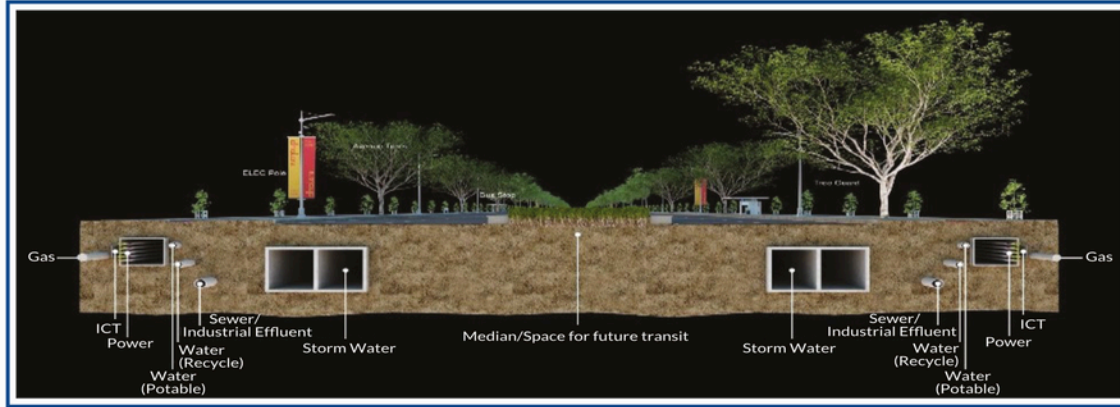


Special Purpose Vehicle - SPV



INDIA'S FIRST TIME SMART INFRASTRUCTURE PLUG & PLAY MODEL

DHOLERA SIR



Road Cycle tracks
Footpaths
Trees & Plants



Water Management
Smart Meters
SCADA



24X7 Power
Smart meters
SCADA



ICT Enable
Infrastructure
City Wifi
Integrated City
Management



100% Domestic
Waste Collection
100% industrial
Effluent Collection



100% Rcyle and
reuse of Waste
Water



100% Rainwater
Collection
Open storm canal
with recreational
Spaces



100% waste collection
Maximum Recycling &
reuse Bio- Methylation,
Incinerator/Waste
to energy

BENCHMARKING: WORLD CLASS INFRASTRUCTURE FOR DHOLERA SIR

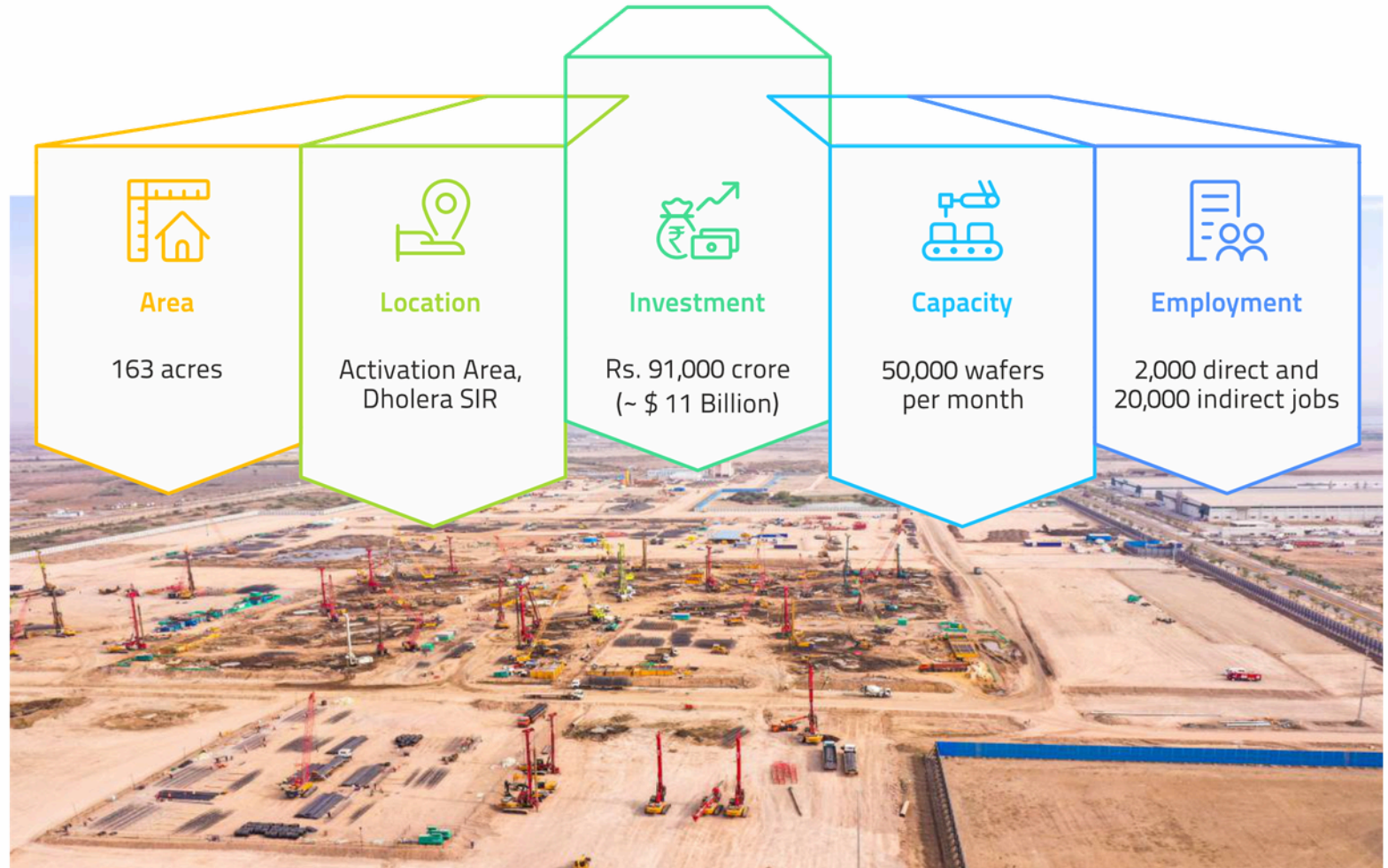


Tata-PSMC fab takes shape at Dholera SIR

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.



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



LATEST UPDATE

DHOLERA SIR

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

◆ Cost : 91,000 cr

📍 Dholera

Future is Gujarat 🔥



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

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

◆ Investment : 10,000 cr

📍 Location : Dholera

Yesterday announced to raise around 1500 cr for this plant.



