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AT VIRAMGAM, GUJARAT

the ray of future

A NEW ERA OF GROWTH IS TAKING SHAPE NEAR VIRAMGAM, A REGION FAST TRANSFORMING INTO A POWERHOUSE OF INDUSTRIAL AND INFRASTRUCTURAL EXCELLENCE. AT THE HEART OF THIS TRANSFORMATION IS AYODHYA GLOBAL TECH CITY, ENVISIONED AS A SELF-SUSTAINED URBAN MARVEL. SPREAD ACROSS EXPANSIVE LAND AND ADORNED WITH SERENE NATURAL WATER BODIES, THE PROJECT IS MORE THAN JUST DEVELOPMENT; IT'S A BLUEPRINT FOR ECO-CONSCIOUS LIVING. WITH A FOCUS ON SMART PLANNING, GREEN ZONES, AND EFFICIENT RESOURCE UTILIZATION, IT AIMS TO REDEFINE QUALITY OF LIFE WHILE FOSTERING LONG-TERM ECONOMIC OPPORTUNITIES. AYODHYA GLOBAL TECH CITY STANDS AS A BOLD TESTAMENT TO PROGRESS PIONEERING A LEGACY OF SUSTAINABLE GROWTH, INNOVATION, AND INCLUSIVE PROSPERITY.



AGC CORE TEAM



SONU SOOD
BRAND AMBASSADOR



CA. ANIKET TALATI
PROJECT MENTOR &
KNOWLEDGE PARTNER



SNEH DESAI
PROMOTER & BUSINESS
DEVELOPMENT PARTNER



HIMANSHU AGARWAL
PROMOTER
SHREE RAMJI BUILDCON



SAMEER SHUKLA
PROMOTER
SHREE RAMJI BUILDCON



SUNNY AGRAWAL
PROMOTER & STRATEGIC
BUSINESS PARTNER



NAGESHWAR SHUKLA
PROMOTER & BUSINESS
DEVELOPMENT PARTNER



VISHAD PARIKH
PROMOTER & BUSINESS
DEVELOPMENT PARTNER



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FINANCE & LEGAL ADVISOR



CA. TARUN SHAH
FINANCE & LEGAL ADVISOR



BHAVIN VAKIL
ADVOCATE TAXATION ADVISOR

DILIGENT MENTORS



RAMAKANT JHA
PROJECT MENTOR &
EXPERTISE PARTNER



DR. VATSAL PATEL
ENGINEER - URBAN PLANNER
SETU INFRASTRUCTURE



PARESH L SHARMA
TOWN PLANNER
WORLD RESOURCE INSTITUTE - INDIA

ASSOCIATE CONSULTANTS



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HM ARCHITECTS - INDIA



AR. AGAM SHAH
PRINCIPAL ARCHITECT
HM ARCHITECTS - INDIA



SHIVSHANKAR RADHESHAM AZAD
LANDSCAPE DEVELOPER



NIRUP JAYANTH
TOWN PLANNER
NATIONAL GROUP - INDIA



SARITA SHARMA
VASTU ADVISOR



DHARMESH PRAJAPATI
BRANDING & MARKETING
IO.II DESIGN - INDIA.





SHREE RAMJI BUILDCON IS A PART OF THE AGARWAL GROUP, FOUNDED BY MR. MAHAVIR AGARWAL, A CIVIL ENGINEER WITH OVER **25 YEARS OF EXPERIENCE** IN EPC, PMC, AND REAL ESTATE PROJECTS. THE COMPANY HAS SUCCESSFULLY UNDERTAKEN GOVERNMENT CONTRACTS, EARNING CLASS A CERTIFICATION, AND HAS CONTRIBUTED TO THE DEVELOPMENT OF ROADS, HIGHWAYS, BRIDGES, AND INFRASTRUCTURE PROJECTS ACROSS RAJASTHAN, MADHYA PRADESH, AND MAHARASHTRA IN COLLABORATION WITH PWD AND OTHER GOVERNMENT AGENCIES. BEYOND INFRASTRUCTURE, SHREE RAMJI BUILDCON HAS DEVELOPED RESIDENTIAL AND COMMERCIAL PROJECTS IN SHELA, SANTEJ, SANAND, AND CHANGODAR, WORKING ALONGSIDE RENOWNED BUILDERS IN BOPAL. OVER THE PAST DECADE, THE COMPANY HAS ALSO VENTURED INTO LAND ACQUISITION FOR AUTOMOBILE PLANTS IN AHMEDABAD DISTRICT ALONG THE DMIC CORRIDOR. FOLLOWING THE COVID-19 PANDEMIC, SHREE RAMJI BUILDCON EXPANDED ITS FOCUS TO SEZ DEVELOPMENTS NEAR VIRAMGAM AND SANAND, AIMING TO CREATE RESIDENTIAL AND INDUSTRIAL PROJECTS TO SUPPORT THE GROWING AUTOMOBILE INDUSTRY IN THE REGION.



