



Key of smart living



Corporate Office :

A/S 23,24,43,44, S/F. Amrapali Mall,
Nr. Bopal Circle, S.P. Ring Road,
Bopal, Ahmedabad-380058.

M : 7878009474

Email : dholerashaguncity@gmail.com

Website : www.dholerashaguncity.com

SHAGUN AIRPORT CITY

"The Home You've dreamt of
is now a reality"

SHAGUN GROUP

SHAGUN BUILDERS & DEVELOPERS is an organization promoted and managed by highly experienced group of people with expertise in the fields of real estate, Property consultant & finance supported by a full-fledged team of operations, marketing, customer support, technology and finance professional, with hard work enterprising honest approach towards commitment, climbing, step by step, the mountain of success.

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.

WE ARE DEALING IN

We know that the business of India has just begun due to which, we spend noticeable time and energy thinking about the needs and demands of the future. When we develop land, we do it with a vision of what tomorrow needs today. We never begin a project without a firm understanding of the development market, its population growth, ecological and climatic impact & changes and environment-friendly

BEST OPPORTUNITY TO INVEST IN DHOLERA SIR BECAUSE....

1. This is dream of our honorable pm Shri Narendrabhai Modi to make Dholera like Shanghai and better than Singapore & Hongkong. It will be doubled than Delhi in size.
2. There will be metro rail project, international airport and India's first 10 lane express highway.
3. Dholera SIR will be identity of not only Gujarat but of India.
4. Dholera SIR will be joint venture of the Central and Gujarat Government.
5. Metro Rail, DMIC (Delhi Mumbai Industrial Corridor).
6. Dholera Port.
7. Blackbuck Sanctuary.
8. Golden Opportunity to invest where world's top companies i.e. Reliance (Work in Progress), ABCD Tower (Work in Progress), L&T (Work in Progress) and Cadila are taking Shape.
9. Airbus has signed a Memorandum of Understanding (MOU) for establishing its unit shortly.
10. The management of Dholera SIR will be done by Gujarat Infrastructure Development Board.

Our Mission

- To build strong relationships with our employees, our Customers & Alliance Partners.
- To be in the top 50 property solutions provider companies in India.
- To provide Highest Quality service by ensuring highest distributor retention in industry.
- Every Distributor will be contacted by us at least one per Quarter Embrace technology to optimize efficiencies.
- To be able to offer to the distributor from one point all leading sector by 2015.
- To achieve the return in investment required by our distributor / Franchise on continuing basis.

Our Vision

We will be India's most respected and admired property & financial services brand. We will achieve this by demonstrating the highest levels of integrity, delivering consistently superior performance and creating value for our employees, customers, alliance partners and the community we work and live in.

11. It is taking shape with the help of MOU done with the Government of Japan-Korea and big organizations with Gujarat Government and also got the clearance by The Indian Government (as per 06-01/2009's special investment act-2009).
12. UK's Halcrow Company will design dholera sir as per international standard.
13. Thermal power plant of 4000 megawatt is taking shape in Dholera SIR in order to meet the need of electricity.
14. The Government has also approved the ambitious Gandhinagar-Ahmedabad metro rail project which will connect Dholera.
15. The Gujarat Government has also acquired 75000 acre land to shape updated high-tech city in Dholera.
16. An international cargo airport (as per 2013-14 budget) spread over an area of 1800 hector land with all the facilities is taking shape in Dholera.
17. It will be the first high-tech city as per the standard of Singapore which connects Ahmedabad, Baroda, Surat, Rajkot and Bhavnagar.
18. India's first 250 meter means 800 feet wide 10 lane highway is taking shape which connects Ahmedabad-Dholera-Bhavnagar. It will connect Dholera through Ahmedabad.
19. Under the Delhi-Mumbai Industrial Corridor, out of only 3 cities Gujarat's only one city and out of 9 cities fast developing Dholera SIR has been declared under early bird project by the Central Government. Where industries will get the special benefits from Central and State Government. As per Forbes list it is one of the fast developing city out of 12 cities in the world.
20. One can get special return from investment here than investment in bank mutual fund or any other investment.



