



SR GROUP
BUILDING VALUES

Viramgam: Gujarat's Growth Hotspot

1. Viramgam is fast emerging as a catalyst for Gujarat's economic growth.
2. Located in Ahmedabad district, it is strategically placed between Sanand, Becharaji, and Vithalapur – the state's strongest auto-manufacturing cluster.
3. With robust infrastructure, expanding industries, and government-backed policies, Viramgam is now a prime destination for investment and housing demand.

Key Upcoming Development

- **Ayodhya Global Tech City** – 1,100-acre integrated smart township.
- **Mascot Industrial City** – 385-acre mega industrial hub.
- **Ayodhya Industrial Park (Vithalapur)** – cluster for manufacturing and logistics.
- **Maruti Suzuki (Becharaji)** – operational plant plus upcoming EV production facility.
- **Honda Two Wheelers** – manufacturing strength with over 2.6 million units annually.
- **JETRO-backed initiatives** – Japanese investments in auto & sustainable technologies



Viramgam Snapshot



Population (2011 Census): ~55,581



Estimated 2025 Population: ~80,000



Area: 19 sq. km | 7 Wards



Work Participation: 89%



Literacy Rate: 84%




Households: ~12,000



Strategic Location: Near Adani Dry Port &


Ahmedabad International Airport

Key Factors Driving Real Estate Growth in Viramgam

 **Government Push:** ₹640 Cr investment under Gujarat Semiconductor Policy (2022–27) for auto & semiconductor ecosystem.

 **Road Expansion:** Six-lane widening of Shantipura–Khoraj stretch (₹800 Cr project).

 **Rail Connectivity:** Viramgam Junction – major passenger & freight hub.

 **Strategic Location:** Close to Adani Container Terminal (Dry Port) & Ahmedabad Airport.

Viramgam

Major Connectivity and Linkages

Road Connectivity

NH-47 connects Viramgam to major cities like Raikot, Jamnagar and Dwarka among others.