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

Inox Air begins work on electronic gas hub in Gujarat

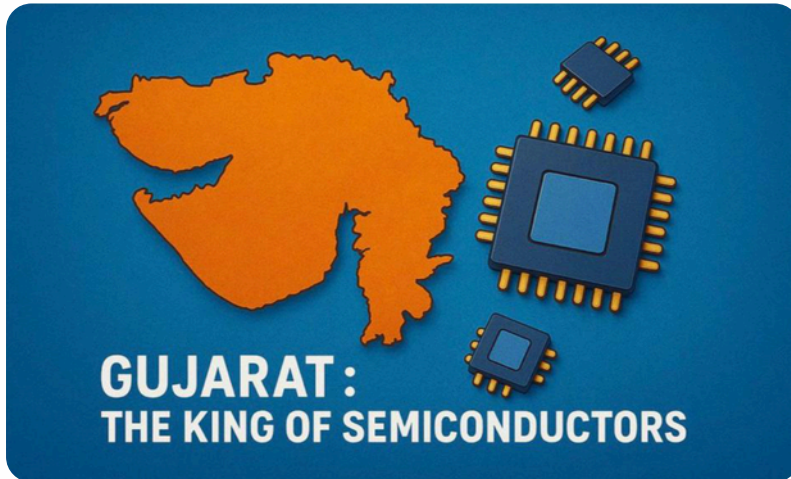
📍 Location : Dholera

◆ Investment : 500 cr

🕒 Deadline : 12 - 18 months

🎯 For Semiconductor ecosystem

For 40 types of gases not yet Produced in India



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

Hospitals, school, and other key infra in Dholera will be completed by June 2026

CM gave the assurance during a one-to-one Meeting with Keiichi ono, Ambassador of Japan



IT GETS BIGGER AND BETTER FROM HERE

Ongoing Infrastructure Projects to Come Up Within a Year

DHOLERA SIR



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



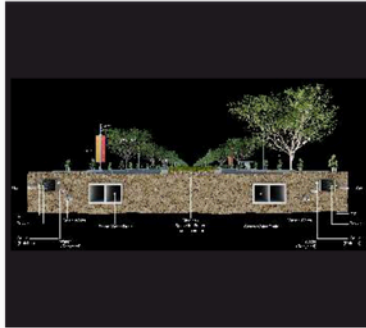
IT'S TAKING SHAPE FASTER THAN YOU CAN IMAGINE

DHOLERA SIR

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



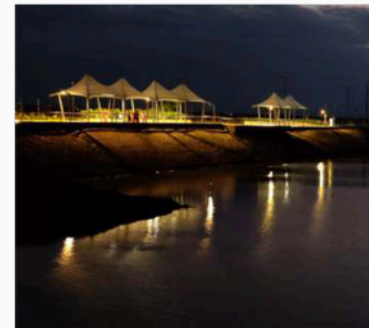
**Water Supply & Storage
Infrastructure**
2 Master Balancing Reservoirs
and 9 Elevated Service Reservoirs



