

Dholera 2047

FREE INVESTOR REPORT

2047 OUTLOOK

The Dholera 2047 Outlook

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

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

The Dholera 2047 Outlook

An honest 2026 status report

This is where Dholera actually stands, with every figure labelled. Durable means an achieved, official fact. Reported means credible press or an announcement. Target means a stated goal, not a guarantee.

Expressway	DONE (reported). 109 km, opened 31 March 2026, about 40 minutes.
Airport	BUILDING. About 80% July 2026 (reported); ops target Sept to Oct 2026.
Tata + PSMC fab	BUILDING. Rs 91,000 crore (durable); about 50% civil 2026 (reported); first chip 2026-27
Solar park	PARTLY LIVE. About 300 MW commissioned of a 5,000 MW target.
Semi high-speed rail	CLEARED. Approved May 2026 (reported); target 2030-31.
Region	920 sq km planned; about 422 sq km urban-developable; roughly 30-year phased build.

Anchors that are actually confirmed

- Tata Electronics with PSMC: the Rs 91,000 crore fab, under construction (durable commitment).
- Tata Power: about 300 MW of solar commissioned toward a 5,000 MW target.
- Government backing: dual Gujarat and central ownership through DICDL (durable).

The risks a sales call skips

- Timelines slip. Targets for the airport, fab and rail are goals, not guarantees.
- Land is illiquid. A projected value only counts if you can find a buyer when you want to exit.
- Most of the region is still farmland and future TP schemes, not finished city.
- No official body guarantees appreciation, and broker per square yard prices are unverified.

What to watch over the next 24 months

- Airport opening and first commercial flights.
- First chip out of the Tata fab and the jobs that follow.
- Real end-user demand, not just plot resale between investors.
- Progress on the semi high-speed rail and any expressway extension.

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