DHOLERA SIR OVERVIEW

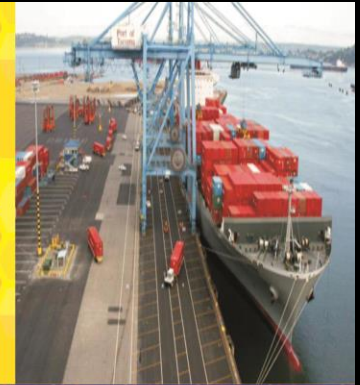
Dholera Greenfield International Airport

- ▶ Airports Authority of India (AAI) has prepared the Feasibility Report, DPR & EIA.
- ▶ The site can accommodate two runways of 2910m and 4000m
- ▶ MOEF&CC has issued Environment Clearance for the Project site.
- ▶ Ministry of Defence has given No Objection for construction of Airport.
- ▶ Ministry of Civil Aviation has granted the Site Clearance.
- ▶ Received In-Principle Approval from the Ministry of Civil Aviation, GoI in January 2016.
- ▶ Delhi Mumbai Industrial Corridor Corporation Ltd. has been offered equity in DIACL
- ▶ The project will be developed in PPP Mode adhering to the guidelines of the Greenfield Airport Policy of GoI.

Dholera Port

The residents of Lothal, an Indus Valley settlement in Gujarat, lived a prosperous life, dealing in gold, jewellery and shipbuilding. The port town is a milestone in ancient Indian history, but, today, the only remnants of the once prosperous community are brick walls and a few precious beads in a museum.

Current status of Dholera Port And Special Economic Zone Limited is - Active



DMIC (Delhi Mumbai Industrial Corridor)

- ▶ 1483 Kms. between Political Capital (Delhi) & Business Capital (Mumbai).
- ▶ Passing through the Six States UP, Delhi NCR, Haryana, Rajasthan, Gujarat & Maharashtra
- ▶ Gujarat - 38% Indicates
- ▶ 62% of the total area of Gujarat covered
- ▶ 18 out of 26 District within the influence Area
- ▶ Major cities on DMIC: Ahmedabad, Vadodara, Surat
- ▶ 1/3rd of total investment will be in Gujarat
- ▶ Estimated employment: 8 lacs
- ▶ Gujarat's ports to cater to foreign & hinterland markets
- ▶ World class connectivity between the Ports, nodes & DFC
- ▶ Six logistics parks being developed along the DFC



Dholera Metro Train Project

Dholera Metro Rail Project. A proposal to develop a high speed metro rail that shall pass through Ahmedabad-Dholera-Gandhinagar was submitted under the DMIC master plan.

This elevated metro project shall be built in two phases spanning 61.55 kilometers and 38.45 kilometers respectively. The first phase shall connect Ahmedabad to Gandhinagar and the second phase shall connect Ahmedabad to Dholera. Since the project is supposed to have a long gestation period, it has been put on fast track by the state government and is one amongst the early bird projects.



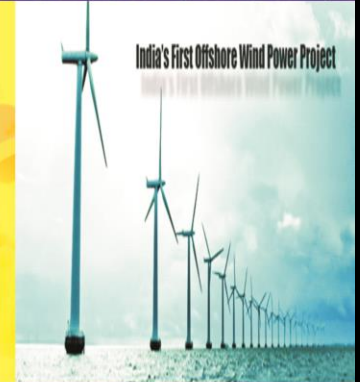
6 Lane And 10 Lane Express Highway

The proposed road would serve as central spine for Ahmedabad-Dholera SIR. It is decided that initially the road will be four lane with six lane structure. It could be access controlled.

The road is supposed to connect the Ahmedabad city on one hand and Dholera and Bhavnagar ports on the other side. It is envisaged that the new industry cluster to be developed along the spine would considerably benefit with central linkage. It will also act as catalyst to other developments in the region in general and that of SIR in particular. This is also a part of master plan submitted to central govt. for DMIC road connectivity. This is approved by the central govt.

