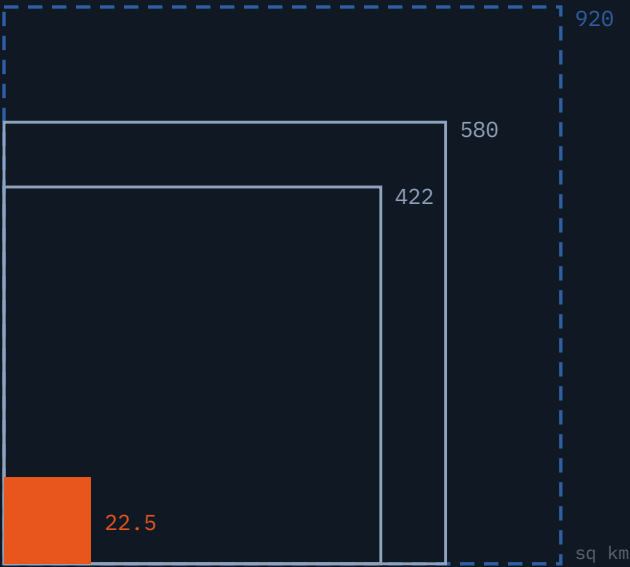


DHOLERA IN 100 CHARTS

The smart city, measured. 100 charts, maps, photographs and tools. Every number sourced, dated and labelled. Targets never dressed up as facts.



DHOLERA IN 100 CHARTS

The smart city, measured. 100 charts, maps, photographs and tools, drawn from government filings, primary company sources and dated press.

THE DHOLERAPEDIA RESEARCH DESK

EDITION 01 · 2027
BUILT AUGUST 2026

DHOLERA IN 100 CHARTS · EDITION 01

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INDEPENDENCE

Dholerapedia is an independent reference for the Dholera Special Investment Region. It does not sell plots, is not a broker, and takes no payment to promote any developer or project. No developer is endorsed or criticised anywhere in this book.

INFORMATION, NOT ADVICE

This book is information design, not investment advice. Land carries risk. Verify everything independently and consult qualified professionals before any purchase. This is a general caution, and the authors are not your advisors.

METHOD

Every figure was checked against a dated fact pack verified in July 2026 and rebuilt for this edition in August 2026. Each page carries its source and a status: BUILT, REPORTED, TARGET, or NOT RELIABLY SOURCED. Where sources conflict, both numbers are printed. Where something is unknown, the page says unknown.

PHOTOGRAPHS

Official photographs: DSIRDA / DICDL public gallery (dholera.gujarat.gov.in), used editorially with credit; no endorsement implied. One photograph via Wikimedia Commons: author Sarvajani Puralekh, licence CC BY-SA 4.0.

TYPE

Archivo Black, Hanken Grotesk, IBM Plex Mono. All open-licence, embedded.

A book that shows its work.

Every claim about Dholera lives in one of four states. In this book you can see the state before you read a single word. The ink itself is honest.

	BUILT	Exists on the ground or in law, documented by an official or primary source. Solid ink.
	REPORTED	Stated by government, company or credible press, not independently verified. Hatched ink.
	TARGET	A plan, a promise, a date in the future. Outline only. No fill until it is real.
	UNKNOWN	Not reliably sourced. Printed as unknown, never estimated. Dotted ink.

- One idea per page. If a page needs two ideas, it becomes two pages.
- The visual carries the page. Words stay under 100.
- A source and a date sit at the bottom of every page.
- Where sources conflict, both numbers are printed, with the conflict named.
- Nothing here is investment advice. It is a measured portrait.

01	THE LAND	PLATES 001–012
02	GETTING THERE	PLATES 013–022
03	POWER, WATER, WIRES	PLATES 023–032
04	THE FAB	PLATES 033–044
05	PEOPLE AND MONEY	PLATES 045–056
06	THE RULES OF ENTRY	PLATES 057–068
07	MYTHS, MEASURED	PLATES 069–076
08	THE HONEST BLANKS	PLATES 077–084
09	THE LONG CLOCK	PLATES 085–094
10	METHOD AND SOURCES	PLATES 095–100

01

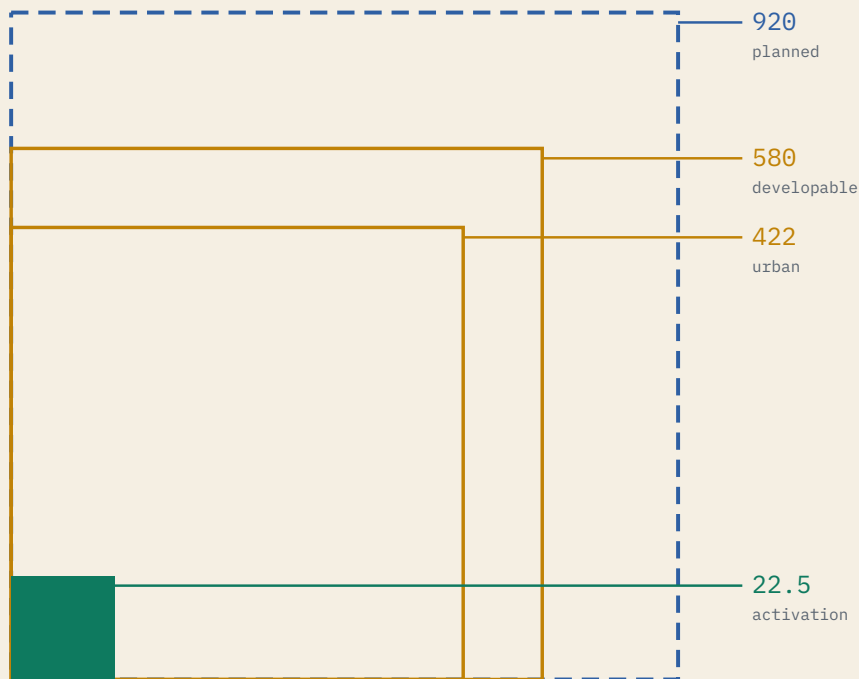
THE LAND

How big Dholera actually is, who runs it, and where the real building started. The city is a set of nested envelopes, and only the smallest one is concrete so far.

- 001 One city, four sizes.
- 002 Where it sits.
- 003 Who actually runs it.
- 004 A node on a 1,500 km idea.
- 005 Six schemes, four numbers.
- 006 A thirty-year drawing.
- 007 The coastal third.
- 008 4.25 percent is the whole show.
- 009 One building, two sizes.
- 010 GIFT City fits inside six times.
- 011 Two cities, two different jobs.
- 012 The ground, not a render.

One city, four sizes.

Dholera is not one number. It is a 920 sq km planning envelope, a 580 sq km developable core, a 422 sq km urban zone, and a 22.5 sq km Activation Area where the building started.



Areas in sq km. Sides drawn to scale (square root). Schematic, not a map.

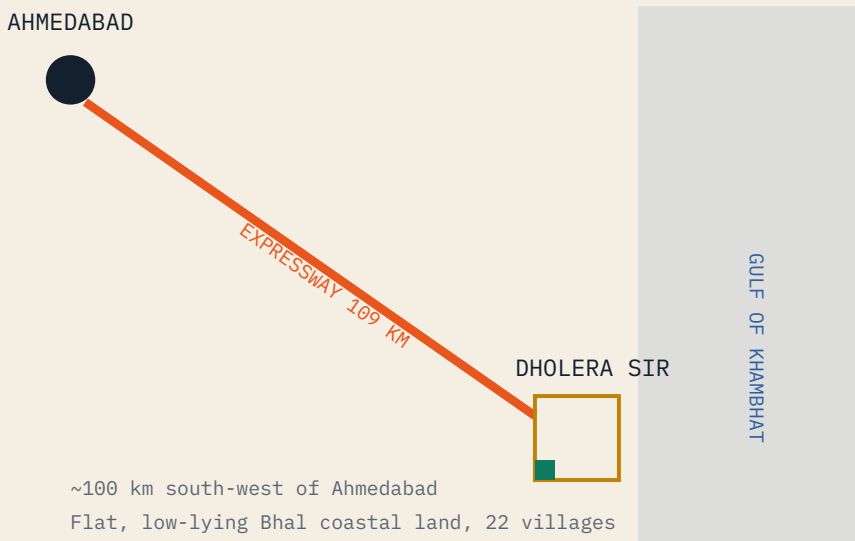
About one third of the developable land sits in the Coastal Regulation Zone.

SOURCE: DSIRDA / DICDL; NICDC (Activation Area 22.54 sq km).
580 and 422 are government-reported splits. VERIFIED JUL 2026.

■ ACTIVATION
■ SPLITS REPORTED
□ ENVELOPE

Where it sits.

On the western coast of the Gulf of Khambhat, about 100 km south-west of Ahmedabad, on flat low-lying Bhal land. The SIR was carved from 22 villages of Dholera taluka, Ahmedabad district.



Positions schematic, not to scale. The flat coastal Bhal is why drainage is a real planning constraint.