**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

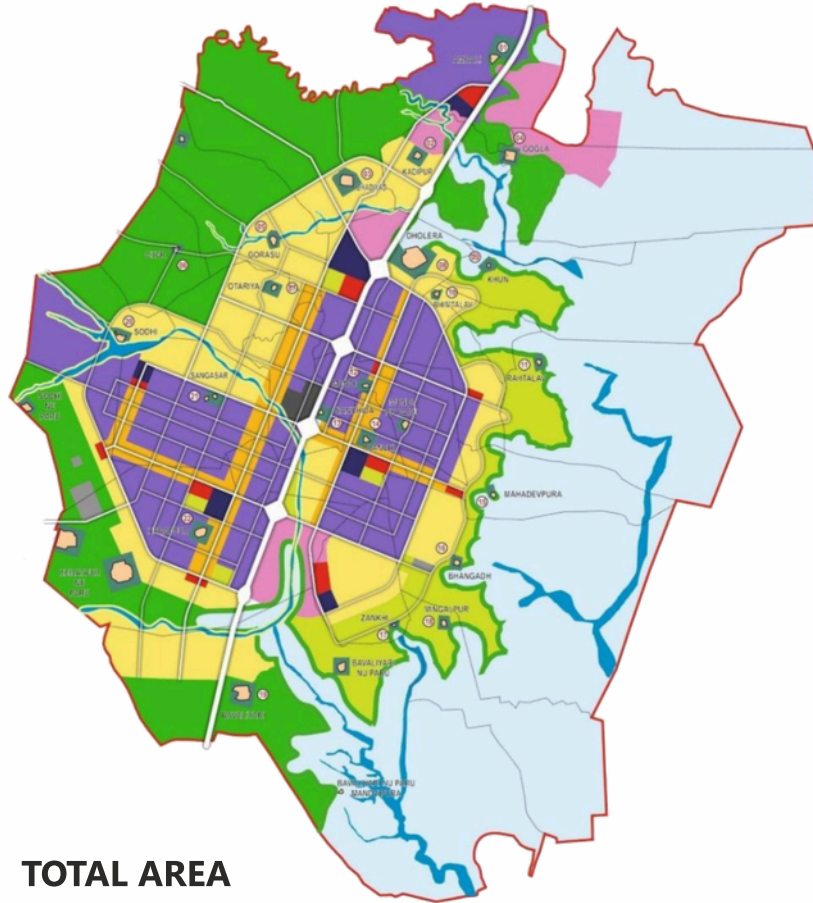


Tata Semiconductor

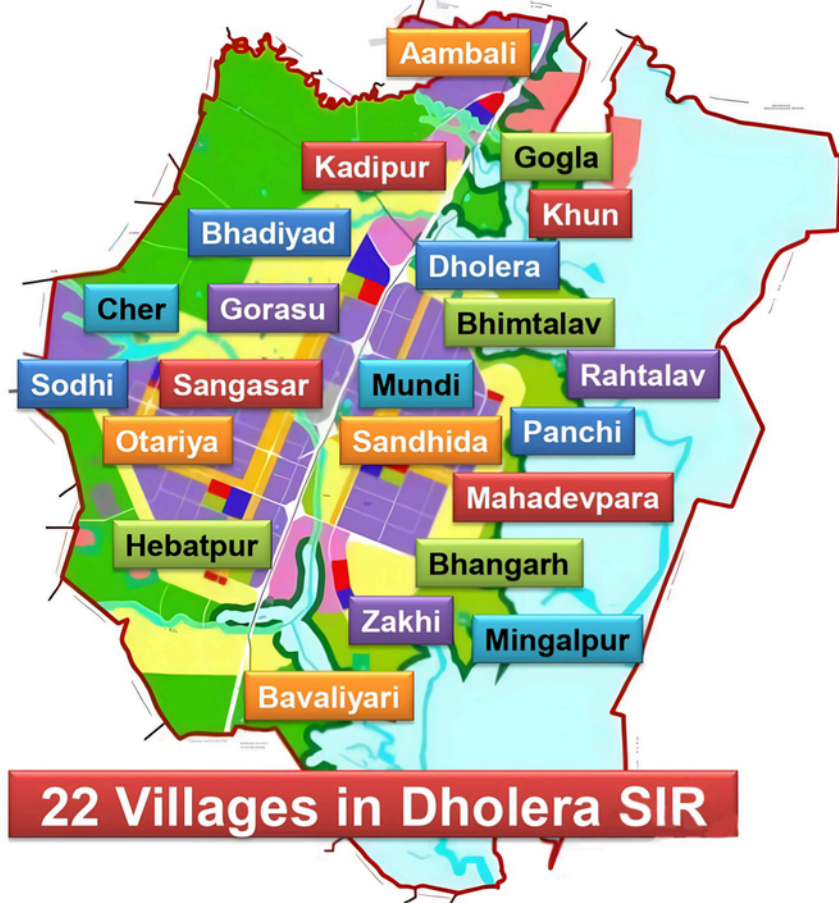


DP- DHOLERA SIR

DHOLERA SIR



TOTAL AREA
920 sq km

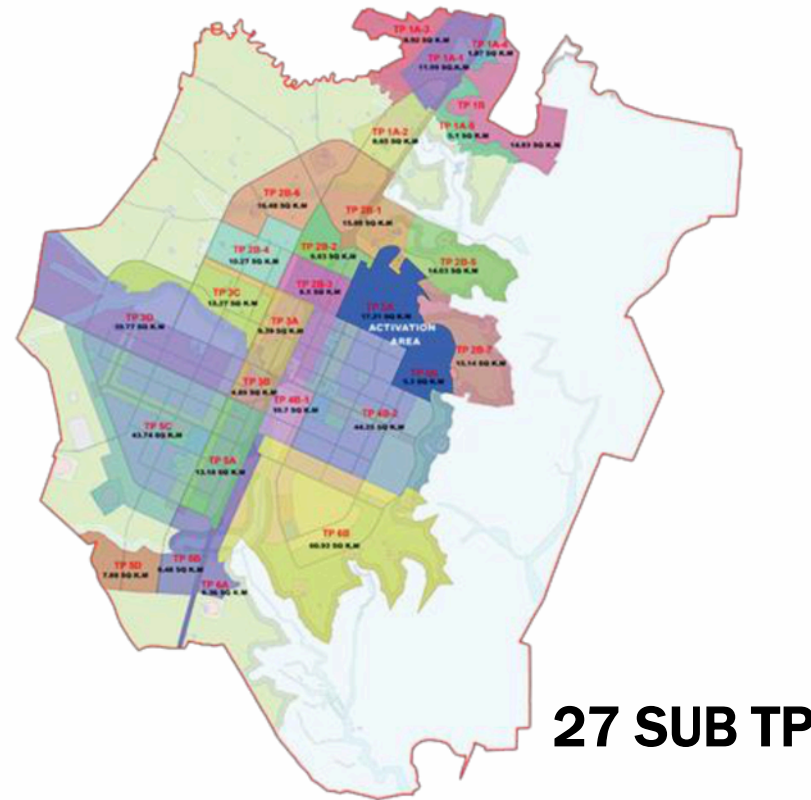
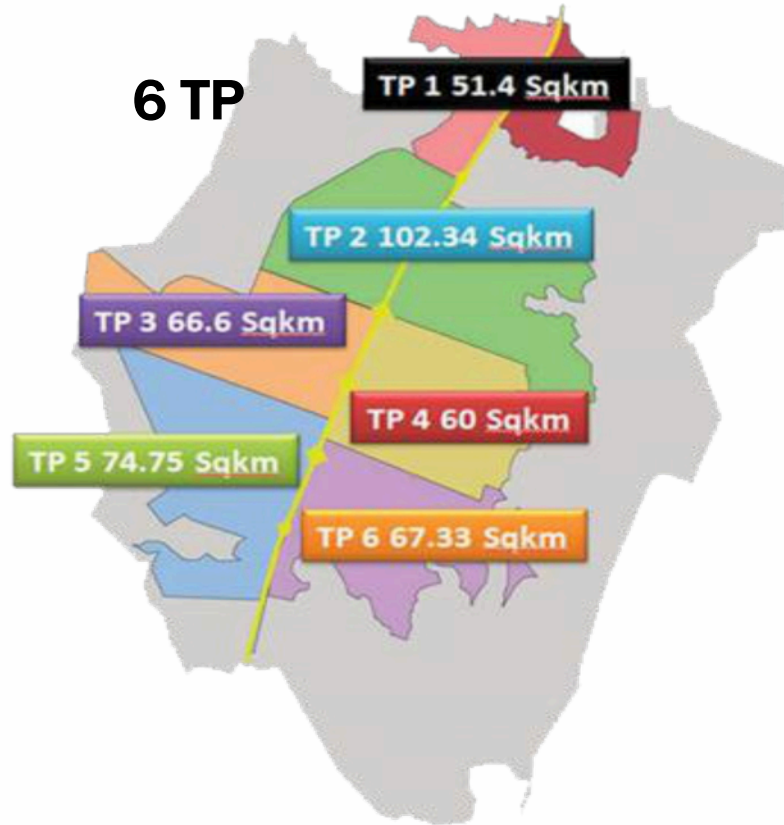


