

DHOLERA Smart City



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Since 2010

TOUCHING NEW HEIGHTS



Gujarat

Dholera SIR
(Special Investment Region)

1st Smart City
of INDIA

building lives!
MAGNANIMOUS
INFRASTRUCTURE PRIVATE LIMITED

100% CARPET AREA
NA-NOC-Title Clear Plots
NO SUPER BUILT UP = NO COMPROMISE

IMMEDIATE REGISTRATION

PREMIUM PLOTS & VILLA

GIRED CREDIT

Dholera, The Gold Mine of Opportunities



Dholera S.I.R.

First Smart city of India.

To create

An economically and Socially balanced, New Age Greenfield Industrial Smart City with world-class Infrastructure Sustaining a High quality of LIFE.

Becoming a global Manufacturing hub.

Creating employment opportunities for skilled and Unskilled Workforce.



ACTIVATION AREA



RIVERFRONT



ABCD BUILDING

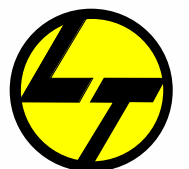
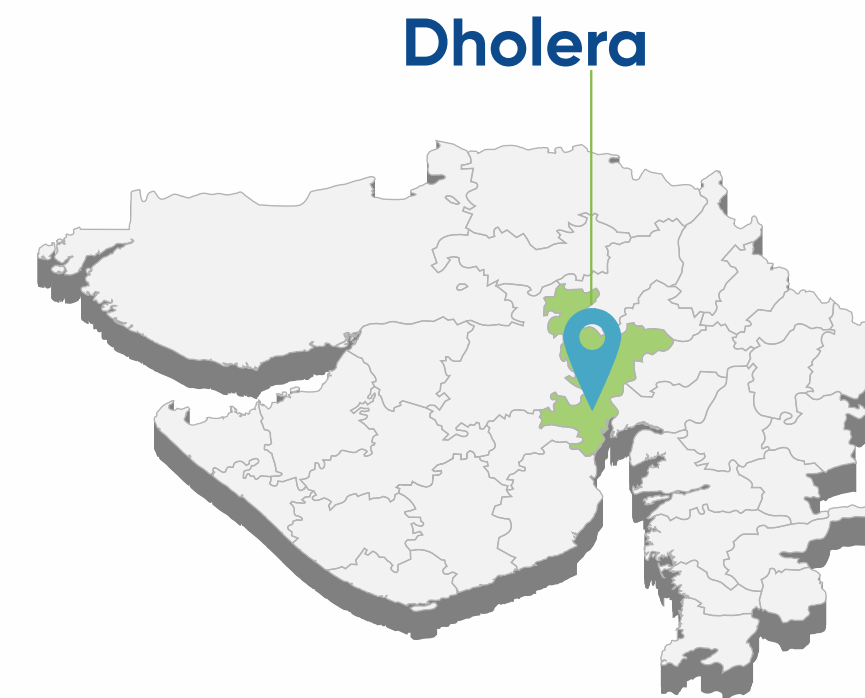


SOLAR PARK

Dholera, The first Industrial Smart City

An opportunity awaits to a place which is to be called as "Global Manufacturing and Trading Hub. I.e. The engine of economic resurgence of the country, supported by world-class Infrastructure

A Focus, towards Creating and enabling environment that may attract retail and big time global Investors across the world.





Own a plot, villa

HOSPITAL



EDUCATION HUB

MAGNANIMOUS
Greenz3

MAGNANIMOUS
Greenz

MAGNANIMOUS
Greenz2

CADILA



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building lives!
MAGNANIMOUS
INFRASTRUCTURE PRIVATE LIMITED

FEDRA TO PIPLI
PREMIUM RESIDENTIAL ZONE

BOOKING
OPEN

100% Carpet Area
No Super Built-up

140 to 450 Sq. Yards.

Secure your Future....

An exclusive Premium Residential plots & villa scheme that actually endeavour to be a Perfect lush green living space that not only fosters co-existences with nature but also delivers the highest returns on your Investment.