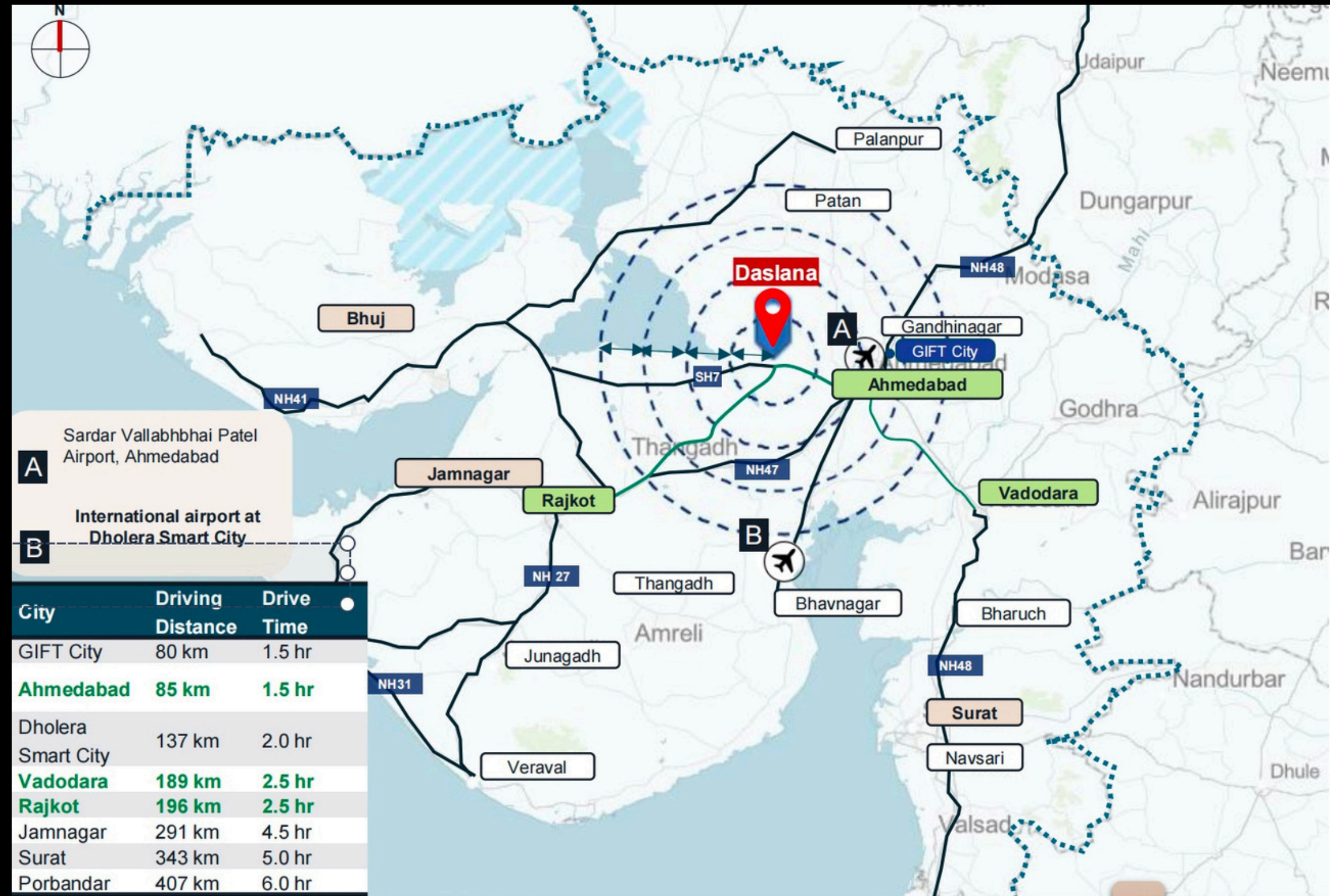
Rail Connectivity

Viramgam taluka has the advantage of a Broad-Gauge railway network

Airport Connectivity

The closest major airport is Sardar Vallabhbhai Patel Airport at 70 kms, 1.5 hours

U/C Dholera International Airport located at 115 kms, 2.hours



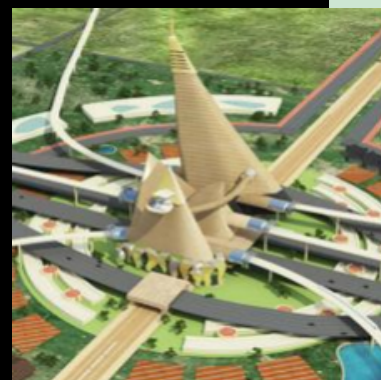
Gujarat: Destination for Global Investors



Mega Solar Park
India's largest 5,000 MW solar project
~120 mins from site



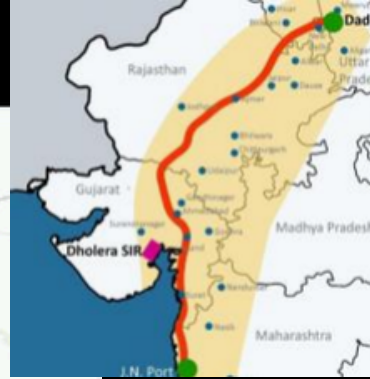
GIFT City
India's 1st IFSC & multi-services SEZ
~90 mins from site



Dholera SIR & Airport
India's 1st Greenfield Smart City & SIR
~120 mins from site



Sanand, Ahmedabad
Upcoming Micron semiconductor plant;
major auto, engineering & FMCG hub
~60 mins from site



DMIC & DFC
Industrial & Freight Corridor, driving
new industrial hubs
~60 mins from site



Greenfield Ports
Gujarat Govt. reviving 2 major ports
~180 mins from site



Mandal Becharaji SIR
Hub for Maruti Suzuki, Honda 2-
wheelers & 100+ auto firms
~30 mins from site



Major Development & Infrastructure Projects



“At the heart of Gujarat’s industrial belt – between Viramgam, Vithalapur, Becharaji & Sanand.”