22 Villages in Dholera SIR



TOWN PLANNING DHOLERA - SIR

DHOLERA SIR

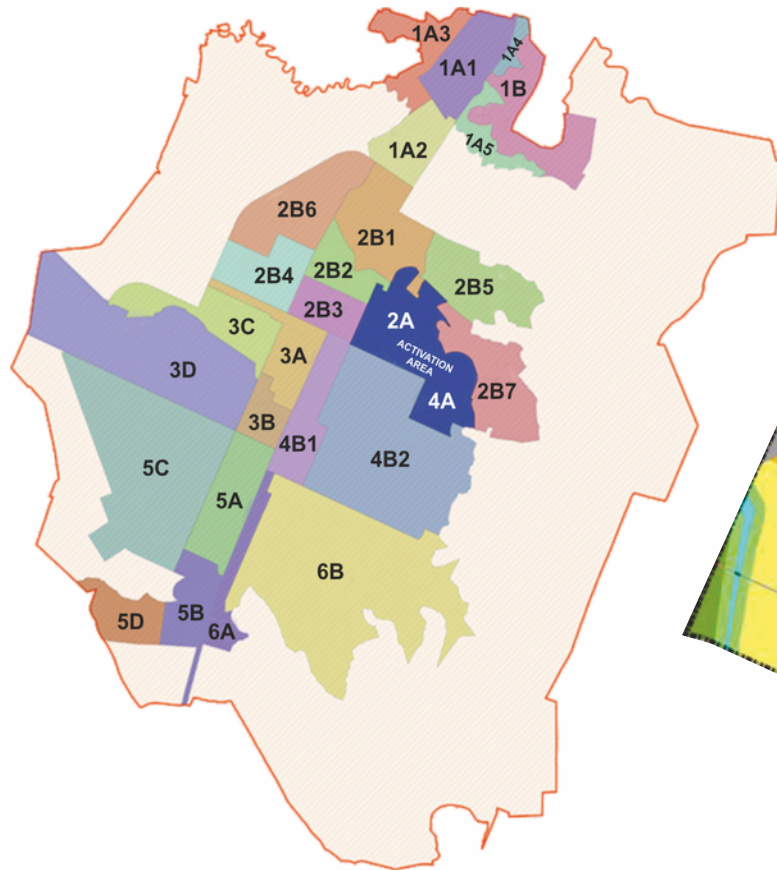


ACTIVATION AREA

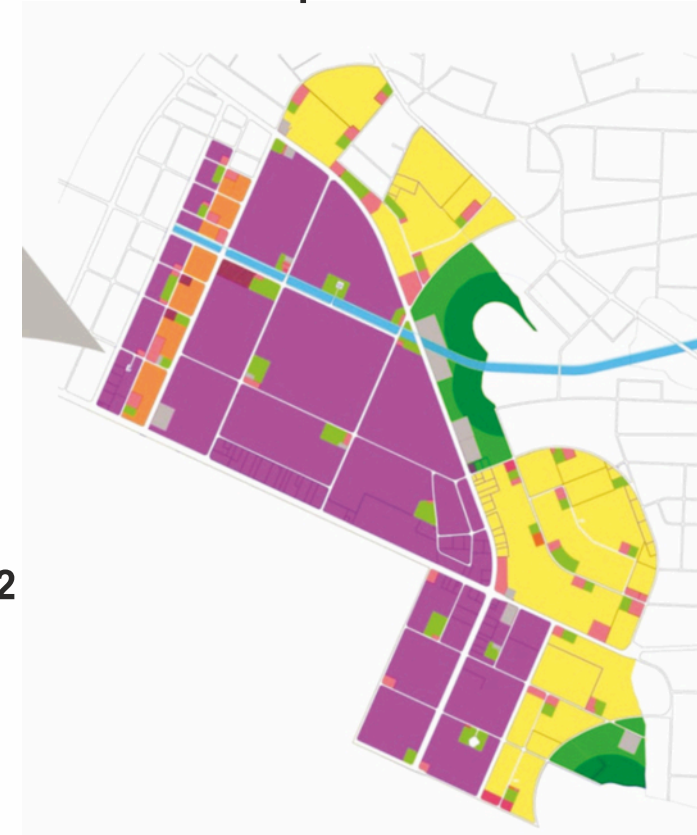
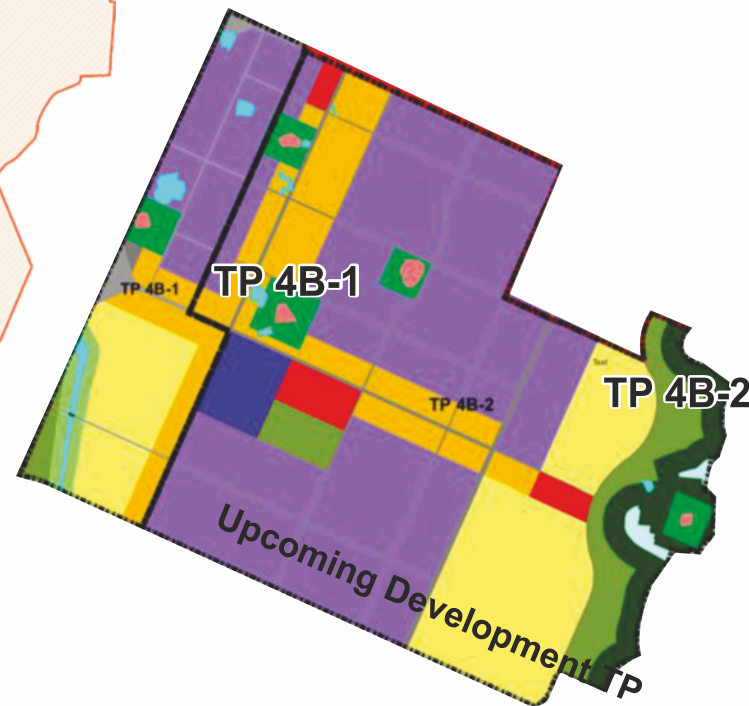