Who actually runs it.

The SIR exists under the Gujarat Special Investment Region Act, 2009. DSIRDA holds planning and land powers. DICDL, the SPV incorporated 28 January 2016, builds the city.



■ GUJARAT GOVT VIA DSIRDA ■ CENTRAL GOVT VIA NICDC TRUST

DICDL shareholding. NICDC, formerly DMICDC, is the central nodal agency for industrial corridors.

One Act, one authority, one build company. Everything else you hear is a vendor.

SOURCE: Gujarat SIR Act 2009; DICDL incorporation record; NICDC. VERIFIED JUL 2026.

■ STRUCTURE: DURABLE

A node on a 1,500 km idea.

Dholera is a node of the Delhi-Mumbai Industrial Corridor. It is often called the largest node. That superlative is reported, so here it wears hatched ink.

- DELHI



Corridor start, anchored on the Western Dedicated Freight Corridor influence zone.
- DHOLERA



Greenfield industrial node, "largest" per corridor promotion.
Node status itself is durable. The superlative is not independently measured.
- MUMBAI



Corridor end.

A direct DFC spur to Dholera is not reliably sourced. The freight link remains an influence-zone story.

SOURCE: NICDC corridor documents. DFC spur: not reliably sourced. VERIFIED JUL 2026.

 NODE

 "LARGEST"

 DFC SPUR

Six schemes, four numbers.

The land is organised as six town-planning schemes. All six draft schemes are reported sanctioned. Two of the six have no reliably sourced area. This book prints the blank.

TP2 (HOLDS ACTIVATION AREA + ABCD)



TP5



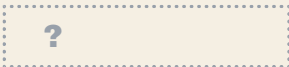
TP6



TP1



TP3 · area not reliably sourced



TP4 · area not reliably sourced



Phase-I = TP1 + TP2, ~153 sq km. Sources: government-reported scheme areas.

A thirty-year drawing.

The master plan phases the city over roughly thirty years. Phase end-years are stated inconsistently across sources, 2040 in some, 2042 in others. Both are printed.

- ~2020-25



Phase 1: Activation Area trunk infrastructure.

Reported substantially delivered; see Section 3.
- ~2025-30



Phase 2: airport and industrial anchors scale up.
- ~2030-2040/42



Phase 3: build-out toward the full 920 sq km envelope.

Promotional end-state: ~1 million people, ~800,000 jobs. Targets, not counts.

The end-year discrepancy (2040 vs 2042) is a sourcing conflict, flagged, not resolved.

The coastal third.

Of the 580 sq km developable core, roughly one third lies in the Coastal Regulation Zone, where building rules tighten. The flat Bhal floods; the plan has to drain it.



■ DEVELOPABLE OUTSIDE CRZ ■ IN COASTAL REGULATION ZONE

Proportion as reported by DICDL. Exact CRZ boundary maps sit in government filings, not marketing decks.

When a brochure shows a beachfront tower, remember which third it is standing in.

4.25 percent is the whole show.

Everything you have seen photographed in Dholera so far, roads, canal, ABCD building, sits inside the Activation Area: 22.5 sq km, about 4.25 percent of the developable land.

22.5

SQ KM ACTIVATION AREA, INSIDE TP2. THE PLUG-AND-PLAY DEMO ZONE.

4.25%

OF THE 580 SQ KM DEVELOPABLE CORE. THE REST IS PLAN.

LAPSED TARGET

The old 2020 goal of ~120,000 residents and ~80,000 jobs in this zone has lapsed. It is printed here as history, not hope.

One building, two sizes.

The ABCD building, Administrative cum Business Centre for Dholera, is the city's first landmark: LEED Gold design on a ~9 hectare plot, reported structurally complete and operational.

GIDB, PHASE-I BUILT-UP



~14,000 sqm

DEVELOPER-QUOTED, FULL BUILD



~36,000 sqm

Same building, two published sizes. The gap is printed, not reconciled.

Its published built-up area depends on who is talking: ~14,000 sqm in GIDB's Phase-I record, ~36,000 sqm in developer material.

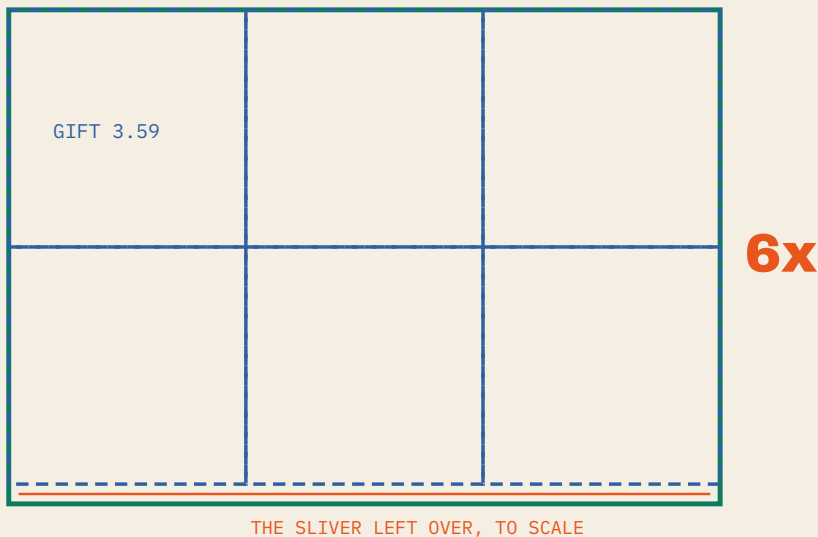
SOURCE: GIDB Activation Area record; developer statements. Function durable, size and exact inauguration date reported only. VERIFIED JUL 2026.

■ FUNCTION
▨ SIZE CONFLICT

GIFT City fits inside six times.

India's celebrated finance city, GIFT, is 359 hectares: 3.59 sq km. Dholera's Activation Area alone would hold six GIFT Cities. The full envelope would hold 256.

ACTIVATION AREA 22.5 SQ KM



$22.5 / 3.59 = 6.3$. Squares schematic. This is a scale comparison, not a quality comparison.

Two cities, two different jobs.

Dholera and GIFT City get compared because both are Gujarat greenfield projects. They are different machines.

■ DHOLERA SIR

Manufacturing city: semiconductors, solar, defence, aviation, logistics. SIR Act 2009, DMIC node, early build-out, ~100 km from Ahmedabad.

■ GIFT CITY

Finance city: banking, capital markets, insurance, fintech under IFSCA. Established 10 Apr 2015, ~12 km from Ahmedabad airport, operational.

■ GIFT TODAY

~939 registered entities (reported Jun 2025), two international exchanges, India's first international bullion exchange.

■ THE HONEST FRAME

GIFT is India's first operational greenfield smart city. Dholera is the flagship industrial one, still under construction.



Not a render. Trunk roads of the Activation Area, photographed. About 72 km of internal roads are reported built, 18 to 70 metres wide, with utilities underground and a corridor reserved for rapid transit.

PHOTO: DSIRDA / DICDL official gallery (dholera.gujarat.gov.in) • STATUS: REPORTED BUILT
• VERIFIED JUL 2026

02

GETTING THERE

For fifteen years the honest objection to Dholera was the drive. This section measures what changed in March 2026, what is 80 percent real, and what is still an outline.

- 013 The two-hour problem is gone.
- 014 What the road cost.
- 015 A runway at eighty percent.
- 016 The slipping runway.
- 017 Who owns the airport.
- 018 The airport's published money.
- 019 The forty-five minute train.
- 020 The freight ghost.
- 021 The distance board.
- 022 Work in progress, photographed.

The two-hour problem is gone.

The 109 km Ahmedabad-Dholera Expressway, reported inaugurated 31 March 2026, cut a ~2 to 2.25 hour drive to a reported 40 to 60 minutes.

BEFORE · NH VIA DHANDHUKA



AFTER · EXPRESSWAY, REPORTED RANGE



Before-time is the commonly reported ~2 to 2.25 hours. After-times vary by source; the range is printed, not averaged.

Four lanes, expandable to eight. Design speed 120 km/h.

SOURCE: NHAI; inauguration and travel times per national press, Mar 2026. VERIFIED JUL 2026.

What the road cost.

Two published costs, two scopes. Construction alone: ~Rs 3,196 crore.
With land: ~Rs 4,373 crore. Both are printed because both circulate.

CONSTRUCTION ONLY



WITH LAND



Tolling: FASTag planned; specific rates not reliably sourced at verification date.

A runway at eighty percent.

Dholera International Airport, ~20 km from the SIR: one 3,200 metre Code 4E runway in Phase 1. As of 14 July 2026, the Union Aviation Minister reportedly put works at ~80 percent.



 REPORTED COMPLETE, JUL 2026  REMAINING

Operations "likely Sept-Oct 2026" per the same statement. That is a target and wears an outline, not ink.

The runway exists. No scheduled plane has landed. Price the difference.

SOURCE: Union Aviation Minister statement, reported 14 Jul 2026; AAI project data. VERIFIED JUL 2026.