**STRENGTH
IN UNITY,
POWER IN
TEAMWORK**



MARUTI SUZUKI PHASE - 1
BECHARAJI
MARUTI SUZUKI PLANT
HONDA TWO WHEELERS

AYODHYA INDUSTRIAL PARK
JETRO PARK
MARUTI SUZUKI PROJECT LAND

INDO AUTOTECH LIMITED
PARK INN BY RADISSON
UKHLOD
PPAP AUTOMOTIVE LTD
ROQUETTE INDIA PVT LTD

RAMADA ENCORE
POPAT CHOKDI

ICD SACHANA

TATA NANO PLANT

DISTANCES FROM AGC

| | |
|---------------------------|------|
| POPAT CHOKDI | 05KM |
| VIRAMGAM | 07KM |
| VITHLAPUR | 14KM |
| BECHARAJI | 36KM |
| S.P. RING ROAD AHMEDABAD | 60KM |
| GANDHINAGAR | 79KM |
| SVP INTERNATIONAL AIRPORT | 88KM |

A H M E D A B A D



LOCATION QR



SHAPING
THE FUTURE





MASTER PLAN



MASTER PLAN

LEGEND

- 01 ENTRANCE PLAZA
- 02 CORPORATE BUILDING EXPERIENCE CENTER
- 03 THE CLUB
- 04 GOLF FRONT VILLA
- 05 GOLF COURSE
- 06 ICONIC HIGH-RISE BUILDING
- 07 VILLA DEVELOPMENT
- 08 50 M. WIDE CENTRAL VISTA
- 09 CENTRAL VISTA DEVELOPMENT
- 10 INDUSTRIAL DEVELOPMENT
- 11 TEMPLES
- 12 C.B.D. BOULEVARD
- 13 C.B.D. DEVELOPMENT
- 14 SCHOOL CAMPUS & UNIVERSITY
- 15 SEZ DEVELOPMENT



ZONES:

- CENTRAL VISTA 74.68 ACRES
- CBD+MIXED USE 81.56 ACRES
- SPECIAL BUILDING 79.68 ACRES
- RESIDENTIAL ZONE 148.51 ACRES
- INDUSTRIAL ZONE 203.62 ACRES
- S.E.Z. 129.23 ACRES
- EDUCATIONAL ZONE 39.61 ACRES

SALIENT FEATURES :





- CENTRAL VISTA 21.93 ACRES
- BOULEVARD 28.56 ACRES
- LAKES 34.33 ACRES
- GOLF COURSE 42.60 ACRES
- TEMPLES 17.10 ACRES



PHASE 1



LEGEND

-  **01**
THE CLUB
-  **02**
LAKES
-  **03**
TEMPLES
-  **04**
SCHOOL CAMPUS & UNIVERSITY





A HAVEN CRAFTED FOR CONNECTION

THE CLUB – RESORT AND WELLNESS



**bird of
paradise**



BUILT AMENITIES



SWIMMING POOL



MULTI PURPOSE COURT



DECK AREA



YOGA DECK



GYM



INDOOR GAMES (BASEMENT)