PHASING PLAN

DHOLERA INDUSTRIAL CITY DEVELOPMENT LTD

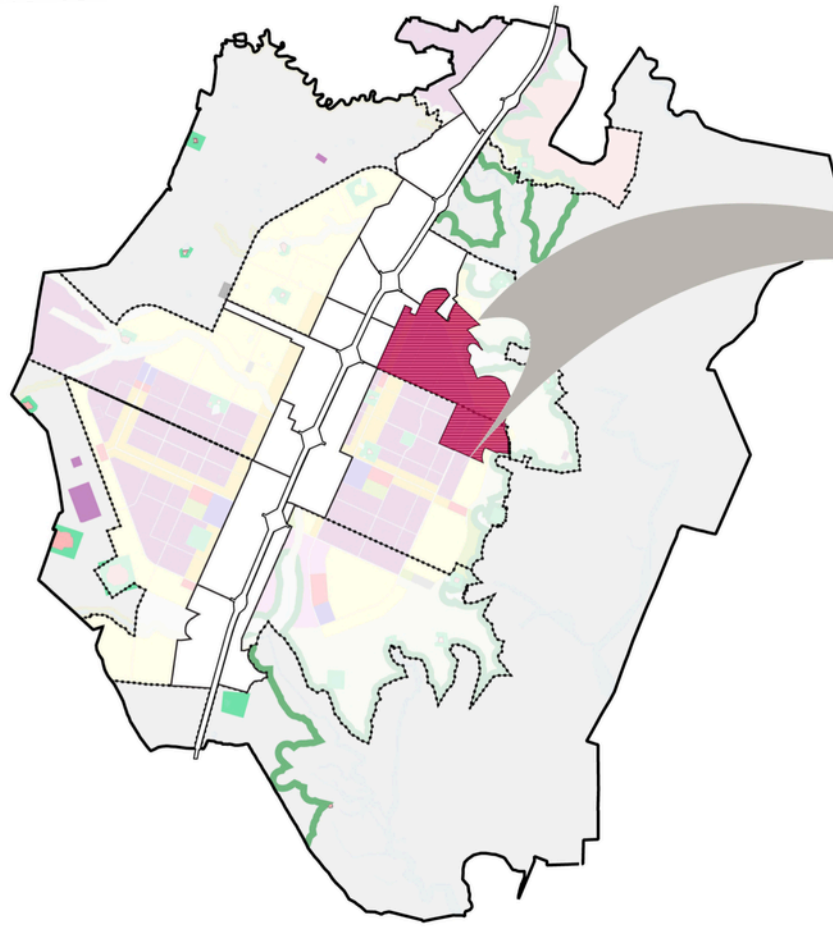


Activation Area. TP Scheme 2A and 4A
22.54 Sq. Km

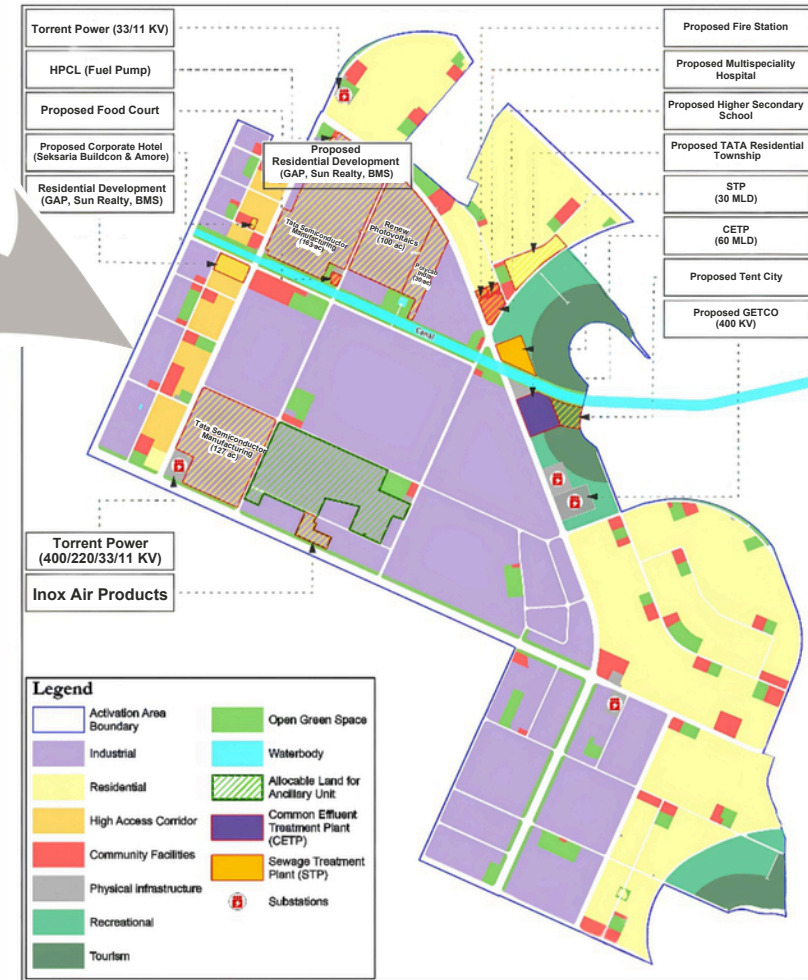


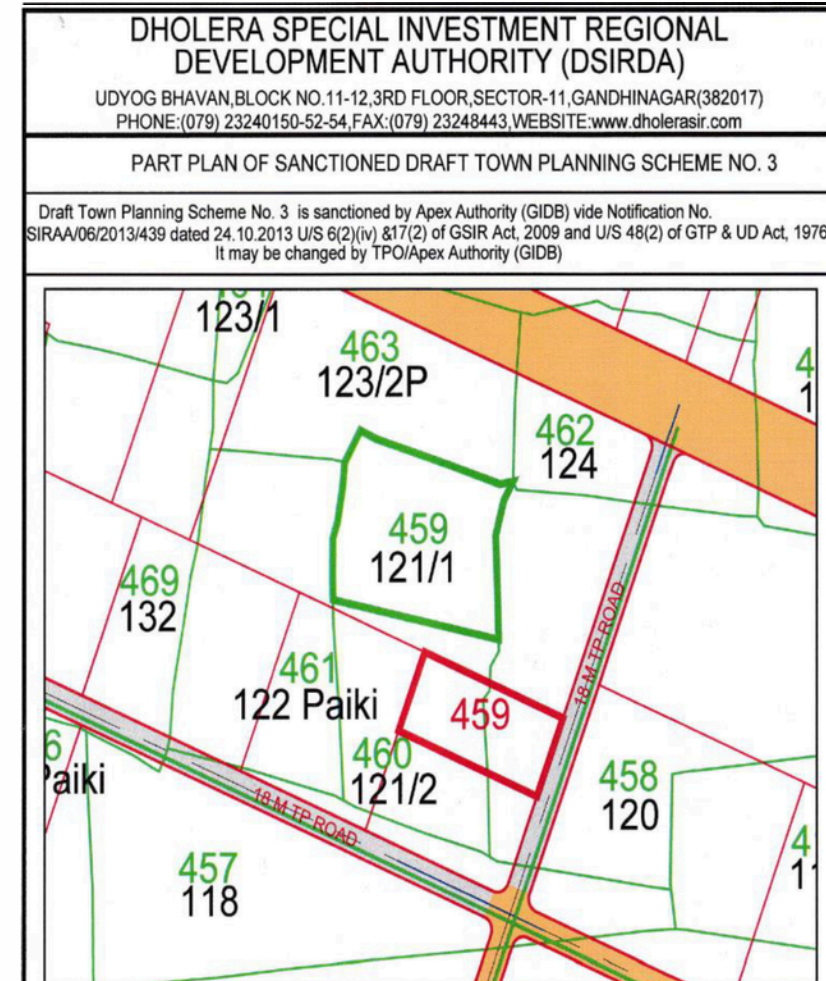
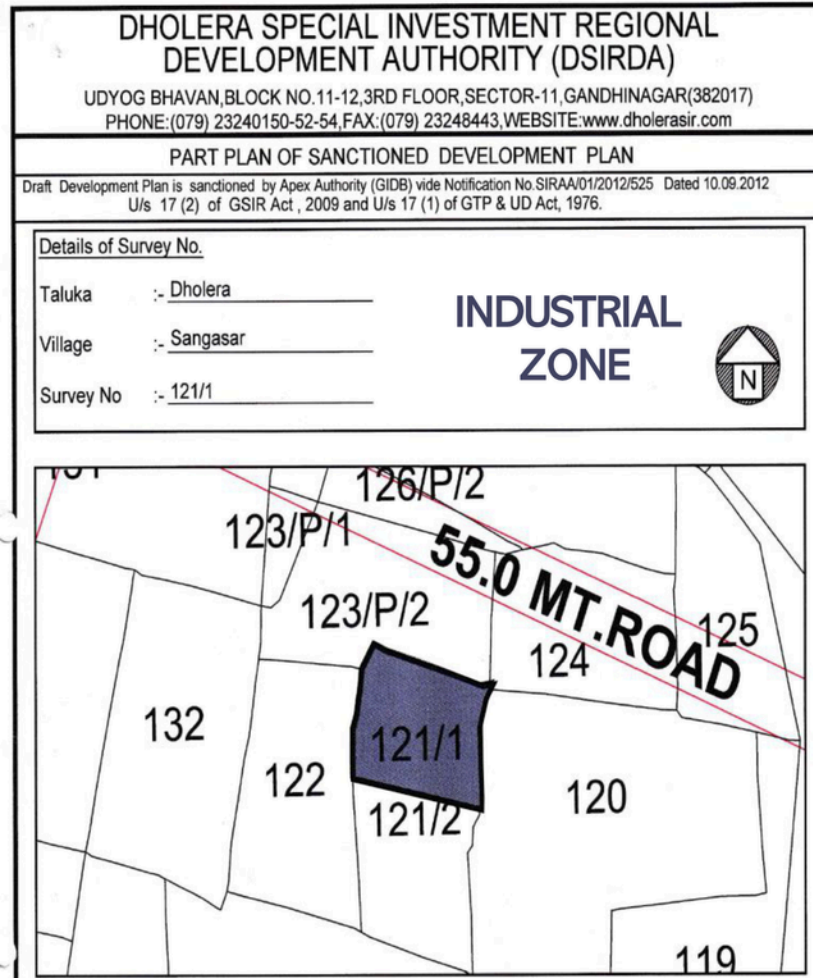
ACTIVATION AREA