 ~80% WORKS
 OPENING DATE

The slipping runway.

The opening date has moved for years. This book prints airport dates with the word targeted, never as achieved. Here is the recent record.

DEC 2025  Original completion target.
Missed.

DEC 2026  Listed completion date in reference sources.

14 JUL 2026  Minister reportedly states ~80% complete, operations likely
Sept-Oct 2026.

THE RULE  A date becomes solid ink in this book only after the first
scheduled flight.

SOURCE: press record of stated targets; Wikipedia listing for  ALL DATES: TARGETS
Dec 2026. VERIFIED JUL 2026.

Who owns the airport.

The SPV is Dholera International Airport Company Ltd. The Airports Authority of India holds the majority.



■ AAI ■ GUJARAT ■ NICDC

GACL is often cited as operator; that attribution is reported, not primary-confirmed.

The airport's published money.

Two contracts are well-reported: Phase-1 civil works and the terminal EPC. The consolidated project cost has never been reliably published. The blank is printed.

PHASE-1 CIVIL WORKS · VARAHA INFRASTRUCTURE



TERMINAL EPC · JAN 2024



TOTAL PROJECT COST · not reliably sourced



SOURCE: contract awards per press (civil ~Rs 636.45 cr; terminal ~Rs 333 cr, Jan 2024). VERIFIED JUL 2026.

 CONTRACTS
 TOTAL COST

The forty-five minute train.

A semi-high-speed rail link from Ahmedabad (Sarkhej) to Dholera was reportedly cleared by the CCEA around 13 May 2026.

~45 min

TARGETED JOURNEY TIME, AHMEDABAD TO DHOLERA

LINE ~134 km, double line

COST ~Rs 20,667 crore, reported

TARGET 2030-31 completion

FLAG A cited 220 km/h top speed is single-sourced and odd for "semi-high-speed". Printed as a flag, not a fact.

The freight ghost.

A Bhimnath-Dholera freight line was proposed under DMIC around 2013. It has no current published timeline. An industrial city without a confirmed freight link is a real open question.

BHIMNATH-DHOLERA FREIGHT LINE

NOT RELIABLY SOURCED

WHAT EXISTS A ~2013-era DMIC proposal, long pending.

WHAT DOES NOT Any current timeline, budget, or construction record.

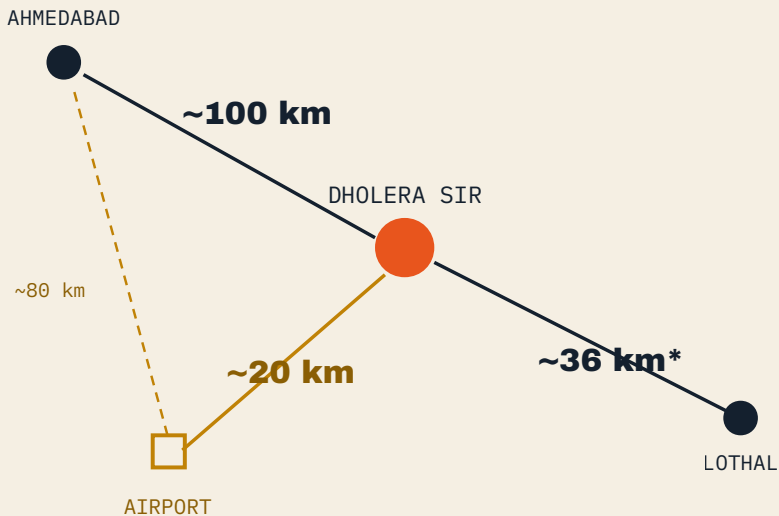
WOULD SETTLE IT A fresh NICDC or Railways project listing with dates and money attached.

SOURCE: DMIC-era proposal records. Metro/MRTS "approval" of ~Jan 2021 is likely superseded by the 2026 semi-HSR clearance. VERIFIED JUL 2026.

STALLED / UNKNOWN

The distance board.

Four numbers locate everything: the city, the airport, and the 4,500-year-old neighbour.



*Lothal distance is commonly cited as ~36 km, an approximation. Positions schematic, not a map.



Dholera International Airport, Phase 1, work in progress. One 3,200 m Code 4E runway. Reported ~80 percent complete in July 2026, with operations targeted for late 2026. The target stays an outline until a plane lands.

PHOTO: Sarvajani Puralekh, CC BY-SA 4.0, via Wikimedia Commons · STATUS: UNDER CONSTRUCTION · VERIFIED JUL 2026

03

POWER, WATER, WIRES

The unglamorous first victories: megawatts you can meter, a canal you can stand beside, and 72 km of roads with the utilities already buried. This is what "plug and play" measures out to.

- 023 Three speeds of solar.
- 024 Who builds the missing 700.
- 025 873,012 pieces of glass.
- 026 The park's clock.
- 027 The city under the city.
- 028 A canal instead of a flood.
- 029 Fifty million litres a day.
- 030 Anatomy of a Dholera road.
- 031 The building that watches the pipes.
- 032 The panels, photographed.

Three speeds of solar.

One park, three truths. What runs today, what is sanctioned, and the 5 GW dream. The same project, drawn honestly, is three different sizes.

OPERATIONAL · CEA, SEPT 2025



SANCTIONED PHASE-I



1,000 MW

ULTIMATE TARGET · ~2030



5,000 MW

Bars proportional to megawatts.

SOURCE: CEA Solar Parks quarterly report, Sept 2025; park approved ~April 2018. VERIFIED JUL 2026.

 BUILT
 SANCTIONED
 TARGET

Who builds the missing 700.

Phase-I is 1,000 MW sanctioned with ~300 MW commissioned. The remaining 700 MW is awarded and targeted for March 2027, after delays rooted in tariff disputes.

■ AWARDED DEVELOPERS

Tata Power, Vena Energy, ReNew, SJVN, TEQ Green. Awards per the CEA quarterly record.

■ AGENCY

Gujarat Power Corporation Ltd (GPCL) runs the park programme.

■ TARGET

700 MW under development, targeted March 2027. Outline ink until commissioned.

■ WHY THE DELAY

Tariff and GERC regulatory disputes, documented in the official record.

873,012 pieces of glass.

Tata Power's commissioned Dholera plant is easiest to grasp as objects: monocrystalline modules standing on 1,320 acres.

873,012

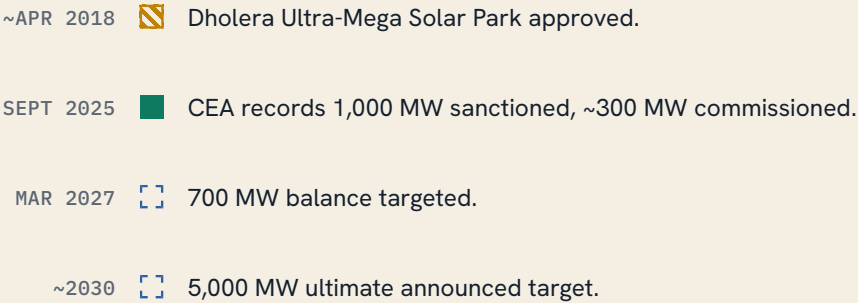
MODULES · 1,320 ACRES · SINGLE-AXIS TRACKERS

COMPANY CLAIM "India's largest single-axis solar tracker plant." A company superlative, printed as one.

THE FLAG Whether Tata's 300 MW and the CEA's 300 MW are the same megawatts is not cleanly reconcilable. Flagged, not smoothed.

The park’s clock.

From approval to metered power in seven years, with the big number still ahead.



SOURCE: CEA Sept 2025; park approval per government record.
VERIFIED JUL 2026.

The city under the city.

Per DICDL's 2024 account, the Activation Area's utilities went underground before the buildings came. This is the reverse of how Indian cities usually grow, and it is the entire point.

■ POWER + FIBRE

Underground power and ICT ducting through the zone.

■ THREE WATERS

Potable water with smart meters and leak detection, a recycled-water network, and effluent lines.

■ GAS

Piped natural gas ducting laid with the trunk network.

■ STORMWATER

Drains feeding a 6.5 km engineered canal, sized for the flood-prone Bhal.

All items reported per DICDL official interview, 2024. Solid on the ground, hatched in this book until independently verified.

A canal instead of a flood.

The Bhal floods. Dholera's answer is hydrological: a man-made stormwater canal with reservoirs, doubling as the city's waterfront.

6.5 km

ENGINEERED STORMWATER CANAL, ACTIVATION AREA

ROLE Stormwater discharge for a flat coastal plain that drains poorly.

SECOND ROLE Civic spine: the canal-front is the city's first public landscape.

Fifty million litres a day.

The Activation Area's water system is built and operating: treatment capacity of about 50 MLD, with service reservoirs, smart meters and leak detection on the network.