GAZEBO SIT-OUT



MULTI PURPOSE HALL



OPEN AIR THEATER



BUDDHA STATUE



SKY BRIDGE



PARTY LAWN



PLANTERS



SWING PLAZA



WALK WAYS



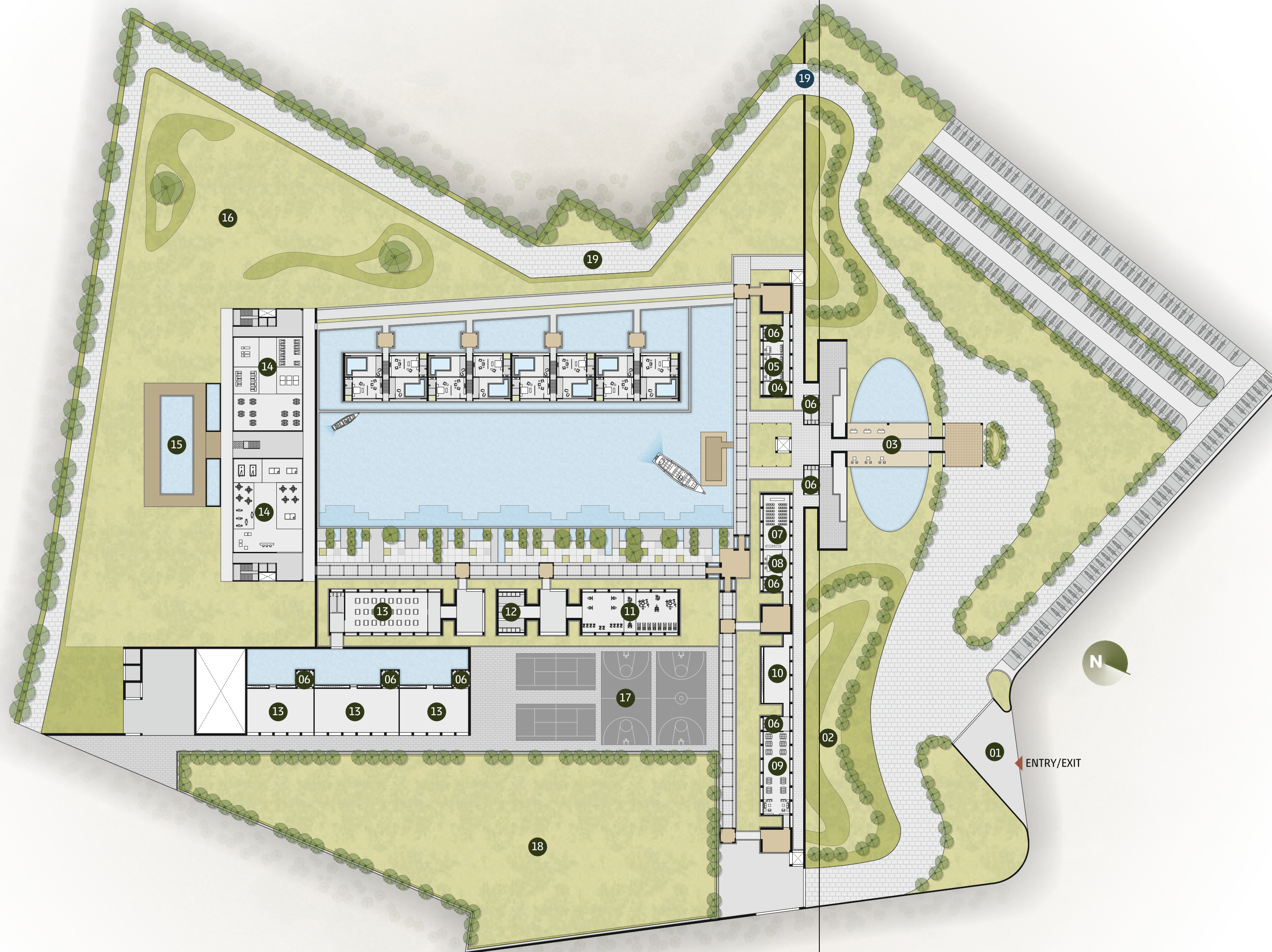
PLEASANT SIT-OUT



JOGGING TRACK



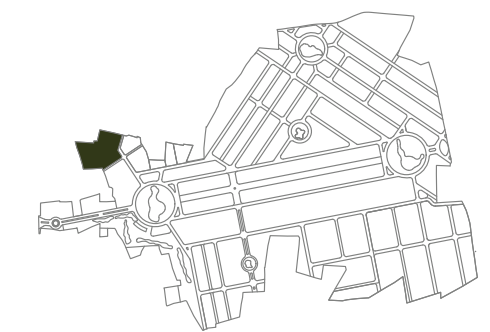
THE CLUB



BIRD OF PARADISE THE CLUB

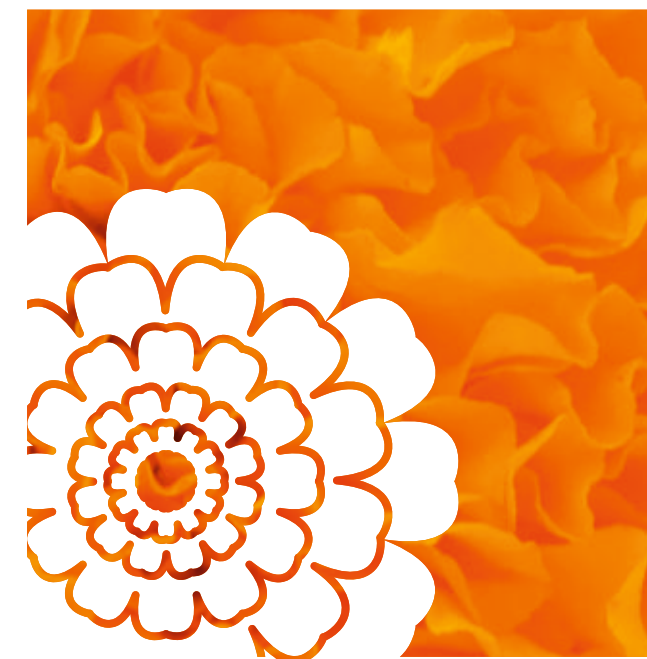
LEGEND

- 01 ENTRANCE GATE
- 02 CONTOUR
- 03 RECEPTION & WAITING LOUNGE
- 04 CONFERENCE ROOM
- 05 OFFICE
- 06 TOILET
- 07 BUSINESS CENTER
- 08 CONFERENCE ROOM 1/2
- 09 RESTAURANT
- 10 KITCHEN
- 11 GYM
- 12 CHANGING ROOM
- 13 BANQUET
- 14 INDOOR SPORTS
- 15 SWIMMING POOL
- 16 CHILDREN PLAY AREA
- 17 MULTIPURPOSE COURT
- 18 EVENT LAWN
- 19 SERVICE ROAD