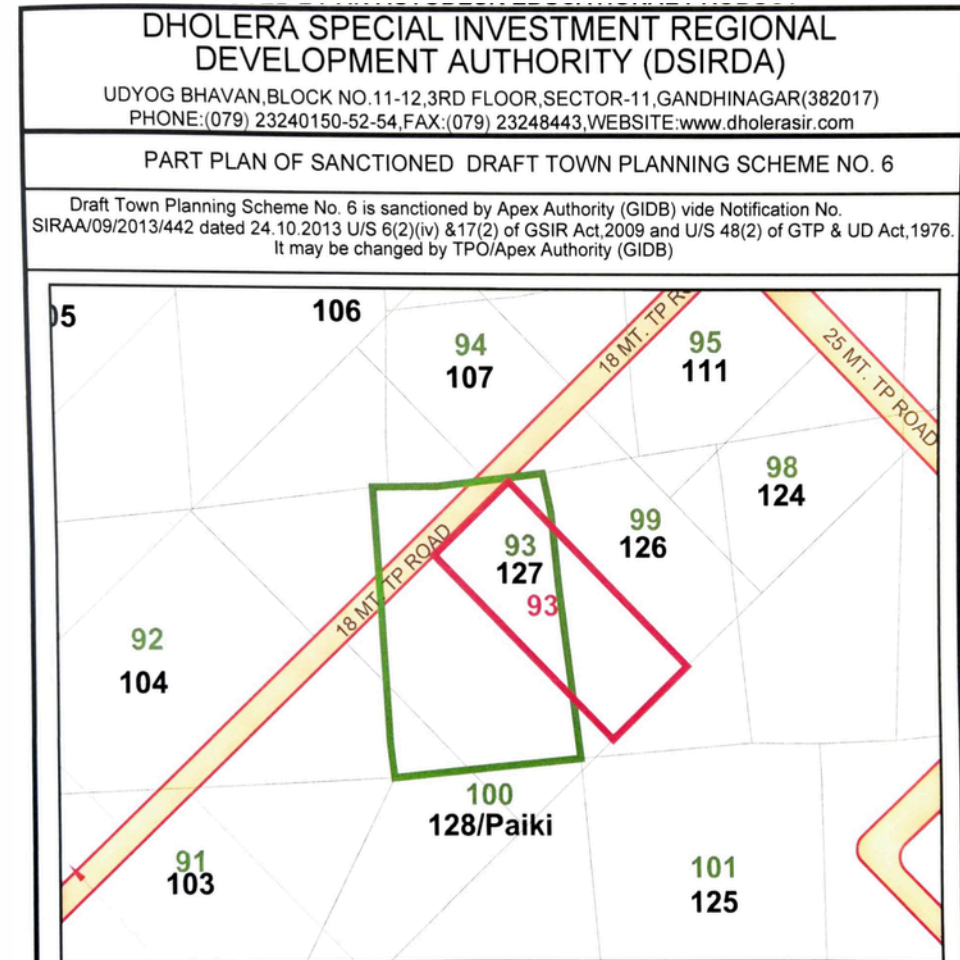
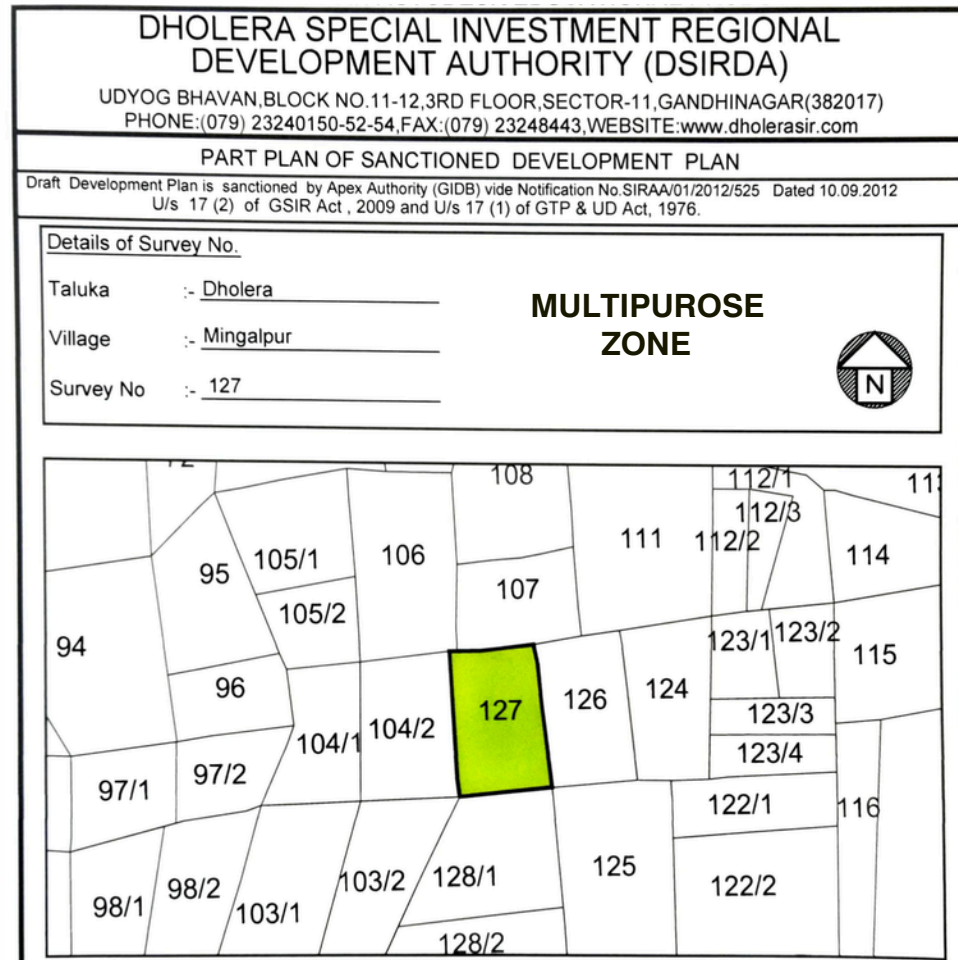
DHOLERA SIR



