



# Anjani

*Residency*



# 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.

Core Verticals: Real Estate, Construction, Infrastructure, Corporate Leasing, Hospitality.

## WE ARE DEALING IN

- ◆ Residential
- ◆ Commercial
- ◆ Industrial
- ◆ Hotel and resort
- ◆ Agricultural lands
- ◆ N.A.N.O.C title clearance

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

## 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.

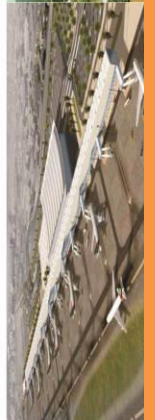
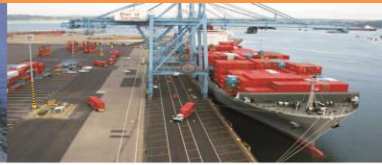
To achieve the return in investment required by our distributor/Franchise on continuing basic.

## 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.

## 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.
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 megavolt 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 investments.



# ANJANI RESIDENCY LAYOUT PLAN

## Highway

MOJE = KASHINDRA  
NEW SUR. NO=57



Design by  
SHALESH PATEL  
REGD. ARCHT. ENGINEER  
#10, NARODI, RAJCOVA  
#mail: shaleshpatec40@gmail.com

**TP No.1**  
Ambli, Kadipur, Bhadiad & Gogla

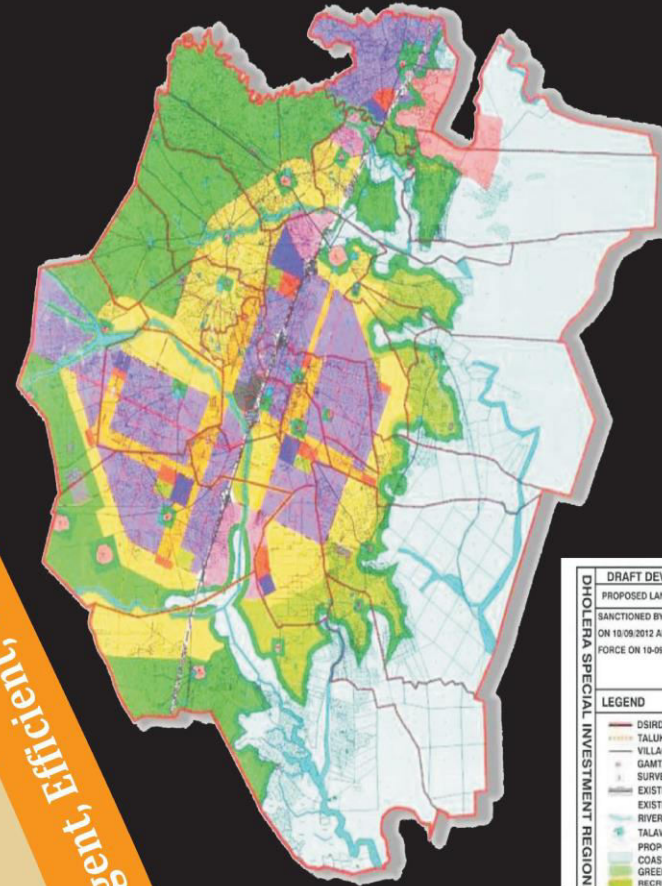
**TP No.2**  
Kadipur, Bhadiad Gorasu, Otaria, Sandhida, Dholera, Mundi, Bhimtalav & Rahattalav

**TP No.3**  
Sodhi, Sangasar, Panchi, Sandhida, Mundi, Dholera, Otaria & Cher

**TP No.4**  
Dholera, Mundi, Panchi, Bhangadh, Hebatpur, Zankhi, Mahadevpura & Sandhida

**TP No.5**  
Panchi, Bavliyari, Sodhi, Sangasar & Hebatpur

**TP No.6**  
Zankhi, Bayallyari, Bhangadh, Mingalpur & Hebatpur



**DRAFT DEVELOPMENT PLAN**  
PROPOSED LAND USE PLAN : 2010-2040  
SANCTIONED BY APEX AUTHORITY (GIDB)  
ON 10/09/2012 AND CAME INTO  
FORCE ON 10-09-2012

**LEGEND**

- DSIRDA BOUNDARY
- TALUKA BOUNDARY
- VILLAGE BOUNDARY
- GAMTAL
- SURVEY NUMBER BOUNDARY
- EXISTING STATE HIGHWAY
- EXISTING ROADS
- RIVER / CANAL
- TALAV / LAKE
- PROPOSED ROADS
- COASTAL REGULATION ZONE
- GREEN SPACE
- RECREATION SPORTS AND ENTERTAINMENT ZONE
- TOURISM: RESORTS
- VILLAGE BUFFER
- AGRICULTURE
- STRATEGIC INFRASTRUCTURE
- CITY CENTRE
- LOGISTICS
- HIGH ACCESS CORRIDOR
- RESIDENTIAL
- SOLAR PARK
- PUBLIC FACILITIES ZONE
- KNOWLEDGE AND I.T.
- INDUSTRIAL

N  
NOT TO SCALE

DHOLERA SPECIAL INVESTMENT REGIONAL DEVELOPMENT AUTHORITY, GANDHINAGAR DSIRDA

*Dholera Sir Intelligent, Efficient, Connected and Robust Infrastructure*



**Corporate Office:**

**801 Shivalik Satyamev near bopal approach brts,  
S.P Ring Road, Bopal Ahmedabad 380058**

**7878009474**

**[dholerashaguncity@gmail.com](mailto:dholerashaguncity@gmail.com)**

**[www.dholerashaguncity.com](http://www.dholerashaguncity.com)**