PALETTE OF DREAMS

@ VIBRANT VIRAMGAM



A PIECE OF EARTH.
A LIFETIME OF LOVE, LAUGHTER & LIFE

1 | 2 BHK VILLAS



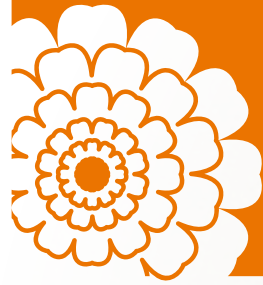
marigold



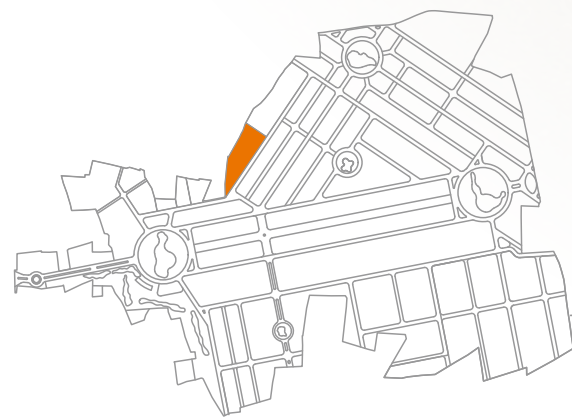
Discover the freedom to build your dreams from the ground up with our premium villas where every inch of land holds the promise of a beautiful tomorrow. Whether you're envisioning a cozy family home, a peaceful retreat, or an investment for generations, this is your blank foundation to create a life rooted in comfort, connection, and pride. Surrounded by growth, nature, and opportunity, these villas offer more than just land; they offer a future filled with memories, milestones, and meaning.