~50 MLD

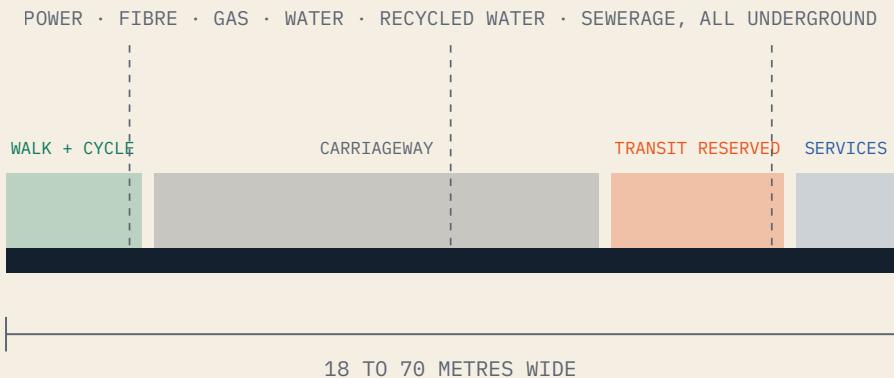
WATER TREATMENT CAPACITY, ACTIVATION AREA

RECYCLED LINE A separate recycled-water network serves industry, so treated wastewater does industrial duty.

THE UNKNOWNNS Desalination and long-range water sourcing for the full city: capacity and status unknown.

Anatomy of a Dholera road.

The 72 km internal network is the Activation Area's real product: wide corridors with walking and cycling lanes, a reserved rapid-transit strip, and every utility buried beneath.

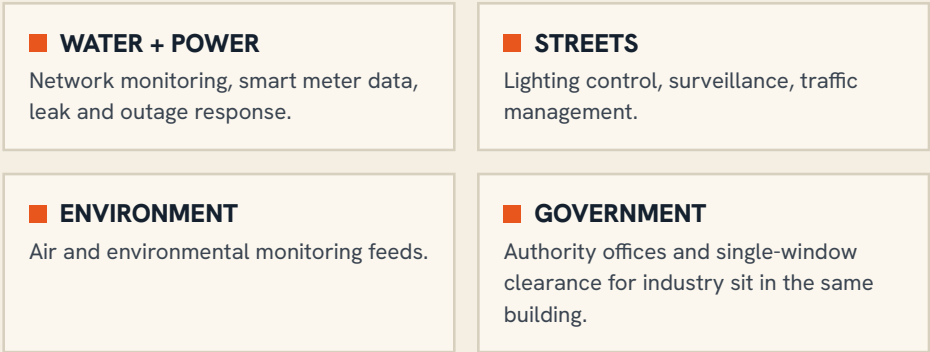


72 KM OF THIS, UNDER THE CITY'S SKIN

Cross-section schematic from reported specifications: 18-70 m widths, pedestrian and cycle lanes, reserved transit corridor.

The building that watches the pipes.

Inside the ABCD building sits the Integrated Command and Control Centre, the software layer of the smart city, reported operational.





The solar park at Dholera, photographed. About 300 MW is commissioned against a 1,000 MW sanctioned first phase and a 5,000 MW long-range target. Tata Power's plant alone stands 873,012 modules on 1,320 acres.

PHOTO: DSIRDA / DICDL official gallery (dholera.gujarat.gov.in) • STATUS: ~300 MW OPERATIONAL • VERIFIED JUL 2026

04

THE FAB

Rs 91,000 crore is the largest committed number in Dholera's story, and the reason the city stopped being hypothetical. What Tata is building, what died before it, and what a fab actually does.

- 033 The anchor number.
- 034 What the chips will do.
- 035 Fifty thousand wafers a month.
- 036 The node menu, deliberately mature.
- 037 Half the bill is policy.
- 038 The fab's clock.
- 039 The ghost of \$19.5 billion.
- 040 Jobs: the fab's two numbers.
- 041 A building at fifty percent.
- 042 The ASML handshake.
- 043 Who is actually building it.
- 044 The first stone, photographed.

The anchor number.

India's first commercial semiconductor fab is being built in Dholera by Tata Electronics with PSMC of Taiwan, approved by the Union Cabinet on 29 February 2024.

Rs 91,000 cr

~US\$11 BILLION · TATA SEMICONDUCTOR MANUFACTURING PVT LTD

VARIANT PIB's Fiscal Support Agreement note cites Rs 91,526 crore.
Both figures printed.

WHY IT MATTERS This is the one SIR-wide investment that is cabinet-approved, agreement-signed and physically under construction.

What the chips will do.

Not phone processors. The Dholera fab targets the chips that run power systems and screens, the unglamorous volume market.

■ POWER MANAGEMENT ICs

The chips that manage charging and power in devices and vehicles.

■ DISPLAY DRIVERS

The chips that light screens, from phones to dashboards.

■ MICROCONTROLLERS

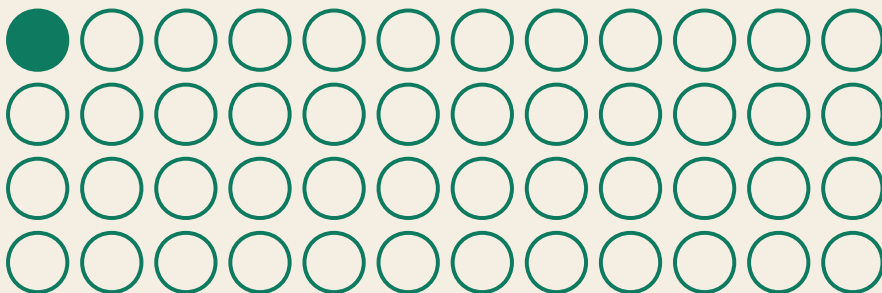
Small brains for appliances, cars and industry.

■ HIGH-PERFORMANCE LOGIC

Computing logic at mature nodes.

Fifty thousand wafers a month.

Approved capacity: up to 50,000 wafer starts a month on 300 mm wafers. Each wafer later becomes hundreds to thousands of chips.



Each circle is ~1,000 wafers of monthly capacity, approved scale, 300 mm each

UP TO 50,000 WAFERS A MONTH

The node menu, deliberately mature.

The fab's nodes are 28 to 110 nanometres. Not the bleeding edge, and that is the strategy: mature and specialty nodes are where volume demand lives.

110 NM

110

90 NM

90

55 NM

55

40 NM

40

28 NM • THE SMALLEST HERE

Bars proportional to nanometres. Smaller is more advanced; 28 nm is the most advanced node in scope.

Half the bill is policy.

Under the India Semiconductor Mission, the centre covers 50 percent of eligible project cost. The Fiscal Support Agreement was signed 5 March 2025.

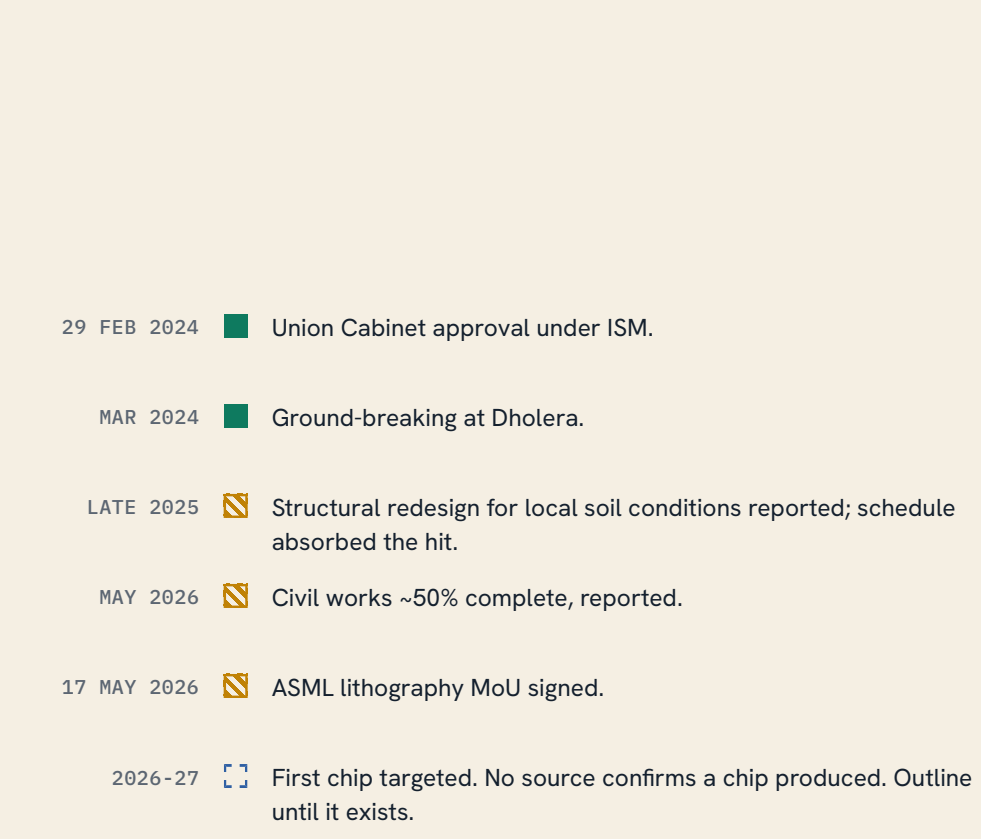


■ ISM FISCAL SUPPORT, ELIGIBLE COST ■ PROJECT / PROMOTERS

Support applies to eligible cost as defined in the agreement, not to every rupee of the headline figure.

