





Dholera SIR Gujarat: Opportunity for Real Estate, Businesses and Professionals (CA, CS, Advocates)

Dholera Special Investment Region's (DSIR)

Dholera SIR STORY

Dholera Special Investment Region (DSIR) is a planned industrial city in Gujarat, India. Here's a brief overview:

- Location: Dholera is situated about 100 km from Ahmedabad, near the Gulf of Khambhat.
- Project: DSIR is a large-scale industrial project aimed at creating a global industrial hub.
- Development: The project is being developed as a Special Investment Region, with infrastructure like roads, utilities, and amenities.
- Key features: DSIR is expected to attract investments, create jobs, and drive economic growth in the region.

Some notable aspects of Dholera SIR include [1][2]:

- Strategic location: Dholera's proximity to Ahmedabad, Vadodara, and the upcoming Dholera International Airport makes it an attractive location for industries.
- Infrastructure development: The project involves significant investment in infrastructure, including roads, ports, and utilities.
- Economic growth: DSIR is expected to contribute to Gujarat's economic growth and create new opportunities for businesses and residents.

The development of Dholera SIR is a significant initiative aimed at promoting industrial growth and economic development in the region .

Dholera SIR Gujarat



What is a Special Industrial region act in India

Special Industrial Regions (SIRs) in India are primarily located in Gujarat, a state that has enacted the Special Investment Regions Act to establish large industrial areas and regions supported by infrastructure. Here are some key SIRs in Gujarat:

- Proposed SIR Locations:
- Aliyabet: 169 sq km, focusing on entertainment, aquaculture, and eco-tourism in Bharuch district
- Changodar: 319 sq km, focusing on agro-based industries, steel, metal, plastic, pharmaceuticals, and oil & gas
- Santalpur: 186 sq km, focusing on agro-based industries, spices, seed processing, and solar power
- Viramgam: 138 sq km, focusing on automobile, engineering, healthcare, pharmaceuticals, and fertilizers
- Palanpur-Mehsana Agro park: approximately 16,000 (likely in crore rupees investment, exact area not specified)
- Other SIRs:
 - Ahmedabad-Dholera Investment Region
 - Vadodara-Ankleshwar Industrial Area
 - Bharuch-Dahej Investment Region
 - Petroleum, Chemicals & Petrochemicals Investment Region (PCPIR): 453 sq km
 - Kalgam-Maroli-Khatalwada Industrial Area
 - Valsad-Umbergaon Industrial Area
 - Halol-Savli Industrial Area

These SIRs are designed to promote economic growth, attract investments, and create jobs in various sectors, including petrochemicals, automotive, agriculture, and more ⁴.



Dholera SIR Gujarat

Dholera Special Investment Region Development Authority (DSIRDA): Established in 2019 under the Special Investment Region Act 2009, DSIRDA is responsible for planning, development, and administration of government land within DSIR.

- Key People:

- Chief Minister of Gujarat: Serves as the chairman of DSIRDA
- Managing Director: Currently, there are different officials mentioned in various sources, including Shri Kuldeep Arya, IAS, Shri Vijay Nehra, IAS, and Hareet Shukla, IAS
- Special Purpose Vehicle (SPV): The Central Government (NICDC Trust) and the State Government (DSIRDA) of Gujarat have formed an SPV called Dholera Industrial City Development Limited (DICDL) to carry out the project.

DSIRDA's responsibilities include:

- Planning and development of DSIR
- Managing government land within DSIR
- Administering government land

The administrative structure is designed to facilitate efficient governance and development of the DSIR, with DSIRDA playing a crucial role in overseeing the region's growth.





What Is Unique About Dholera SIR

Dholera Special Investment Region (DSIR) is a unique industrial project in Gujarat, India, with several distinctive features:

- Strategic Location: Dholera SIR is situated near the Gulf of Khambhat, providing access to ports and facilitating trade.
- Large-Scale Development: The project spans a vast area, making it one of the largest industrial projects in India.
- Global Industrial Hub: DSIR aims to become a global industrial hub, attracting investments and talent from around the world.
- State-of-the-Art Infrastructure: The project includes the development of worldclass infrastructure, including roads, utilities, and amenities.
- Economic Growth Driver: DSIR is expected to drive economic growth in the region, creating jobs and opportunities for local communities.
- Diversified Industries: The project will host a range of industries, including manufacturing, logistics, and services.
- Sustainable Development: DSIR is designed to be an eco-friendly and sustainable development, incorporating green technologies and practices.
- Special Investment Region (SIR) Status: DSIR has been designated as a Special Investment Region, providing benefits like tax exemptions and streamlined regulations.
- Government Support: The project has received significant government support, with the Gujarat government playing a key role in its development.