Ayodhya Global Tech City (1,100 acres)

Integrated township with residential, commercial & industrial zones.
Inspired by Dubai Smart City, Global City Gurgaon & Jurong Innovation District.

Self-sustaining ecosystem for industries & housing.



Sanand

Ahmedabad's major industrial hub with 500+ units in auto, FMCG, pharma & engineering.

Sanand GIDC (2,500 hectares) located on Sanand–Viramgam Highway, near Tata Nano plant



Mascot Industrial Township (385 acres)

Integrated township: industrial + commercial + residential.

Focus on logistics, warehousing, light manufacturing.

Near Maruti Suzuki (Becharaji) & Honda Two Wheelers (Vithalapur).



Ayodhya Industrial Park

Hi-tech hub for logistics, warehousing & light manufacturing

Strategically located near Maruti Suzuki (Becharaji) & Honda Two Wheelers (Vithalapur)



Automotive Industry Focus

The Viramgam–Becharaji corridor is one of Gujarat's leading auto–industrial hubs.

Home to Maruti Suzuki, Honda Two Wheelers, and 100+ auto component manufacturers.

Backed by JETRO and global industry investments.

TRANSFORMATIVE INFRASTRUCTURE INITIATIVES



AIR

**Dholera International Airport
(Fedara International Airport)**

Investment (USD)
258,000,000

Completion By
31-Dec-2026

Investment (USD)
258,000,000



RAIL

Mumbai Ahmedabad Bullet Train Project

Total Length -508 KM

12 Stations
8 Gujarat
4 Maharashtra

**Operational
Speed**
320 Km/hr

Time
2.07 hr (Limited stops)
2.58 hr (All stops)

Joint SPV: Centre + Gujarat + Maharashtra

**First rail-level slab completed at Boisar Station
Targeted opening by 2028**



ENERGY

730 MW Solar Park at Charanka, Gujarat

Total Area: 1,897 Ha
Infrastructure Zone: 282 Ha
Project Zone: 1,615 Ha

Gujarat Solar Park” is a pioneering project in India’s renewable energy sector, bringing together a large cluster of solar power generation units at a single location.

TRANSFORMATIVE INFRASTRUCTURE INITIATIVES

DHOLERA SMART CITY

India's first Greenfield Smart City under DMIC.

- Spread over 920 sq. km with world-class planning & infrastructure.
- Proposed International Airport nearby to boost connectivity.
- Attracting investments in IT, electronics, defense & solar energy.
- Planned as a self-sustaining global business hub



GIFT CITY (GANDHINAGAR)

India's first International Financial Services Centre (IFSC).

- Multi-services SEZ with tax & regulatory benefits.
- Hub for Banking, Fintech, Insurance & Global Markets.
- Attracting MNCs, global banks & financial institutions.
- Positioned as India's gateway to international finance.

Welcome ●

To a limited edition island living:
A waterside paradise surrounded by serenity.



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An aerial photograph showing a wide river flowing through a landscape of agricultural fields. The fields are a mix of green, brown, and tan, indicating different stages of crop growth or harvest. A road runs parallel to the river on the right side. The word "Water" is written in large, bold, white lowercase letters across the center of the image. A small yellow circle is positioned to the right of the letter 'r'.

Water

Island



Limited edition



Chapter 1



Designed by Architect Apurva Amin and the grandeur of villas comes the magnificent clubhouse spread across 11000 square meter, that offers you amenities beyond imagination.