The fab’s clock.

From cabinet approval to half-built shell in about two years, with one honest wobble in between.



SOURCE: PIB; company statements; press May 2026. VERIFIED JUL 2026.

■ APPROVALS
▤ PROGRESS
□ FIRST CHIP

The ghost of \$19.5 billion.

Before Tata there was Vedanta-Foxconn, and its collapse is the best lesson in reading Dholera news.

THE CLAIM

~~"A \$19.5 billion chip plant is coming to Gujarat" (2022)~~

MEASURED

It was an MoU, a JV project value. It never built anything. Foxconn withdrew on 10 July 2023.

THE LESSON An MoU is a press release. A cabinet approval with a signed fiscal agreement and civil works at 50 percent is a factory.

THE CONTRAST Tata-PSMC: approved 29 Feb 2024, agreement signed 5 Mar 2025, structure half-built May 2026.

Jobs: the fab's two numbers.

The approved project speaks of more than 20,000 direct and indirect jobs. The multi-fab vision speaks of 100,000. Different claims, different ink.

TATA FAB, DIRECT + INDIRECT



>20,000

MULTI-FAB VISION



~100,000

No independent employment census of the site exists yet.

A building at fifty percent.

As of May 2026, civil construction is reported around half done, after the late-2025 soil redesign.



 CIVIL WORKS REPORTED DONE, MAY 2026  REMAINING

Clean-room fit-out and tool move-in are the slow, expensive stages that follow concrete.

The ASML handshake.

On 17 May 2026, Tata signed a lithography MoU with ASML, the Dutch maker of the machines that print circuits onto wafers. For a mature-node fab, this is the key toolmaker relationship.

17 MAY 2026

ASML LITHOGRAPHY MOU, REPORTED

WHAT LITHOGRAPHY
IS

The printing press of chipmaking: projecting circuit patterns onto silicon.

CAVEAT

An MoU on tools is progress, not delivery. It wears hatched ink, remembering Plate 039.

Who is actually building it.

The names on the paperwork, in one place.

■ ENTITY

Tata Semiconductor Manufacturing Pvt Ltd.

■ PARTNERS

Tata Electronics with PSMC (Powerchip, Taiwan) as technology partner.

■ PROGRAMME

India Semiconductor Mission, Union Cabinet approval 29 Feb 2024.

■ FORMAT

300 mm wafers, mature and specialty nodes, up to 50,000 wafers a month.



Foundation stone ceremony for the Tata Electronics fab at Dholera, March 2024. Two years later the civil structure was reported half complete, with the first chip targeted for 2026-27. The target stays an outline.

PHOTO: DSIRDA / DICDL official gallery (dholera.gujarat.gov.in) • STATUS: UNDER CONSTRUCTION • VERIFIED JUL 2026

05

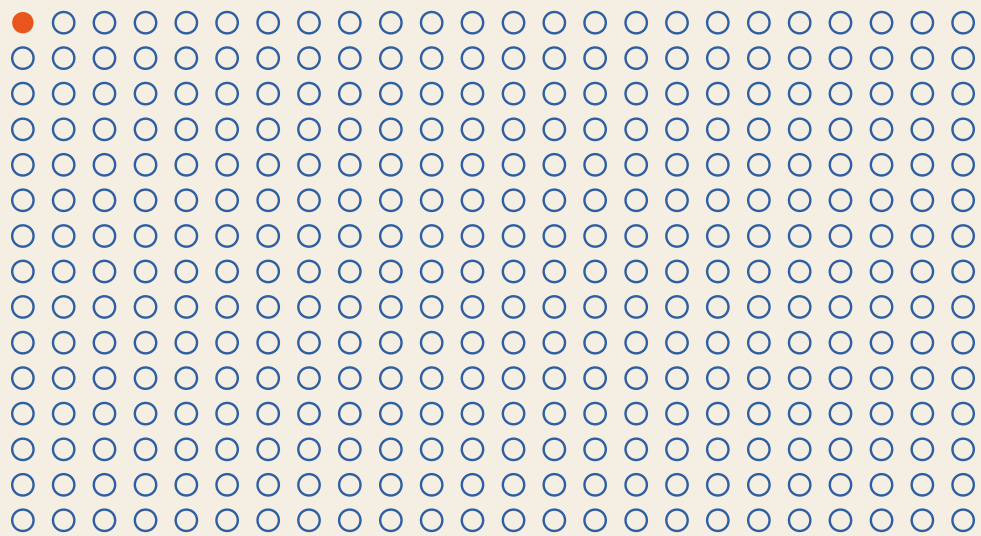
PEOPLE AND MONEY

The census that counted 2,779 people, the plan that promises a million, the taxes you will actually pay, and the 1930 morning when Dholera was already famous once.

- 045 The boldest number in the plan.
- 046 The village on the record.
- 047 The jobs ladder.
- 048 Ten planned industries.
- 049 What the whole thing costs: unknown.
- 050 The 5.9 percent on top.
- 051 The unit trap.
- 052 Six things that move a price.
- 053 April 1930: already famous once.
- 054 The 4,500-year-old neighbour.
- 055 The litigation years.
- 056 The administration, photographed.

The boldest number in the plan.

The last census counted 2,779 people in Dholera village. The plan’s end-state target is about one million. Each dot is one Dholera village of people. The orange dot is everyone counted in 2011.



360 dots x 2,779 = 1,000,440. No census has counted the SIR’s current population.

SOURCE: Census of India 2011; target per NICDC / promotional material, end-year stated 2040 or 2042. VERIFIED JUL 2026.

The village on the record.

Before the renders, Dholera is a real village with a real census page. These are its durable numbers.

2,779

PEOPLE, CENSUS 2011 ·
1,420 MALE, 1,359 FEMALE

576

HOUSEHOLDS

80.29%

LITERACY

NOT ON RECORD Taluka-level totals for the SIR footprint. The 22-village combined population is not reliably published.

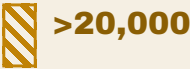
The jobs ladder.

Three employment numbers circulate. They are different species: one lapsed, one a project claim, one an end-state dream.

OLD 2020 ACTIVATION TARGET • LAPSED



TATA FAB CLAIM, DIRECT + INDIRECT



SIR-WIDE AT FULL DEVELOPMENT



Every figure a target or claim. Payroll counts do not exist publicly.

SOURCE: DSIRDA / NICDC promotional targets; ISM. VERIFIED JUL 2026.

 LAPSED
 CLAIM
 TARGET

Ten planned industries.

The official sector list, as published. Semiconductors and solar arrived first; the rest is zoning waiting for tenants.

■ MAKING THINGS

Electronics and semiconductors; heavy engineering; auto and ancillary; general manufacturing; metals.

■ STRATEGIC

Defence; aviation.

■ SCIENCE

Pharma and biotech; high-tech and emerging.

■ LAND TO TABLE

Agro and food processing; plus renewables in practice.

What the whole thing costs: unknown.

No reliable total exists for SIR-wide committed investment or projected GDP. Marketing decks fill this blank with big round numbers. This book leaves it blank.



- WELL-SOURCED
INSTEAD

Exactly one giant commitment: the Rs 91,000 crore fab.
Everything else is smaller, softer, or unpublished.
- WOULD SETTLE IT

A government-published cumulative investment register for the SIR.

SOURCE: absence verified against government and NICDC publications. VERIFIED JUL 2026.

UNKNOWN

FAB ONLY

The 5.9 percent on top.

Gujarat property costs on registration day: effective stamp duty 4.9 percent (3.5 basic + 1.4 surcharge) plus 1 percent registration.



■ STAMP DUTY EFFECTIVE ■ REGISTRATION

A registration-fee waiver for property solely in a woman's name is documented. A separate claimed 1% stamp-duty concession is NOT reliably corroborated; treat it as unverified.

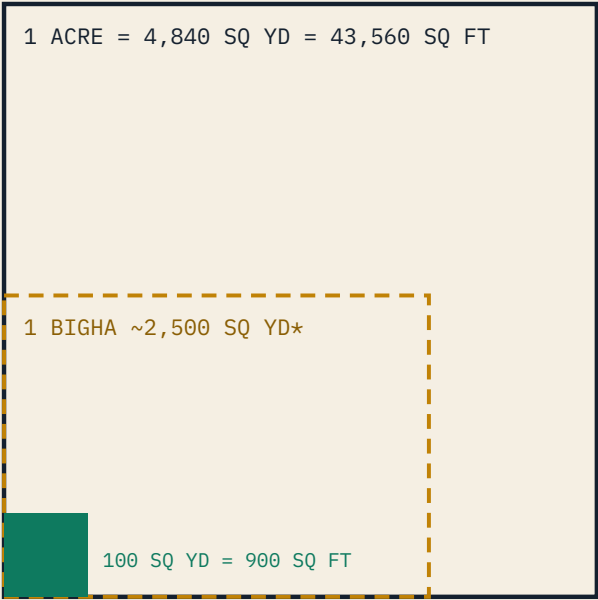
Budget 5.9 percent above the negotiated price before you sign anything.

