

PHASE - 1 & 2



A Right Choice For Your
Big Dreams

Our Company Overview

It's been 12 glorious years since SHAGUN GROUP has been credited to be Gujarat's Premier Real Estate Company. At SHAGUN BUILDERS AND DEVELOPERS, we strongly believe in "Promise, only if you can deliver". Our Ethos remains Quality, Trust and Commitment. For over last three decades we remain committed in delivering the highest quality living space solutions, and are creating the most efficient facilities for our clients, from the conception of a project through construction, operations and maintenance. Our strong values, long term vision and financial independence have enabled us to thrive throughout the economic ups and downs since its inception. We continuously strive to remain in trend with current day construction technology, exploring and selecting new materials and adapting new sustainable building methods. Our land bank investments are meticulously planned keeping in mind the future dynamics of the market. Uncompromising focus on customers and total commitment to safe delivery are the hallmarks of our business. Core Verticals: Real Estate, Construction, Infrastructure, Corporate Leasing, Hospitality.

WE ARE DEALING IN



What is Dholera SIR ?

Dholera Project is probably one of the biggest that Indian government has ever visualized. A project that shall be twice the size of Mumbai and six times that of Shanghai. As the challenges of urbanization were constantly on the rise, it had become imperative for India to come up with a solution that can combat the adverse situation. The most effective solution to the issue seemed to be development of a 100 smart cities spread across India; Dholera SIR Project being the first one. The Dholera project encompasses an area of 920 square kilometers and is being developed in the state of Gujarat. The dream project of Mr. Modi, Dholera SIR Project took birth long before he became the Prime Minister of India. The city shall be made up of uncompromised infrastructure and state of art technology. Dholera Project shall be a home to millions of people in search of affordable housing and thousands of companies looking for a place to establish and expand their businesses. The proximity that Dholera SIR Project shares with the DMIC corridor makes the location even more desirable making it a potential global trading and manufacturing hub. To support further, the connectivity of the region has been well planned and connects it through roads, rail, metro, highway and air to all important cities of the world. Undoubtedly, the Dholera Project is the perfect initiative to combat urbanization issues and a key investment option for all sort of investors.



LAYOUT

Phase 1



AMENITIES



Electricity



24 Hour Water Facility



RCC Roads



Every Plots Boundaries



Attractive main entrance gate

with all basic amenities



AMENITIES

- Attractive Main Entrance Gate
- Children Play Area
- Rain Water Harvesting
- 24 Hour Water Facility
- RCC Road
- Garden
- Decorative Entrance Lobby
- Every Plots Boundaries
- Electricity
- Fire Fighting

LAYOUT Phase 2

SUSTAINABILITY



WATER AND WASTE WATER SYSTEM

Zero waste discharge by treating 100% of the waste water generated to tertiary standards for non-potable and industrial use. Smart metering and SCA have been implemented to minimise loss.

SOLID WASTE MANAGEMENT

Provisions are in place for 100% collection of solid waste and recycling of biodegradable solid waste to be treated for use as compost and to generate energy.

STORM WATER MANAGEMENT AND RAIN WATER HARVESTING

Systems are in place to capture and utilise storm water runoff and the rain water harvesting system is implemented through an open earthen canal, which will allow aquifer recharge and reuse of water for irrigation.

POWER MANAGEMENT

24/7 uninterrupted power supply provided. Smart grid, smart metering and monitoring have been deployed to minimise any loss. A 5,000 MW solar park, one of the largest in the world will be developed in Dholera.

SMART UTILITIES - KEY FEATURES

RECYCLED WATER

- > 10 MLD Sewage Treatment Plant
- > 20 MLD Common Effluent Treatment Plant
- > 81 km Recycled Water Pipeline
- > 32 km Sewage Collection Line
- > 66 km Industrial Effluent Collection
- > Intelligent network
- > 24 x 7 supply
- > 100% Waste Water Recycling
- > Zero Discharge
- > 100% Waste Water Collection
- > Real Time Information
- > Maximize use of Recycled Water

SOLID WASTE MANAGEMENT

- > Twin Bin System
- > 25 TPD Segregation Plant
- > Leaf Composter
- > 30 TPD Bio-Methanation Plant
- > 2x25 TPD Incinerators
- > 717 TPD E-Waste Facility
- > Integrated Land Fill Site of 28 ha
- > Recycling
- > Scientific Land Fill
- > Segregation at Source
- > Waste to Energy
- > Centralized system

CONNECTIVITY INFRASTRUCTURE



RAIL

- > MRTS is planned, which will connect DSR with Ahmedabad
- > Dedicated Freight Corridor (DFC) is 1.5 hours from DSR
- > Dholera Railway Station proposed in DSR



AIR

- > Work is underway on the Dholera International Airport, which is located only 7 km from the northern boundary of DSR
- > Environment Clearance from MoEF and site clearance from MoCA have been obtained for developing the Dholera International Airport
- > Bhavnagar Domestic Airport and Ahmedabad International Airport are 2 hours from DSR



ROAD

- > Currently, a 4-lane State Highway connects Ahmedabad to Dholera SIR
- > A dedicated 6-lane access controlled expressway connecting Ahmedabad & Dholera is under implementation and will be completed by 2020 by NHAI under the Bharatmala project



SEA

- > Pipavav is the closest port to DSR, which is approximately 200 km away
- > Pipavav has a range of cargo handling capabilities such as Containers, Bulk, Capital Goods, Liquid, Gas, etc.
- > DSR is also well-connected to the major ports of Mundra and Kandla via rail and road

SOCIAL INFRASTRUCTURE



Dholera's design includes amenities to cater to the health, safety, educational, entertainment, cultural and spiritual needs of inhabitants, and they have been strategically located to provide safe and easy access.

From neighbourhood & farmers' markets to dedicated zones for awkers; dispensaries to emergency services with quick response time; petrol pumps to electric vehicle charging stations; taxi and auto rickshaw stands to bicycle parking public toilets to spaces for public art and cinema halls to religious facilities; education infrastructure ranging from early childhood education to Anganwadis to integrated schools; from colleges to skill development centers; Dholera has it all.

Connecting Dholera



Connecting Dholera



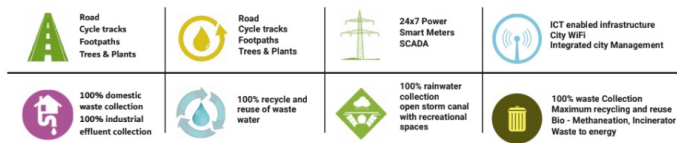
Connecting Dholera



Connecting Dholera



Smart Infrastructure (Plug and Play Model)



Smart Infrastructure (Roads & Services)



- Road design based on IRC
- Future proofed (Dig-Free Development)
- LED street lights
- RoW -18 to 70 m -> 4 & 6 lane roads
- Expected completion Sept'19

KEY FEATURES

Roads - 72 kms	Roads 300 lane kms	Integrated Signal System
Dedicated Cycle track	Shaded (Green) Pedestrian Pathways	Traffic Management
Emergency Management	Safe City Security & Surveillance	Real Time Information

Ahmedabad-Dholera SIR : MAP