**No. of Units: 100 Villas
3 & 4 BHK Luxurious Villas
Average Plot Size: 1000 Sq. Yards
Construction Size: 270 Sq. Yards to 500 Sq. Yards**

**Amenities:
Club House, Infinity Pool, Movie Theatre,
Multi Cuisine Restaurant, Children Play Area,
Box Cricket, Pickle ball, Open air theatre**



THE WATERSIDETM

SR Group proudly unveils its second luxurious plotted development **The Waterside**.



spanning
4,50,000 Sq. Yards

THE **WATERSIDE**™



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A Nature- Integrated Living Experience

This project is uniquely positioned between two serene water bodies, enhancing its natural appeal and tranquility.



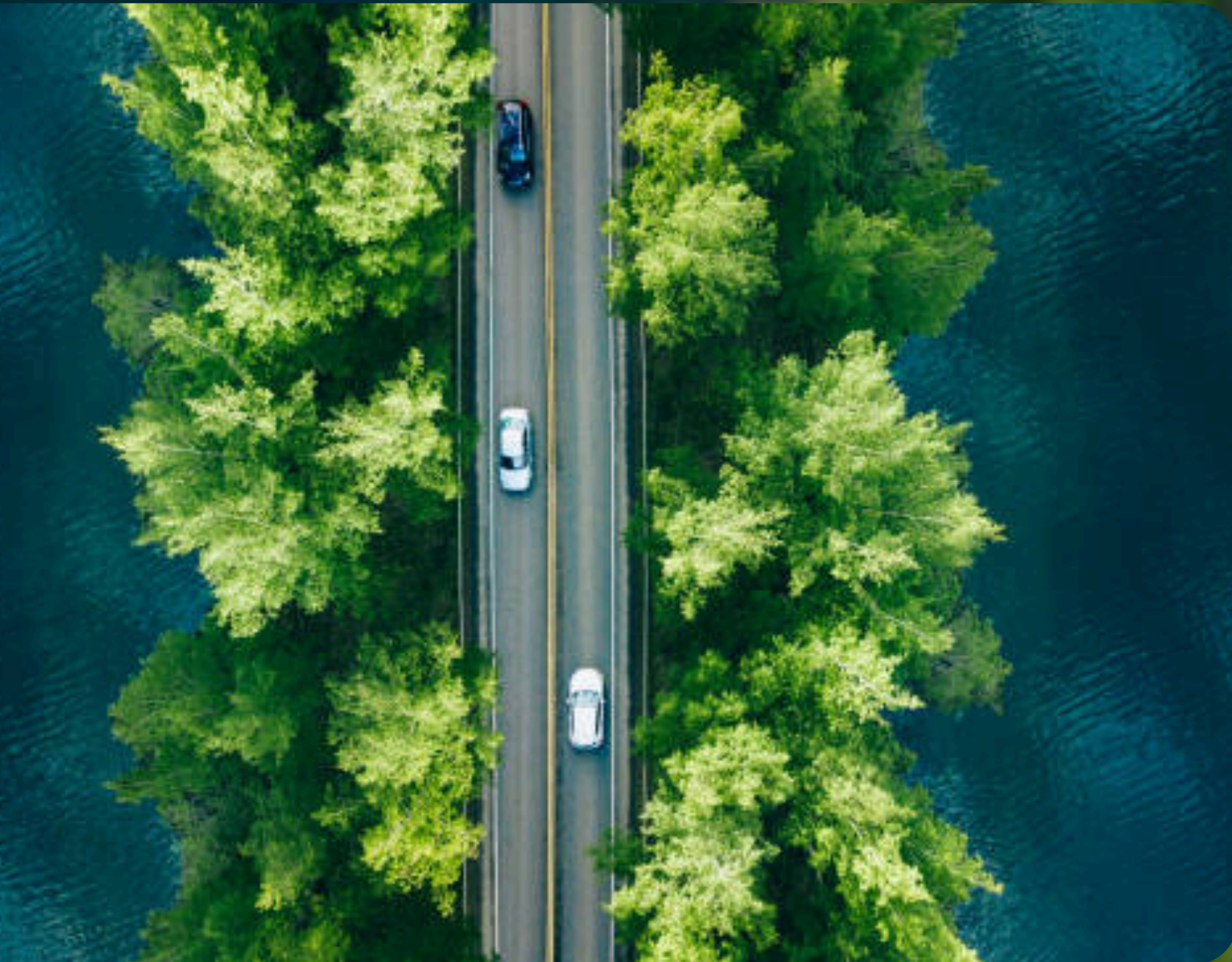
THE **WATERSIDE**™



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Wide Internal Roads

The project features 18-meter and 12-meter wide internal roads designed for ease of access and aesthetic flow throughout the property.



THE **WATERSIDE**™



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Seamless Movement

The layout ensures smooth vehicular movement while preserving the natural ambiance of the weekend getaway.



THE **WATERSIDE**™



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Scenic Water Stream

A beautifully flowing water stream runs throughout the property, enhancing the peaceful ambiance and natural appeal.

THE **WATERSIDE**™



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Harmonized Landscape

The landscape and water bodies create a tranquil and functional experience for residents and visitors alike.

THE WATERSIDE™



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Lush Green Areas

The project spans over 70% area of lush green open spaces, offering a peaceful retreat in nature.



THE **WATERSIDE**™



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Elegantly designed Clubhouse.

Thoughtfully curated with elegant architecture and lush surroundings, our Clubhouse offers a perfect blend of relaxation and recreation.



THE **WATERSIDE**TM



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Ample Parking for Seamless Access