SOURCE: Gujarat stamp duty and registration schedule, current at verification. VERIFIED JUL 2026.

■ RATES
□ CONCESSION CLAIM

The unit trap.

Dholera land is quoted in four units. Three convert exactly. One, the bigha, is a regional variable dressed as a standard, and it is where buyers get skinned.



1 sq yd
= 9 sq ft

*Gujarat
common use;
bigha is NOT
standardised,
varies by
region

Exact: 1 acre = 4,840 sq yd = 43,560 sq ft; 1 sq yd = 9 sq ft. Always confirm the local bigha in writing.

Six things that move a price.

No reliable Dholera price series exists, only broker quotes. What can be said honestly is the direction of the forces.

■ ACTIVATION PROXIMITY

Closer to the built 22.5 sq km zone commands more.

■ TP + FP STATUS

A sanctioned TP scheme and an allotted Final Plot number de-risk title.

■ N.A. STATUS

Non-agricultural land is buildable; agri land is a conversion bet.

■ CONNECTIVITY

Airport, expressway, central spine, and the promised rail each pull values toward them.

Any specific rupees-per-sq-yd figure you hear is a broker quote, not a market index.

April 1930: already famous once.

Dholera's port shore was a salt-satyagraha site days after Dandi. The smart city is the second time this coastline has carried national news.

6 APR 1930 ■ Gandhi breaks the salt law at Dandi.

6 APR 1930 ■ Amritlal Seth leads ~21 satyagrahis at Dholera.
Per Gujarati Vishwakosh.

~13 APR 1930 ■ Balwantrai Mehta leads a larger contingent.

THE SONGS ■ Poet Jhaverchand Meghani among the recruiters; his "Sindhudo" songs rallied volunteers.

A widely repeated "Ambubhai" leadership claim is unverified and is deliberately absent from this page.

The 4,500-year-old neighbour.

Lothal, the Harappan port with what the ASI calls the world's earliest known dock, sits about 36 km away. The world's newest planned port-city is rising beside one of its oldest.

~36 km

DHOLERA TO LOTHAL, COMMONLY CITED

EXCAVATED 1955-60 by the Archaeological Survey of India.

THE CLAIM "World's earliest known dock" is the ASI's characterisation, printed as attributed.

The litigation years.

Dholera’s land story includes farmers, courts and a stay order.
Skipping this chapter is how sellers write history; this book keeps it.

- 2011-15  Land transfer processes roll through the SIR villages.
- 2015  Gujarat High Court stays SIR land acquisition after farmer petitions.
- 2017  Business Standard finds only ~290 of 900+ sq km then secured, calling DMIC "a tale of abandonments and delays".
- SINCE  TP-scheme mechanics restarted the assembly; current secured extent is not published as one number.



The ABCD building: administration, business centre, and the Integrated Command and Control Centre in one structure, reported operational. On a ~9 hectare plot; LEED Gold design; the city's first address.

PHOTO: DSIRDA / DICDL official gallery (dholera.gujarat.gov.in) · STATUS: REPORTED OPERATIONAL · VERIFIED JUL 2026

06

THE RULES OF ENTRY

Twelve tools. No opinions, no forecasts, only process: the checks, papers and questions that separate a plot from a story. Every tool is derived from documented rules and documented traps.

- 057 The 60-second plot check.
- 058 RERA in four moves.
- 059 N.A. or nothing.
- 060 The title chain, in order.
- 061 The one-page truth serum.
- 062 The documented red flags.
- 063 "Assured returns," measured.
- 064 The visit, scripted.
- 065 The purchase file.
- 066 Six questions that end bad conversations.
- 067 The clock you are buying into.
- 068 The waterfront, photographed.

The 60-second plot check.

Six questions. Any seller worth your money answers all six in one minute.

1**GUJRERA number**

The project is registered and active on gujrera.gujarat.gov.in. No number, no conversation.

2**N.A. status**

The land is Non-Agricultural or inside an approved TP scheme. Agri land sold as "in the SIR" is the classic trap.

3**Plot identity**

A TP scheme and Final Plot number, not just a survey number on a brochure map.

4**Title chain**

Sale deed, mother deed, and a 30-year Encumbrance Certificate.

5**Revenue record**

The 7/12 extract and tax receipts match the person selling to you.

6**Ground truth**

Distance from the Activation Area, measured by a visit, not by the brochure.

ONE FAIL = WALK AWAY

RERA in four moves.

GUJRERA is the Gujarat Real Estate Regulatory Authority. Projects, including plotted developments, must register before marketing. Verification is free and takes minutes.

1**Open gujrera.gujarat.gov.in**

The official registry. Not the developer's screenshot of it.

2**Search the exact project name**

And the promoter's name. Mismatched names are an answer in themselves.

3**Read number + status**

Registration number valid, status current, project details matching what you were shown.

4**Keep a dated printout**

In your purchase file. Registries update; your evidence should have a date.

N.A. or nothing.

The single most documented Dholera trap is agricultural land marketed with SIR glamour.

THE CLAIM

~~"It is inside the SIR, so it is ready to build."~~

MEASURED

Location in the SIR does not make land buildable. Non-Agricultural status, or land inside an approved TP scheme, does.

THE RULE Agricultural land must be converted N.A. before legal construction. Land in an approved TP scheme is treated as N.A. by Gujarat rule; verify the scheme and its effective date.

THE TELL A seller who says "N.A. is just a formality" is describing your risk as their paperwork.

The title chain, in order.

Paper beats promises. Read the documents in this order and the story of the land tells itself.

1**Mother deed**

The origin document of ownership. Gaps here poison everything after.

2**Sale deed**

The current transfer instrument, matching the seller's name exactly.

3**30-year Encumbrance Certificate**

Shows mortgages, liens and claims across three decades. Order it yourself.

4**Tax receipts**

Paid up, in the seller's name, with no orphan years.

The one-page truth serum.

The 7/12 extract (satbara utara) is the revenue record of a parcel: who holds it, what it is, what burdens it carries.

7/12

THE EXTRACT TO DEMAND BEFORE ANY TOKEN MONEY

MUST MATCH The seller's name, the survey details, and the land classification you were promised.

IF IT DOES NOT You are not buying land. You are buying a dispute.

The documented red flags.

Four patterns recur in the record often enough to be listed as furniture.

■ AGRI DRESSED AS SIR

Agricultural land marketed as "in the SIR" without N.A. status.

■ FAR-OUT PLOTS

Parcels far outside the Activation Area sold on Activation-Area photographs.

■ NO RERA

Unregistered projects, or numbers that do not match the registry.

■ FOGGY TITLE

Sellers who cannot produce the chain from Plate 060 within a week.

"Assured returns," measured.

The phrase that funds the billboards.

THE CLAIM

~~"Guaranteed appreciation. Assured returns."~~

MEASURED

No government source guarantees appreciation anywhere in the SIR.
The phrase is a sales device, not an instrument.

THE RECORD This land market includes a 2015 High Court stay and a 2017 finding that most planned land was not yet secured. Markets with history do not come with guarantees.

THE TEST Ask for the guarantee in writing, on letterhead, with a counterparty who can be sued. Watch it evaporate.

The visit, scripted.

One day on the ground outperforms a month of brochures. What to actually do there.

1**Drive the distance**

From the Activation Area to the plot. Log the kilometres yourself; compare with the brochure's adjectives.

2**Stand on the parcel**

Confirm the plot on the ground matches the FP number and boundaries you were shown on paper.

3**Look at access**

Is there a real road to it, or a dotted line on a map dated next decade?

4**Photograph everything**

Date-stamped, wide and close. Your file, your evidence.

The purchase file.

One folder, six papers. If the folder is complete, you own land. If it is not, you own paper.

01 · SALE DEED + MOTHER DEED

The chain of ownership, complete.

02 · ENCUMBRANCE CERTIFICATE

30 years, ordered by you, not handed to you.

03 · 7/12 EXTRACT + TAX RECEIPTS

Revenue record matching the seller.

04 · RERA PRINTOUT + TP/FP PROOF

Registration page, dated; Final Plot allotment in a sanctioned scheme.

Registration-day arithmetic from Plate 050: budget 4.9% stamp duty + 1% registration above price.

Six questions that end bad conversations.

The plot check from Plate 057, rephrased as spoken questions. Honest sellers answer fast. The other kind change the subject.

■ "WHAT IS THE GUJRERA NUMBER?"

Then check it yourself, live, on the registry.

■ "IS IT N.A.? WHICH TP SCHEME, WHICH FP?"

Three answers, or none.

■ "CAN I SEE THE 30-YEAR EC AND 7/12?"

A week's patience here buys decades of peace.