Dholera SIR (TP1 to TP6)







3 - ZONE TYPES OF LAND



RESIDENTIAL



INDUSTRIAL



**MULTI PURPOSE
COMMERCIAL**



1. High Access Corridor
2. City Centre
3. Knowledge & I.T.
4. Tourism Resorts
5. Recreation, Sports & Entertainment



Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for Residential Zone

RESIDENTIAL ZONE

SR NO	MINIMUM ROAD ROW (METRES)	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
RESIDENTIAL ZONE							
1	55 and above	2	60%	G+5 or 18m whichever is less	5m-6m-6m-6m	Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital A and B and all uses given in (2) and (3) below	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: ● Cemeteries/ Burial Ground ● Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval. 1. Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions: ● it is not located in a multi-storey apartment; ● the number of employees do not exceed 10; ● it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust ● separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. 2. Devices for generation of non-conventional energy, such as solar panels, wind power 3. Servant quarters or lodging facilities for
2	25 to Below 55	1.5	60%	G+3 or 15m whichever is less	5m-5m-5m-5m	(2) Neighbourhood Retail/Service Shop, Restaurant/Café, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Centre, Primary and Secondary School; Multi-purpose ground larger than 5 ha; Place of Worship on Plot larger than 1000 sq m; Service/ Repair Shop; Veterinary Hospital; Public Facility/Infrastructure/Utility Buildings; and all uses given in (3) below	
3	Below 25	1	50%	G+2 or 10m whichever is less	3m-3m-3m -3m	(3) Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi-purpose ground smaller than 5 ha; Terraced/Row House; Villa/Bungalow; Housing for EWS; Night Shelter; Old-Age Home; Maternity Home, Nursing Home, Kindergarten, Day-care, Dispensary, Veterinary Clinic, Health-club, Place of Worship on plot smaller than 1000sqm, Community Hall, Health-Club, Swimming Pool	



Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for Industrial Areas

INDUSTRIAL ZONE

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
INDUSTRIAL								
1	55 and above	1000sqm	1.8	50%	25m	8m-8m-6m-6m	Truck terminal; and all uses in (2) and (3) below	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: - Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: - Devices for generation of non-conventional energy, such as solar panels, wind power - Lodging facilities for caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels)
2	Below 55m upto 30m		1.6	50%	25m	6m 8m-8m-6m	Industrial Convenience Centre; Petrol/ CNG/LPG Station; Auto Service Station; Weighing Station; Fire Station; Solid Waste Segregation Facility; Public Facility/Infrastructure/Utility Building; All uses in (3) below	
3	Below 30m		1.2	50%	25m	8m-8m-6m-6m	All industrial establishments Industrial sheds, utility buildings, industrial plants; workshop; Café/Restaurant/Canteen; Bank; Light industry; Service Warehouse/Godown/Storage Facility; Dormitories	



Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for Knowledge and IT Zone

Knowledgw and i.t.

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
KNOWLEDGE IT								
1	55 and above	5000 sqm	5	0-10%	150m	10m-8m-6m-6m	University Campus; Four and Five Star Hotel, Multistorey Serviced Apartment; Hostel and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump	Auditorium/Cinema Hall may be permitted within a recreation centre meant for university students and staff. Such a building will not be permitted to support large scale retail use such as a mall. The following uses may be permitted subject to approval of a special permit on a case-by-case basis: - Cemeteries/ Burial Ground - Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval: - Devices for generation of non-conventional energy, such as solar panels, wind power - Servant quarters or lodging facilities for caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-level Parking; Office Business Park; Commercial Office; IT Park; Professional College; 3 Star Hotel; Commercial Retail; Restaurants, Food Plazas and Food Streets; Cinema Hall/Multiplex; Multi-storey Serviced Apartment; and all use premises in (2) and (3) except Villa/Bungalow and terraced/Row House; Petrol/CNG/LPG Pump	
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Office Building with less than 100 employees; Budget Hotel; Restaurants, Food Plazas and Food Streets Neighbourhood Retail; Dispensary, Community Hall; Library; Health Club; Day Care Centre; Public Facility/ Infrastructure/Utility Building Villa/ Bungalow; Terraced/Row House	



Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for City Centre Zone

City Centre

SR NO	MINIMUM ROAD ROW (METRES)	MIN. PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
CITY CENTRE								
1	55 and above	5000 sqm	5	0-10%	150m	6m 10m-8m-6m-	Convention and Exhibition Centre; Sports Complex; Auditorium; Integrated Multimodal Passenger Transport Hub; Dormitories; Museum; Super specialty Hospital Residential Multi-storey Apartments; Serviced Apartments, Petrol/CNG/LPG Pump and all uses given below	The following uses may be permitted subject to approval of a special permit on a case-by-case basis: - Cemeteries/ Burial Ground - Broadcasting towers and line-of-site relay devices for telephonic, radio or television communications The following uses and structures shall be permitted as ancillary uses to the main use of the building provided their name, location and size (if applicable) is indicated in the site plan submitted for approval. - Part of a residence may be permitted for use as professional office for advocates, chartered accountants, architects, doctors, engineers or the like, or as a small scale home based workshop subject to the following conditions: - it is not located in a multi-storey apartment; - the number of employees do not exceed 10; - it does not involve installation and use of heavy machinery, and does not create noise, vibration, fume or dust; - separate means of access and a designated parking area for staff and visitors is provided and marked on the site plan submitted for approval. - Devices for generation of non-conventional energy, such as solar panels, wind power - Servant quarters or lodging facilities for caretaker/security personnel DSIRDA can grant special permission in height, FAR, Ground Coverage for Special Buildings (Star Hotels, Hospitals etc.) which have special privileges (under various Government Policies issued time to time) (in reference to Township, Special Regulations for Hospitals, Special Regulations for Hotels
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	25m & Below 55	1500 sqm	2.5	40%	20m	6m 8m-6m-6m-	Multi-level Parking; Office Complex, Retail Mall, Cinema Hall; Commercial Complex, Restaurants, Food Plazas and Food Streets; Other Retail; Public/Govt Institutional Buildings, Training Centre; Art Gallery; Diagnostic/Radiology Centre; Hospital C and D; Health/Welfare Centre; Place of Worship larger than 1000sqm; Public Facility/Infrastructure/Utility Buildings; Petrol/CNG/LPG Pump	
3	Below 25m	1500 sqm	2	40%	16m	8m-6m-6m-6m	Restaurants, Food Plazas and Food Streets; Neighbourhood Retail Shop, Community Hall; Health Club; Dispensary; Place of Worship smaller than 1000sqm;	



Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for High Access Corridor

High Access Corridor

SR NO	MINIMUM ROAD ROW (METRES)	MINIMUM PLOT SIZE	MAXIAM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDES)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
HIGH ACCESS CORRIDOR								
1	55 and above	5000 sqm**	5	0-10%	150m	10m-8m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/Worker Housing; Dharamshala; Cinema Hall, Mall Petrol/CNG/LPG Pump, Auto Service Station, Light Industrial Workshop with area less than 50sqm; Hospital C and D, Budget and 3 Star Hotel, Junior, Senior and Professional Colleges; Multi-level Parking and all use premises given in the categories below	The Following Uses May Be Permitted Subject To Approval Of A Special Permit On A Case-By-Case Basis: Cemeteries/ Burial Ground Broadcasting Towers And Line-Of-Site Relay Devices For Telephonic, Radio Or Television Communications The Following Uses And Structures Shall Be Permitted As Ancillary Uses To The Main Use Of The Building Provided Their Name, Location And Size (If Applicable) Is Indicated In The Site Plan Submitted For Approval. 1. Part Of A Residence May Be Permitted For Use As Professional Office For Advocates, Chartered Accountants, Architects, Doctors, Engineers Or The Like, Or As A Small Scale Home Based Workshop Subject To The Following Conditions: - It Is Not Located In A Multi-Storey Apartment; The Number Of Employees Do Not Exceed 10; It Does Not Involve Installation And Use Of Heavy Machinery, And Does Not Create Noise, Vibration, Fume Or Dust; - Separate Means Of Access And A Designated Parking Area For Staff And Visitors Is Provided And Marked On The Site Plan Submitted For Approval. 2. Devices For Generation Of Non-Conventional Energy, Such As Solar Panels, Wind Power 3. Servant Quarters Or Lodging Facilities For Caretaker/Security Personnel DSIRDA Can Grant Special Permission In Height, FAR, Ground Coverage For Special Buildings (Star Hotels, Hospitals Etc.) Which Have Special Privileges (Under Various Government Policies Issued Time To Time) (In Reference To Township, Special Regulations For Hospitals, Special Regulations For Hotels
			4	Above 10-20%	126m	9m-7m-6m-6m		
			3	Above 20-30%	32m	8m-6m-6m-6m		
2	Below 25	1500 sqm	2.5	40%	20m	8m-6m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/Worker Housing; P Petrol/CNG/LPG Pump Dispensary, Maternity home/Nursing Home, Diagnostic/Radiology Centre/Blood Bank, Place of Worship larger than 1000sqm; Commercial Centre; Public Facility/ Infrastructure/Utility Buildings; Hostels for working professionals, Restaurants, Food Plazas and Food Streets	
3	Below 25	1500 sqm	2	40%	16m	8m-6m-6m-6m	Multi-storey apartment and clusters thereof; Serviced apartments; Dormitories/Worker Housing; Neighbourhood Retail Shop; Place of Worship smaller than 1000sqm; Service and Repair Shops smaller than 25sqm; garden	



Draft General Development Control Regulations (DGDCR)

Table 10-1: Development Control Regulations for Recreation Sports & Entertainment Zone

Recreation, Sports & Entertainment
MULTIPURPOSE ZONE **Tourism Resorts**

SR NO	MINIMUM ROAD ROW (METRES)	MIN PLOT SIZE	MAXIMUM FAR	MAXIMUM GROUND COVERAGE AS PERCENT OF PLOT AREA	MAXIMUM BUILDING HEIGHT	MINIMUM SETBACKS (FRONT-REAR-BOTH SIDIS)	PERMITTED USE PREMISES	CONDITIONAL USE SUBJECT TO SPECIAL PERMIT FROM DSIRDA
RECREATION SPORTS & ENTERTAINMENT								
1	FROM 55 M TO 12 M	-	0.5	25%	25M	3M 6M-5M-3M	Theme Park Outdoor Adventure Sports, Film City; Restaurants, Food Plazas And Food Streets, Sports Complex; Stadium; Park Botanical Garden; Zoo; Nature Park; Petrol/ CNG/LPG Pump	The Following Uses May Be Permitted Subject To Approval Of A Special Permit On A Case-By-Case Basis: - Broadcasting Towers And Line-Of-Site Relay Devices For Telephonic, Radio Or Television Communications - Special Non-Habitable Structures For Entertainment In Theme Parks Or For Outdoor Adventure Sports The Following Uses And Structures Shall Be Permitted As Ancillary Uses To The Main Use Of The Building Provided Their Name, Location And Size (If Applicable) Is Indicated In The Site Plan Submitted For Approval: - Devices For Generation Of Non-Conventional Energy, Such As Solar Panels, Wind Power - Lodging Facilities For Caretaker/Security Personnel DSIRDA Can Grant Special Permission In Height, FAR, Ground Coverage For Special Buildings (Star Hotels, Hospitals Etc.) Which Have Special Privileges (Under Various Government Policies Issued Time To Time) (In Reference To Township, Special Regulations For Hospitals, Special Regulations For Hotels)