Amenities



CLUB HOUSE



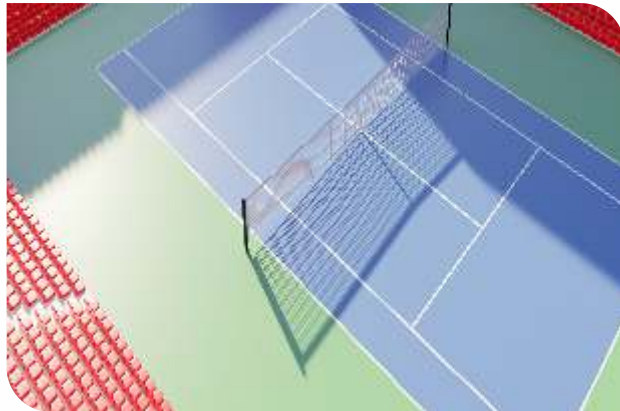
RESTAURANT



SWIMMING POOL



INDOOR GAME



BADMINTON COURT



24 X 7 SECURITY



CCTV SECURITY



THEATER



GYM



CHILDREN PLAY AREA



LIBRARY



SENIOR CITIZEN SEATING AREA



TEMPLE



PARTY LAWN



GARDEN CAFETERIA



24 X 7 WATER & ELECTRICITY



ABCD Building



100% Carpet Area
No Super Built-up

120 to 300 Sq. Yards.

Near ABCD Building



100 MW Solar Plant



Hotel Gallops



Ahmedabad - Dhandhuka State Highway -1

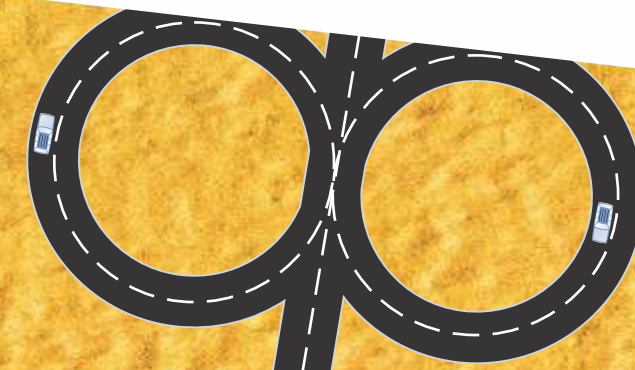




SITE LAYOUT PLAN (100% Carpet Area)

- NA NOC Title Clear Project.
- Project on 6 lane Highway.
- 10 Mins. from Proposed International Cargo Airport.
- Vastu compliant Plots.
- Plot size ranging from 140 Sq.Yrds to 555 Sq.Yrds.