■ "HOW FAR FROM THE ACTIVATION AREA, BY ROAD?"

A number, not a story about the future.

The clock you are buying into.

The master plan itself is a ~30 year drawing, phased to 2040 or 2042 depending on the source. Whatever your horizon is, the city's own horizon is printed here.

~30 years

THE PLAN'S OWN BUILD-OUT MATH, PHASE 1 TO PHASE 3

WHAT THAT MEANS Patience is not a virtue here, it is the architecture. The plan says so in its own phasing.

THE HONEST FRAME Anchors are real (Section 4), the envelope is an outline (Plate 001). Both are true at once.



Canal-front development in the Activation Area. The 6.5 km stormwater canal doubles as the city's first public waterfront. Infrastructure first, buildings later: that is the visible logic of the whole zone.

PHOTO: DSIRDA / DICDL official gallery (dholera.gujarat.gov.in) · STATUS: REPORTED BUILT
· VERIFIED JUL 2026

07

MYTHS, MEASURED

Eight claims you will hear in the first ten minutes of any Dholera pitch, each one weighed on the same scale as everything else in this book. Some survive. Most shrink.

- 069 "India's first smart city."
- 070 "920 square kilometres of city."
- 071 "Prices only go up here."
- 072 "The airport opens next year."
- 073 "Nothing is actually happening there."
- 074 "The largest node of the DMIC."
- 075 "A million people are coming."
- 076 "Buy now or miss it forever."

"India's first smart city."

The most repeated line in the marketing.

THE CLAIM

~~"Dholera is India's first smart city."~~

MEASURED

Imprecise. GIFT City holds the "first operational greenfield smart city" description. Dholera is the flagship greenfield industrial smart city of the DMIC, still under construction.

SURVIVES AS "One of India's largest greenfield smart-city projects", with "largest" flagged as promotional.

WHY IT PERSISTS "First" sells plots. "Under construction since 2009's Act" does not.

"920 square kilometres of city."

The biggest number in the brochure, doing the most work.

THE CLAIM

~~"A 920 sq km smart city, twice the size of Mumbai."~~

MEASURED

920 is the planning envelope. Urban-developable land is ~422 sq km, phased over ~30 years. The built zone today is 22.5.

THE NEST Plate 001 draws all four numbers to scale. Carry that picture into every sales office.

SIZE CLAIMS "Biggest in India / the world" is an unverified superlative and stays hatched.

"Prices only go up here."

Also known as: the graph with no y-axis.

THE CLAIM

~~"Guaranteed appreciation, this is Dholera."~~

MEASURED

No government source guarantees appreciation. No reliable public price series even exists to chart. Broker quotes are not an index.

DOCUMENTED INSTEAD

Real drivers (Plate 052) and a litigation history (Plate 055).
Direction arguments exist; guarantees do not.

THE INK RULE

A promise about the future is an outline. Always.

"The airport opens next year."

A sentence with a long career.

THE CLAIM

~~"The airport opens next year."~~

MEASURED

A recurring, slipping target across many years. Current reported status: ~80 percent works, operations targeted late 2026. Targeted, not achieved.

THE RECORD Dec 2025 target missed; Dec 2026 listed; Sept-Oct 2026 stated likely in July 2026. See Plate 016.

THE RULE This book will print the opening as solid ink when a scheduled flight lands, and not one page earlier.

"Nothing is actually happening there."

The skeptic's myth, and it fails measurement just as badly.

THE CLAIM

~~"Dholera is empty hype. Nothing is being built."~~

MEASURED

False by the documented record. A Rs 91,000 crore fab stands half-built. 300 MW of solar is metered. The expressway carries traffic. Trunk infrastructure exists.

THE HONEST MIDDLE Real anchors inside 22.5 sq km; outline everywhere else. Both the hype and the anti-hype die on the same page.

SEE Plates 013, 023, 033, 041.

"The largest node of the DMIC."

A claim this book itself must handle with tongs.

THE CLAIM

~~"Dholera is the largest node of the Delhi-Mumbai Industrial Corridor."~~

MEASURED

Node status is durable. "Largest" is a promotional superlative repeated widely, including by official sources, without a published comparative measure.

SURVIVES AS "A node of the DMIC, often described as its largest."

THE HABIT When a superlative has no table behind it, it wears hatched ink. Even a government one.

"A million people are coming."

The demographic promise, measured against the one census that exists.

THE CLAIM

~~"One million residents by the 2040s."~~

MEASURED

A promotional end-state target. The last actual count on this ground is 2,779 people, Census 2011, Dholera village. No census has counted the SIR since.

THE PICTURE Plate 045: one orange dot of counted humans, 359 outlined dots of promise.

NOT A PREDICTION This book does not say the million will or will not come. It says only one of the two numbers exists.

"Buy now or miss it forever."

The oldest sentence in real estate, wearing a smart-city badge.

THE CLAIM

~~"Last chance. Prices double after the airport opens."~~

MEASURED

Urgency is a sales device. The plan's own arithmetic runs to 2040/42, with most of the land still an outline. Scarcity claims and a 30-year build-out cannot both be true.

DOCUMENTED CLOCK Plate 067. The master plan is the counter-argument, published by the city itself.

WHAT IS ACTUALLY SCARCE Verified, N.A., TP-allotted, RERA-registered parcels near the Activation Area. Scarcity of paperwork, not of land.

08

THE HONEST BLANKS

Eight numbers this book refuses to invent. Every blank is printed with what exists instead, and what document would settle it. If a seller fills any of these blanks with confidence, you have learned something about the seller.

- 077 TP3 and TP4: how big?
- 078 The zoning percentages.
- 079 The 22 villages, by name.
- 080 What the airport costs, in total.
- 081 Total money into the SIR.
- 082 How many people live there now.
- 083 What the expressway toll costs.
- 084 The tunnel that may not exist.

TP3 and TP4: how big?

Four of six town-planning schemes have reported areas. Two do not.

TP3 + TP4 AREAS

NOT RELIABLY SOURCED

WHAT EXISTS	TP1 ~51, TP2 ~102, TP5 ~75, TP6 ~67 sq km, all reported. All six draft schemes reported sanctioned.
WOULD SETTLE IT	The DSIRDA Final Development Plan PDFs, which carry scheme-level tables.

SOURCE: absence verified against available DSIRDA material.
VERIFIED JUL 2026.

 UNKNOWN

The zoning percentages.

What share of the city is industrial, residential, green? Qualitatively known, quantitatively unpublished outside planning PDFs.



WHAT EXISTS The zone types: industrial, residential, mixed-use, recreation and tourism, Knowledge and IT.

WOULD SETTLE IT The Final DP land-use table, digitised. Until then, any pie chart you see is decoration.

SOURCE: DSIRDA Final DP referenced, table not reliably extracted. VERIFIED JUL 2026.

 UNKNOWN

The 22 villages, by name.

The SIR was formed from 22 villages of Dholera taluka. The count is durable. A verified full list of names is not publicly settled.

THE VERIFIED LIST OF 22

NOT RELIABLY SOURCED

WHAT EXISTS	The count (22), the taluka, and several frequently named villages in circulation.
WOULD SETTLE IT	The SIR gazette notification or TP notifications naming every village.

SOURCE: count per SIR records; full named list not reliably sourced. VERIFIED JUL 2026.

What the airport costs, in total.

Two contracts are public. The consolidated bill is not.



WHAT EXISTS	Civil works ~Rs 636.45 cr (Varaha); terminal EPC ~Rs 333 cr (Jan 2024). Plate 018.
WOULD SETTLE IT	An AAI or DIACL consolidated project cost disclosure.

Total money into the SIR.

The headline every deck wants, and the one no government register publishes.



- WHAT EXISTS

One cabinet-approved anchor: Rs 91,000 cr (fab). Solar programme money per CEA. Road and rail costs per project.
- WOULD SETTLE IT

A DSIRDA/NICDC cumulative committed-investment register with definitions.

How many people live there now.

The censused number is fifteen years old. Everything current is an estimate with a salesperson attached.

CURRENT SIR POPULATION

NOT RELIABLY SOURCED

WHAT EXISTS Census 2011: 2,779 in Dholera village. Worker populations on sites: uncounted publicly.

WOULD SETTLE IT The next census, or a published DSIRDA resident-worker count.

What the expressway toll costs.

The road is reported open. What it costs to drive is not reliably published at verification date.

TOLL RATES

NOT RELIABLY SOURCED

WHAT EXISTS	FASTag tolling planned per NHAI practice; the road reported operational since 31 Mar 2026.
WOULD SETTLE IT	The NHAI toll notification for the corridor, with rates by vehicle class.

The tunnel that may not exist.

A walkable common utility tunnel stars in promotional videos. Official confirmation is absent. Two cousins, district cooling and desalination, share its status.

UTILITY TUNNEL · DISTRICT COOLING · DESALINATION

NOT RELIABLY SOURCED

WHAT EXISTS Promotional renders and repetition. The documented reality is buried ducting, Plate 027.