Dholera Thermal power plant

Dholera Power Plant is a proposed 1,600 megawatt (MW) coal plant of Gujarat State Electricity Corp in Gujarat state, India. The map below shows the location of Dholera village, Ahmedabad district, India but not the exact location of the project. In April 2013 the company put out consulting bids for Thermal Power Plant. In a thermal power plant, steam is produced and used to spin a turbine that operates a generator. Shown here is a diagram of a conventional thermal power plant, which uses coal, oil, or natural gas as fuel to boil water to produce the steam.



India's First Offshore Wind Power Project

Kalpasar Dam

The Kalpasar Project envisages building a 30 km dam across the Gulf of Khambat in India for establishing a huge fresh water reservoir for irrigation, drinking and industrial purposes. A 10 lane road link will also be set up over the dam, greatly reducing the distance between Saurashtra and South Gujarat.

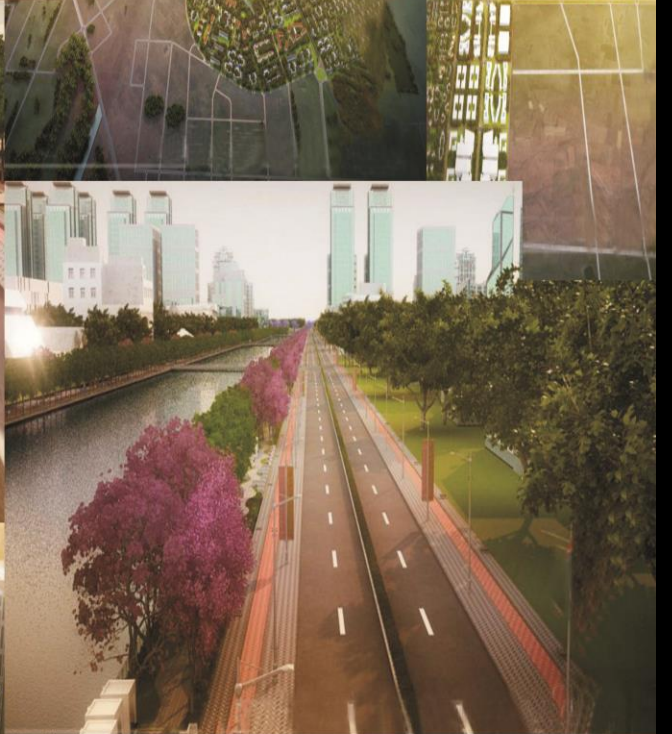
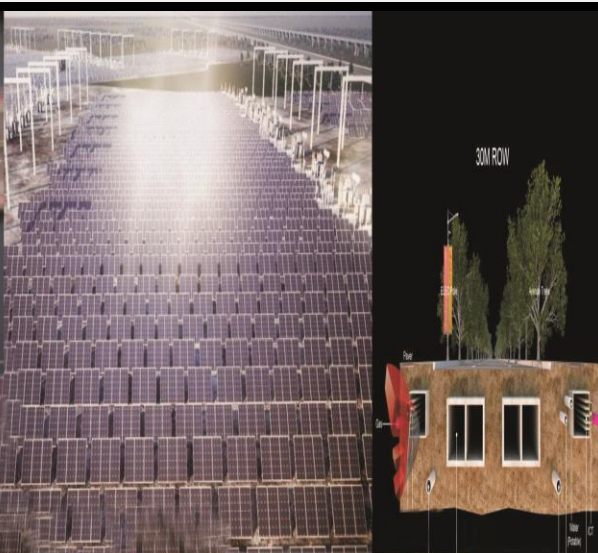
On implementation of Kalpasar project the fisheries development will take place both in fresh as well as salt-water lakes. The project provides for infrastructure investment to support two large major Carps hatcheries.