Our thoughtfully designed parking zone, ensuring effortless access for residents and guests alike. Whether it's a weekend gathering or a high-footfall event, the expansive space offers unmatched convenience, safety, and ease of navigation—reflecting the scale and sophistication of the entire development.



THE **WATERSIDE**™



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Apurva Amin Architects

All of SR Group's projects are designed by one of the most premier Architects of our country.

A force to reckon with, Architect Apurva Amin has carved a niche in the world of architecture and transformed the way we perceive urban landscapes.



APURVA AMIN ARCHITECTS

THE **WATERSIDE**™



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Plots.

THE **WATERSIDE**™



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Orchard lane

1000 – 2000 Sq. Yards Plots
Surrounding

- Fruit Orchards
- Children play area
- Beautiful waterbody
- Lavish garden

THE WATERSIDE™



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Billionaire's Bunker

5000 - 20000 Sq. Yards

Majestic Private Estates

- Tailor Made Farmhouses
- Designed and developed by the developer.
- Crafted for the elite.

Tailor made Farms

THE **WATERSIDE**™



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12 luxury elements to choose from to design your dream farmhouse.

- Private Pool
- Stud farm
- Gazebo
- Miniature Golf etc.



Amenities

- PRIVATE CLUBHOUSE & LOUNGE
- BOUTIQUE RESORT-STYLE POOL
- MINI OUTDOOR AMPHITHEATRE
- THEMED GARDEN & ORCHARDS
- MAN-MADE LAKE
- NATURAL TRAILS
- PRIVATE CAMPING
- BOX CRICKET
- INDOOR GAMES
- 10-15 STUDIO ROOMS
- ADVENTURE ZONE
- COMMUNITY FARMING
- VILLAGE THEMED RESTAURANT
- SKY DECK WITH STARGAZING SETUP
- PET-FRIENDLY PARKS & TRAILS
- PICKLEBALL COURTS

THE **WATERSIDE**™



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THE **WATERSIDE**



Maruti Suzuki Plant



Honda Motorcycle
and Scooter India



Ayodhya Global
tech city



Viramgam Circle



Sachana

Virochan Nagar
Adani ICD



Sanand GIDC



TATA Motors Plant

Sanand



Shantipura Circle



AHMEDABAD

Thank You

Crafted with elegance and rooted in nature, This is your dream getaway brought to life.



THE **WATERSIDE**TM



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