These unique features make Dholera SIR an attractive destination for investors, industries, and businesses looking to set up operations in India.





WHAT ARE THE INFRASTRUCTURE BENEFITS OF DHOLERA SIR

- INFRASTURCTURE
- SINGLE WINDOW ADMINISTRATIVE OFFICE AT DHOLERA ABCD BUILDING
- OPERATIONAL EXPRESSWAY FROM AHMEDABAD TO DHOLERA
- OPERATIONAL CARGO AIRPORT FROM AHMEDABAD TO DHOLERA
- CONNECTION TO DEDICATED NORTH SOUTH FREIGHT CORRIDOR
- PORT CONNECTIVITY to Saurastra Gujarat major Ports of Kandla, Pipavav, Alang etc

Dholera Special Investment Region (DSIR) boasts several infrastructure benefits that make it an attractive destination for investments and businesses. Some of the key infrastructure benefits include ^{1 2 3}:

- **Road Network:** DSIR has a well-planned integrated road network, with the Ahmedabad-Dholera Expressway being a major connectivity project. The expressway is approximately 95% complete, enhancing accessibility to the region.
- Airport: The Dholera International Airport is a significant infrastructure project, expected to boost trade and tourism in the region. The airport's development includes a cargo building, terminal building, and runway, with an estimated cost of ₹1,350 crore.
- Rail Network: A proposed railway line from Bhimnath to Dholera, known as the Bhimnath-Dholera freight railway line, will further improve connectivity and facilitate the transportation of goods.
- Water and Sewage Treatment: Essential facilities like water treatment plants, sewage treatment plants, and common effluent treatment plants have been completed, ensuring a sustainable and environmentally friendly infrastructure.
- Energy: A 300 MW solar park has been completed, providing a clean and renewable source of energy to the region.
- ICT Infrastructure: Information and Communication Technology (ICT) infrastructure has been completed, supporting the growth of industries and businesses in the region.





- Plug-and-Play Infrastructure: DSIR offers plug-and-play industrial facilities, making it easier for businesses to set up and operate in the region.
- **Residential and Commercial Facilities:** The region includes plans for residential facilities for workers and investors, as well as commercial spaces, ensuring a holistic development approach.
- **Smart City Features:** DSIR is being developed as a smart city with advanced utilities, green spaces, and digital governance, making it an attractive destination for businesses and residents alike.
- **Hospital and Educational Facilities**: A 192-bed hospital and a school up to Class 12 are among the ongoing projects, providing essential services to the community.

These infrastructure benefits position DSIR as a major economic hub, attracting investments and driving growth in the region ⁴.



Area of SIR and Villages

Villages in Dholera SIR

- Some notable villages include:
- Dholera Village: The heart of Dholera SIR, with a population of approximately 2,779 people and 576 households
- Ambli: Potential for real estate investment, with plots and commercial spaces selling rapidly
- Sandhida: Another village with potential for real estate investment and development of infrastructure

Population and Demographics

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Population and Demographics

- Dholera village has a population of 2,779 people, with 1,420 males and 1,359 females
- Average household size is approximately 4 people per household



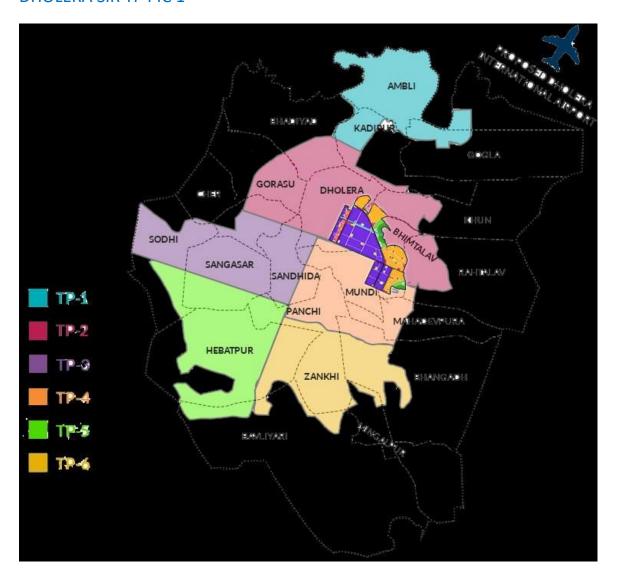
Dholera SIR Gujarat

- Literacy rate is around 80.3%, with male literacy rate at 89.17% and female literacy rate at 71% $^{\rm 1\,2}$