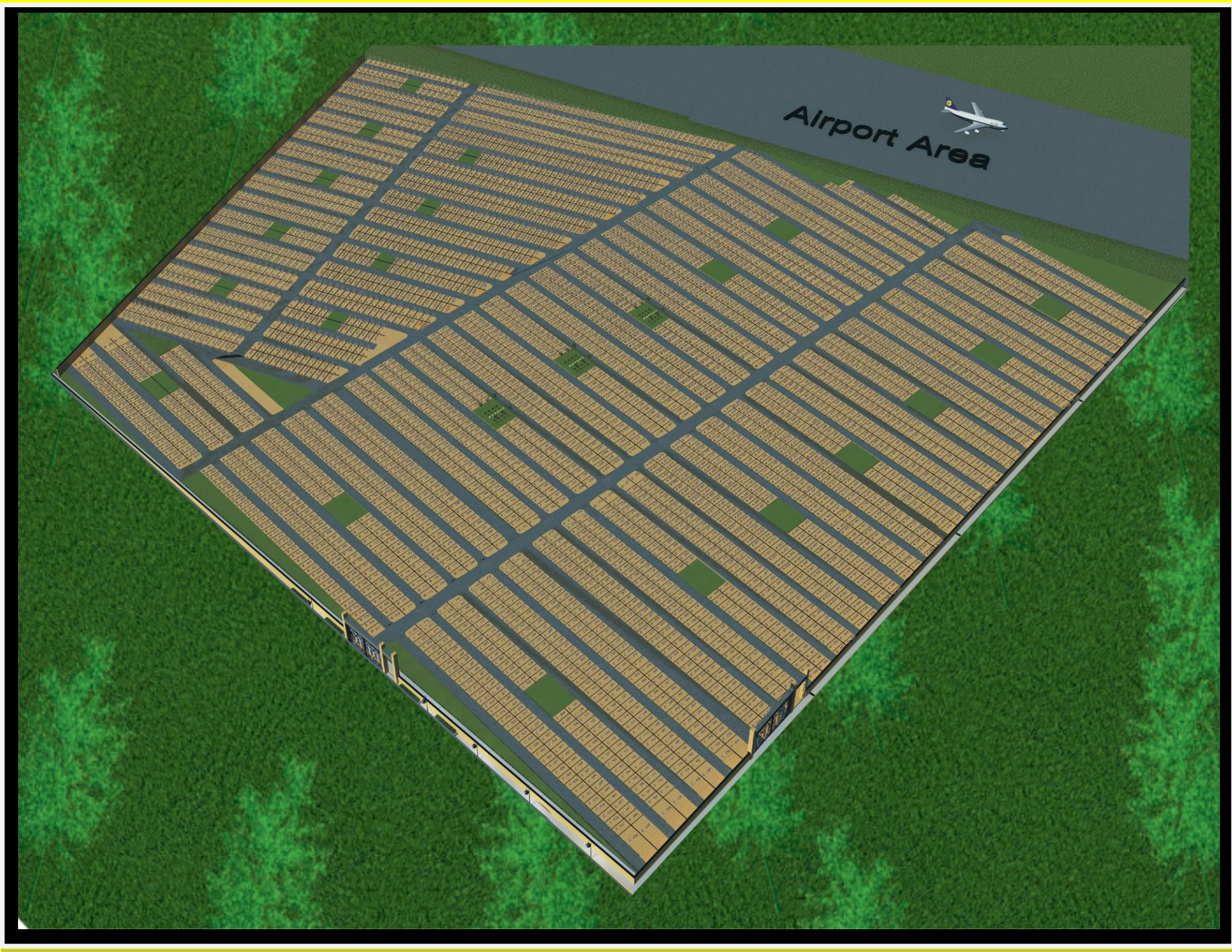


Administrative Cum Business Centre for Dholera (ABCD)

The ABCD building is located west of the expressway within the knowledge and IT land use. The site is located such that it is visible from the expressway and is located close to the area which will be first developed within the overall DSIR. The nine hectare site is strategically located within the parcel on a civic axis opening a vista towards a large green space.

The ABCD site is directly connected to the 55m arterial road which leads to the expressway. The site will accommodate the offices of the development agencies along with a command and control centre and a skill development centre in a total built-up area of 36,000sqm. The building for the Regional Development Authority (RDA) is envisaged to be a LEED GOLD rated building with facilities to accommodate the entire staff required by the RDA for the city of Dholera.





Airport Area