Pay cheques to be issued in the favour of
PEGASUS INFRASPACE LLP



Metro

Proposed Land
* For Jain Temple



Jogging Track



Cricket Pitch



Children Play
Area

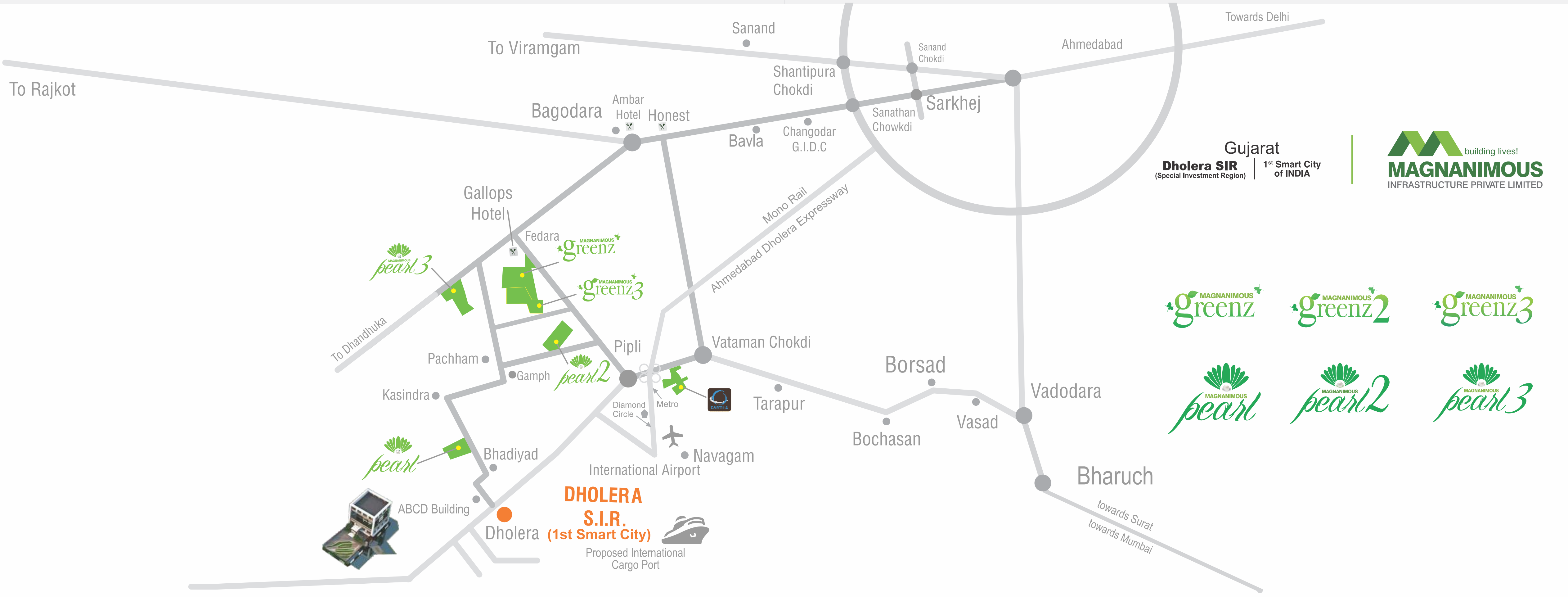


NORTH



International
Airport





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Testimonial



Hon'ble Prime Minister Shri Narendra Modi “Dholera will be the new Gate Way Of India & Would be developed on Shanghai Model”



Hon'ble Union Minister Shri Piyush Goyal “Dholera SIR is the first platinum-rated industrial smart city in India”



Gujarat Govt. Makes provisions of 122.26 Capital Contribution to Dholera Airport.



Hon'ble Chief Minister Gujarat, Shri Bhupendra bhai Patel
“95% of the work of phase I at Dholera SIR has been completed and it will soon be ready for investments from the global ecosystem”



Date 2024-01-19 Gujarat-based company to build Rs. 333 Cr integrated terminal, ATC Tower for Dholera Airport Dholera Airport: Yashnand Awarded Terminals Construction Contract, and start by Jan. 2024



Tata Group to build a semiconductor factory in Dholera: N Chandrasekaran at Vibrant Gujarat Summit
THE ECONOMIC TIMES. 10 Jan, 2024



Grew Energy to set up solar component unit in Gujarat's Dholera for Rs 3,800 cr
THE ECONOMIC TIMES. 12 Jan, 2024

Why Magnanimous Infrastructure Private Limited

Details	Magnanimous	Others
Area	Carpet	?
Title	NA, NOC, Title Clear	?
Land Ownership On Paper	Yes	?
Possession	Yes	?
Development On Site	On Going	?
Previous Experience	Since 2010	?
Construction Permission acquired	Yes	?
Locations	Main State Highway Touch Premium Residential Zone	?
Legal Water & Electric connection	Yes, Through IFP	?
FSI	1.2	?
Security	24 X 7	?
Mutation (7/12) of Clients	Yes	?
Resale Assistance	Yes	?
Inside TP	No Development Permissions & hence No Appreciation	?
Club House	Yes	?
Modern Amenities	Yes	?