WOULD SETTLE IT A DICDL technical specification or tender naming the tunnel and plants.

09

THE LONG CLOCK

Ninety-six years in ten plates: a salt march, a stalled decade, a dead memorandum, and the twenty months in which Dholera finally became measurable.

- 085 The century, in one line.
- 086 2009: the paper year.
- 087 2013-2016: announcement to instrument.
- 088 2015-2017: the stay years.
- 089 2018: the park on paper.
- 090 2022-2023: the dead memorandum.
- 091 2024: the year it got real.
- 092 2025: money signed, metal counted.
- 093 2026: the arrival year, so far.
- 094 The posted future.

The century, in one line.

This coastline has carried national news twice, ninety-six years apart.

- APR 1930 ■ Salt satyagraha at Dholera port shore.
- 1955-60 ■ ASI excavates Lothal, ~36 km away.
- 2009 ■ Gujarat SIR Act; DMIC programme announced.
- 2016 ■ DICDL incorporated: the city gets its builder.
- 2024 ■ Tata fab approved and ground broken.
- 2026 ■ Expressway reported open; airport reported ~80%.

2009: the paper year.

Dholera's legal DNA was written in one year, twice.

■ GUJARAT SIR ACT, 2009

The statute that creates Special Investment Regions and the authority structure over them.

■ DMIC, 2009

The Delhi-Mumbai Industrial Corridor programme takes shape, with Dholera as a flagship node.

Everything since, every authority, plan and acronym, hangs off these two documents.

2013-2016: announcement to instrument.

A political announcement is not a company. It took three years to get one.

2013 ■ The Modi-era announcement makes Dholera the DMIC showcase.

2011-15 ■ Land transfer processes roll through the villages, seeding later litigation.

28 JAN 2016 ■ DICDL incorporated: Gujarat 51 percent, NICDC Trust 49. The city has a balance sheet.

2015-2017: the stay years.

The chapter the brochures skip, printed at full size.

2015 ■ Gujarat High Court stays SIR land acquisition after farmer petitions.

2017 ■ Business Standard: only ~290 of 900+ sq km then secured.
The same piece calls DMIC "a tale of abandonments and delays."

AFTER ▣ TP-scheme mechanics, rather than blunt acquisition, restart the land assembly.

2018: the park on paper.

The solar park was approved around April 2018. It took roughly seven years to put the first ~300 MW on the meter.

~APR 2018

DHOLERA ULTRA-MEGA SOLAR PARK APPROVED

THE ARC Approval 2018; 1,000 MW Phase-I sanctioned; ~300 MW commissioned by the CEA's Sept 2025 report.

THE MORAL Even the fastest-moving Dholera asset ran on a seven-year clock. Calibrate accordingly.

2022-2023: the dead memorandum.

The Vedanta-Foxconn year is Dholera's cautionary tale, kept here so it stays learned.

SEPT 2022 ■ Vedanta-Foxconn MoU with Gujarat, widely cited at ~\$19.5 billion JV value.

10 JUL 2023 ■ Foxconn withdraws. Nothing was built.

THE RESIDUE ■ A permanent lesson in the difference between a memorandum and a machine. See Plate 039.

2024: the year it got real.

Twelve months in which Dholera acquired an anchor tenant and an airport terminal contract.

JAN 2024  Airport terminal EPC awarded, ~Rs 333 crore.

29 FEB 2024  Union Cabinet approves the Tata-PSMC fab: Rs 91,000 crore.

MAR 2024  Fab ground-breaking at Dholera.

SOURCE: PIB; contract awards per press. VERIFIED JUL 2026.

2025: money signed, metal counted.

The quiet year: agreements inked, capacity recorded, one redesign absorbed.

- 5 MAR 2025  Fiscal Support Agreement signed for the fab; PIB cites Rs 91,526 crore.
- SEPT 2025  CEA quarterly report records 1,000 MW sanctioned, ~300 MW commissioned at the solar park.
- LATE 2025  Fab structural redesign for soil conditions reported; the schedule bends, does not break.

SOURCE: PIB PRID 2108602; CEA Sept 2025. VERIFIED JUL 2026.

 SIGNED + RECORDED
 REDESIGN

2026: the arrival year, so far.

Twenty weeks in which the drive shortened, the train was cleared, and the toolmaker shook hands.

- 31 MAR 2026  Ahmedabad-Dholera Expressway reported inaugurated by the Prime Minister.
- 13 MAY 2026  Semi-high-speed rail reported cleared by CCEA: ~Rs 20,667 crore, target 2030-31.
- 17 MAY 2026  Tata-ASML lithography MoU.
- 14 JUL 2026  Airport reportedly ~80 percent complete, operations targeted Sept-Oct 2026.

The posted future.

Every major target currently on the record, drawn in the only ink targets get.

SEPT-OCT 2026  Airport operations begin.

2026-27  First chip out of the fab.

MAR 2027  Solar Phase-I balance: 700 MW.

~2030  Solar park at 5,000 MW.

2030-31  Semi-high-speed rail complete.

2040/42  Phase 3 build-out of the full envelope.

Edition 02 of this book will move whichever of these earned solid ink, and say plainly which did not.

10

METHOD AND SOURCES

How the book was built, how sources were ranked, and where every number came from. This section exists so you never have to trust us: you can check us instead.

- 095 How sources were ranked.
- 096 The three inks, formally.
- 097 Why this edition exists.
- 098 Bibliography: the official record.
- 099 Bibliography: company and press.
- 100 The promise.

How sources were ranked.

Four ranks. A number's ink can never outrank its source.

■ RANK 1 · GOVERNMENT + STATUTORY

DSIRDA, NICDC, PIB, CEA, GIDB, GUJRERA, Census. Eligible for solid ink.

■ RANK 2 · COMPANY PRIMARY

Tata, Tata Power, ASML statements about their own projects. Solid for their own facts, hatched for superlatives.

■ RANK 3 · NAMED, DATED PRESS

Business Standard, national dailies, trade press. Hatched ink, with the date printed.

■ RANK 4 · REFERENCE + WIKI

Background and cross-checks only. Never the sole source for a printed number.

The three inks, formally.

The legend from the front of the book, restated as rules you can hold us to.

■ SOLID = BUILT

Exists on the ground or in law, per Rank 1-2 sources. Wrongly solid ink is a correctable error: tell us.

■ HATCHED = REPORTED

Stated, dated, unverified independently. Most of 2026's good news lives here, honestly.

■ OUTLINE = TARGET

The future. No fill until real. No exceptions, including targets we privately expect to land.

■ DOTTED = UNKNOWN

Not reliably sourced. Printed as a blank, never estimated. Section 8 is made of these.

Why this edition exists.

Between the Dholerapedia books of early 2026 and this one, five measurable things changed. This book exists because the ground moved.

- MAR 2026



The expressway opened to traffic, reportedly. The oldest objection to Dholera retired.
- MAY 2026



Rail cleared; fab civil hit ~50 percent; ASML signed.
- JUL 2026



Airport reported at ~80 percent, with a stated operations window.
- THE FORMAT



Readers of the earlier books asked for less prose and more proof. This book is that request, taken literally.

Bibliography: the official record.

Rank 1 sources behind this book's solid ink.

GOVERNMENT + STATUTORY

dholera.gujarat.gov.in/about_us · DSIRDA Final DP (dholera.gujarat.gov.in/finaldp/15)

nicdc.in, Dholera SIR node pages · gidb.org/activationareadsir

PIB PRID 2108602 (ISM fiscal support, Tata fab) · CEA Solar Parks quarterly report, Sept 2025

gujrera.gujarat.gov.in (RERA registry) · Census of India 2011, Dholera village Gujarati Vishwakosh, Dholera Satyagraha entry

PHOTOGRAPHY

DSIRDA / DICDL official gallery (dholera.gujarat.gov.in/gallery), editorial use with credit

Wikimedia Commons: Sarvajani Puralekh, CC BY-SA 4.0 (airport work-in-progress)

Bibliography: company and press.

Rank 2 and Rank 3 sources behind the hatched ink, with the flags this book carries against them.

COMPANY PRIMARY

tata.com/newsroom (first Indian fab, Dholera) · tataelectronics.com (TEPL-PSMC)
tatapower.com (300 MW Dholera commissioning)

PRESS, NAMED AND DATED

Business Standard (Foxconn exit, Jul 2023; DMIC delays, 2017)
Swarajya (DICDL official interview, 2024) · Tom’s Hardware (ASML-Tata MoU, May 2026)
National press, Mar-Jul 2026 (expressway, rail CCEA, airport status)

REFERENCE, CROSS-CHECK ONLY

Wikipedia entries: Dholera SIR, the airport, the expressway, the solar park,
GIFT City, Lothal

STANDING FLAGS

Airport dates: targets only · 220 km/h rail speed: single-sourced · expressway
cost: scope-conflicting
Solar 300 MW reconciliation: open · woman-buyer stamp concession: uncorroborated

The promise.

This book's only forecast is about itself.

EDITION 02

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