





SHAGUN GROUP

MOST TRUSTED BUILDERS & DEVELOPERS IN DHOLERA SIR

KALASH RESIDENCY PROJECT BY SHAGUN GROUP



DHOLERA SIR

Dholera Special Investment Region (DSIR) is a greenfield industrial city planned and located approximately 100 km South West of Ahmedabad, in Gujarat. Dholera spans approximately 920 sq km and encompasses 22 villages of the Dholera Taluka in the District of Ahmedabad. It is envisaged to be larger than Ahmedabad and is strategically located between the industrial cities of Ahmedabad, Baroda, Rajkot and Bhavnagar.

Of the total 920 sq km area, Dholera's immediate city development area is approximately 22 sq km and will be operational by the end of 2019. The entire city is expected to be developed by 2042. It is envisaged to be a world-class destination with excellent infrastructure and a self-sustaining ecosystem with industries being the major economic driver.

The city will provide opportunities for setting up of manufacturing units that will be supported by excellent connectivity via road, rail, air and sea.

Advantage of Investment in Dholera SIR

- 1. Price appreciation :** the development of Dholera will be ongoing till 2040 so the scope of appreciation is very high.
- 2. Rental Income :** Due to high job creation, there will be a major demand for a residential property so the plot owner will be able to get good rent.
- 3. Job Business Opportunities :** There will be multiple opportunities for job/business seekers in upcoming largest smart city of India so you can have job/business at Dholera.
- 4. High Quality of Life :** Dholera smart city has the unique concept of live-work-play so the quality of life would be on a par with other smart cities.
- 5. Major USP of Dholera Smart City :** The dawn of a new city with Excellent Connectivity is here Let's usher in a new era of.





CONNECTIVITY INFRASTRUCTURE



RAIL

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



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 NHA1 under the Bharatmala project



AIR

- Work is underway on the Dholera International Airport, which is located only 7 km from the northern boundary of DSIR
- 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 DSIR



SEA

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



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 TPY E-Waste Facility
- Integrated Land Fill Site of 28 ha
- 100% Collection
- Recycling
- Scientific Land Fill
- Segregation at Source
- Waste to Energy
- Centralized system



MARKET FOCUS



Defence



Electronics



Pharma & Bio Tech



Textiles



Manufacturing



Auto & Auto Ancillaries



Aerospace and MRO



MSME Clusters



Heavy Engineering



Agro and Food Processing
(no farming considered)



Solar Manufacturing

let's start the journey with dholera...

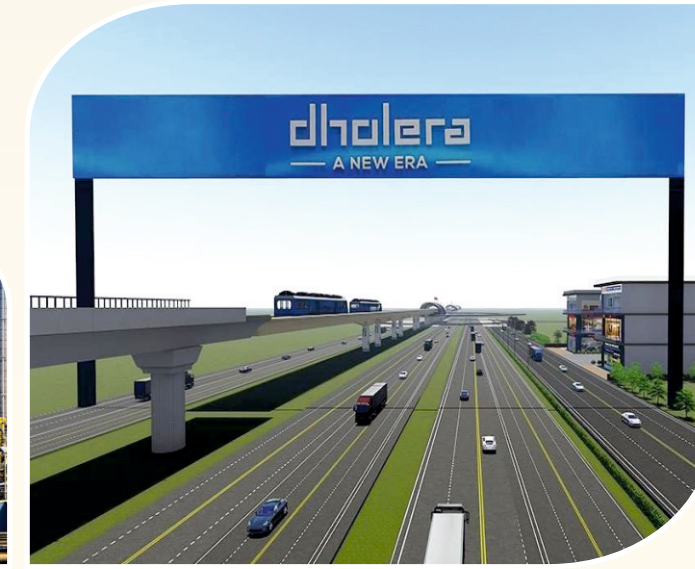


PROJECT AMENITIES

Attractive Main Entrance Gate | 24 Hour Water Facility | RCC Road | Garden | Children play area

Rain water harvesting | Fire fighting | Decorative entrance lobby | Electricity

Every Plots Boundaries





Key of smart living

WE ARE DEALING IN



RESIDENTIAL



COMMERCIAL



INDUSTRIAL



WEEKEND VILLA



HOTEL & RESORTS



AGRICULTURAL
LANDS



NA, NOC TITLE
CLEAR LANDS



HEAD OFFICE ADDRESS

801, Shivalik Satyamev, Near Bopal Junction,
S.P.Ring Road, Bopal, Ahmedabad - 380058



www.dholerashaguncity.com



Site Office ADDRESS

Dholera Pipli highway near Gogla patiya



Dholerashaguncity@gmail.com

FOR MORE INFORMATION CALL US ON **+9198098 20620**