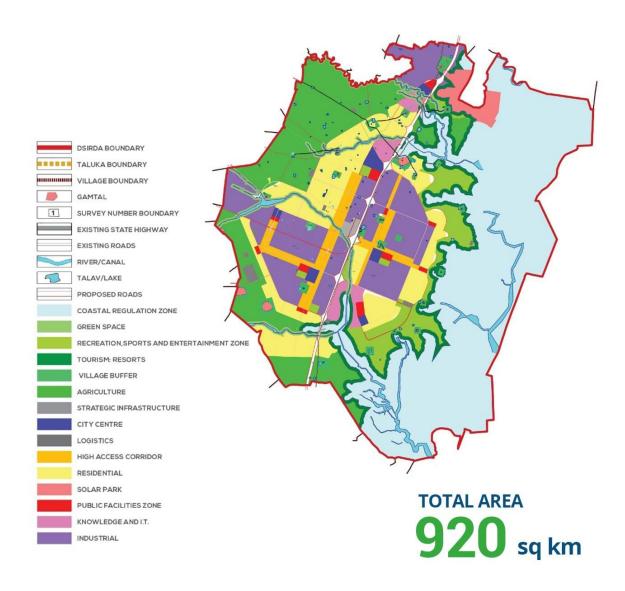


DHOLERA SIR TP PIC 1



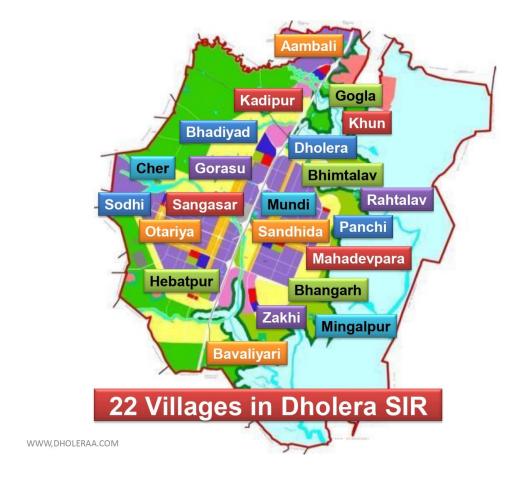


DHOLERA SIR PIC 2 - 920 SQ KM





DHOLERA SIR VILLAGES PIC 3



Dholera reality May 2025

https://www.youtube.com/watch?v=V7s9bij5M1I&t=751s

TATA Semi conductor Plant

https://www.youtube.com/watch?v=kIQNXgY6Eqk





Reality and On Ground position of Dholera

There are many questions but today it is a reality in making and hence a ON GROUND VISIT IS A MUST.

- EXPRESSWAY, AIRPORT, TP PLOTTING is in place
- Water, Electricity, sewage in the Activation zone is in place
- Renew Solar manufacturing plant is operational
- TATA Electronics Semiconductor Plant is above ground level and should be ready by Dec 2026.
- Reliance has purchase majority of TP3 land
- Tata solar Panels cover most of the Khambatt Bay side of
- Dholera SIR Opportunity for Real estate appreciation, Businesses and Professionals.

GEO-POLITICAL REALITY

If India is to be the China Plus 1 country then Dholera SIR is the only ready infrastructure of 920sq km in India.

There is no special tax benefit for this project but the infrastructure cost and quality is unmatched anywhere in India.

Real Estate Appreciation

Presently those who invested at around 2017 at Rs 35/sq feet of land are now reselling at min of Rs 1500/sq feet to Rs 2500/sq feet. So realtors profit are assured.

Industry and Business Appreciation

It is Only GREENFIELD project with scale and area availability

Opportunities for Professionals





Professionals are in short supply now in set up of new units, land dealings and explaining the project to foreigners. So world of opportunities.

Other Key services

- 1. Outsource Staffing of accounting, tax, payroll and admin personnel (Relieves the management from oversight of Recruitment, Retraining and Conflict of interest between Admin/account staff).
- 2. Procurement, Inventory and Payables
- 3. Design of Data storage and retrieval.
- 4. Management reporting formats
- 5. Liaison with external auditors and government inquiries
- 6. Foreign Business Accounting
- 7. Foreign Business Setup -US, UK, Canada, UAE(Dubai), Singapore,
- 8. Business setup in GIFT CITY AND DHOLERA SIR

9. Other Niche services

- 1. Asset/Equipment Tagging and maintenance reporting.
- 2. Insurance Coverage Adequacy Audit and Insurance Claim Settlement consulting.
- 3. Business Development Team, Process creation and setup services.
- 4. Software maintenance / up-gradation: CRM/ERP/HMS.

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