CARVE YOUR NEST IN
THE HEART OF
TOMORROW



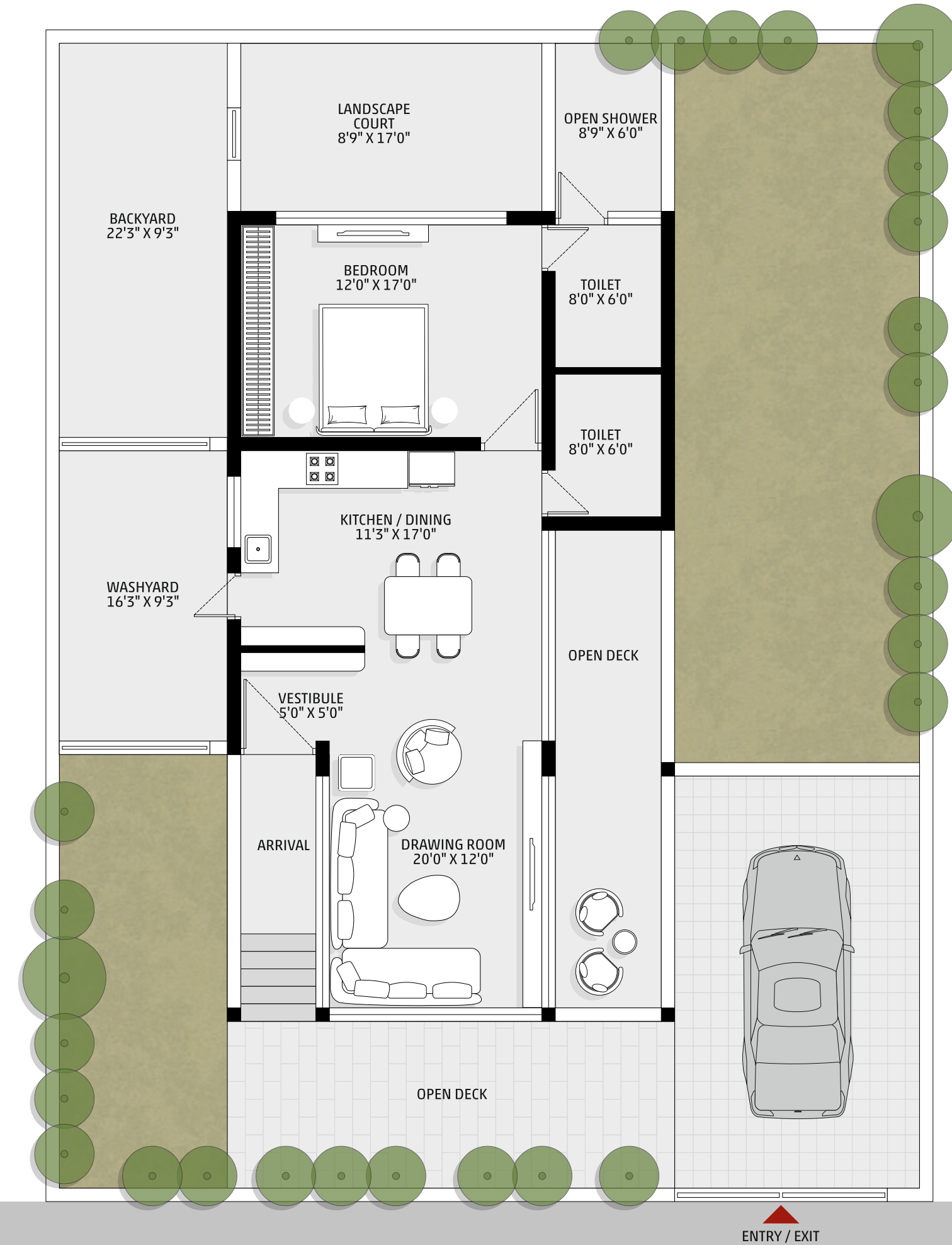
master plan



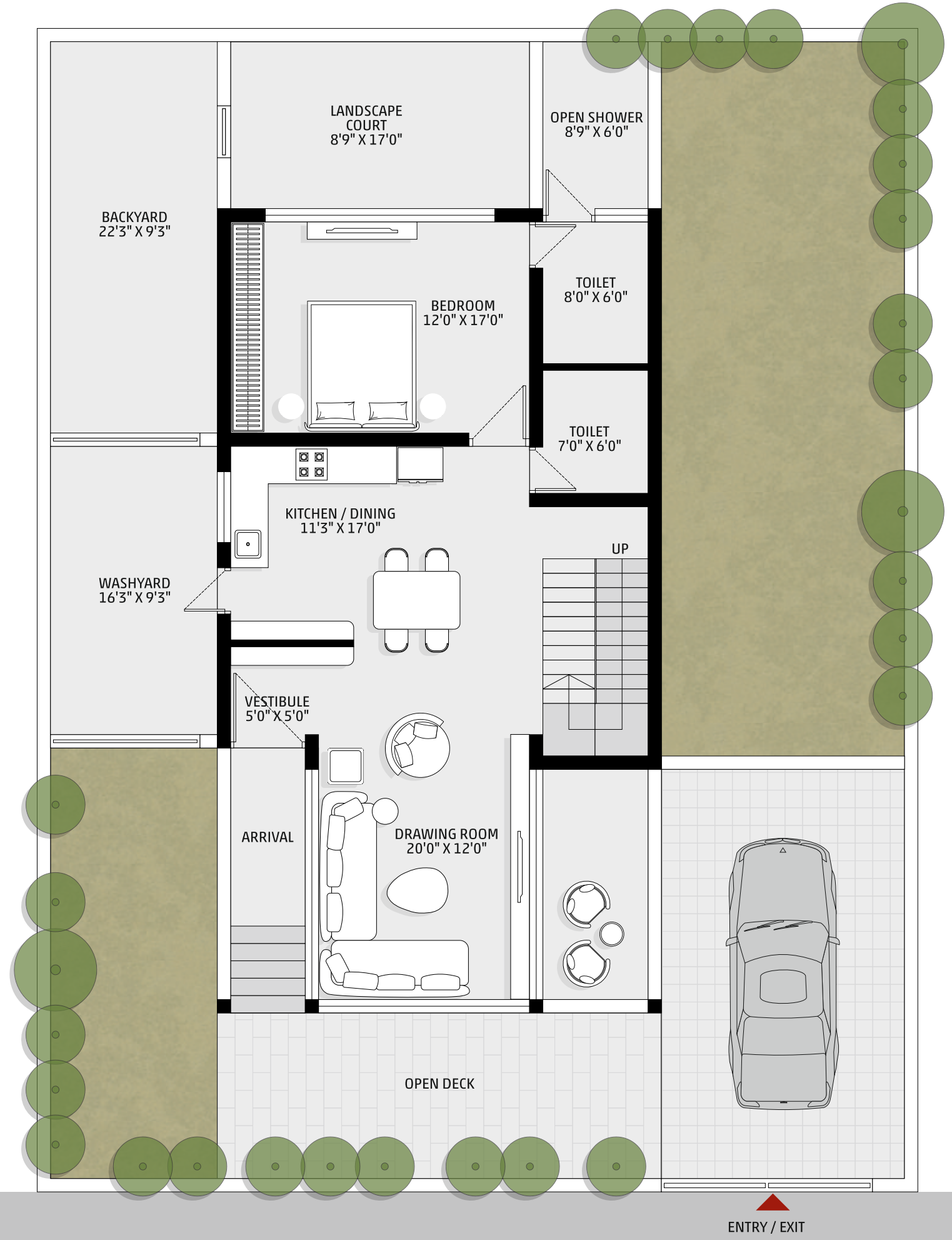
LEGEND

- 01 MULTIPURPOSE HALL
- 02 EVENT LAWN
- 03 WALKWAY
- 04 TREE ORCHARD
- 05 PARKING
- 06 HARMONY PARK
- 07 SENIOR CITIZEN SIT-OUT
- 08 CHILDREN PLAY AREA

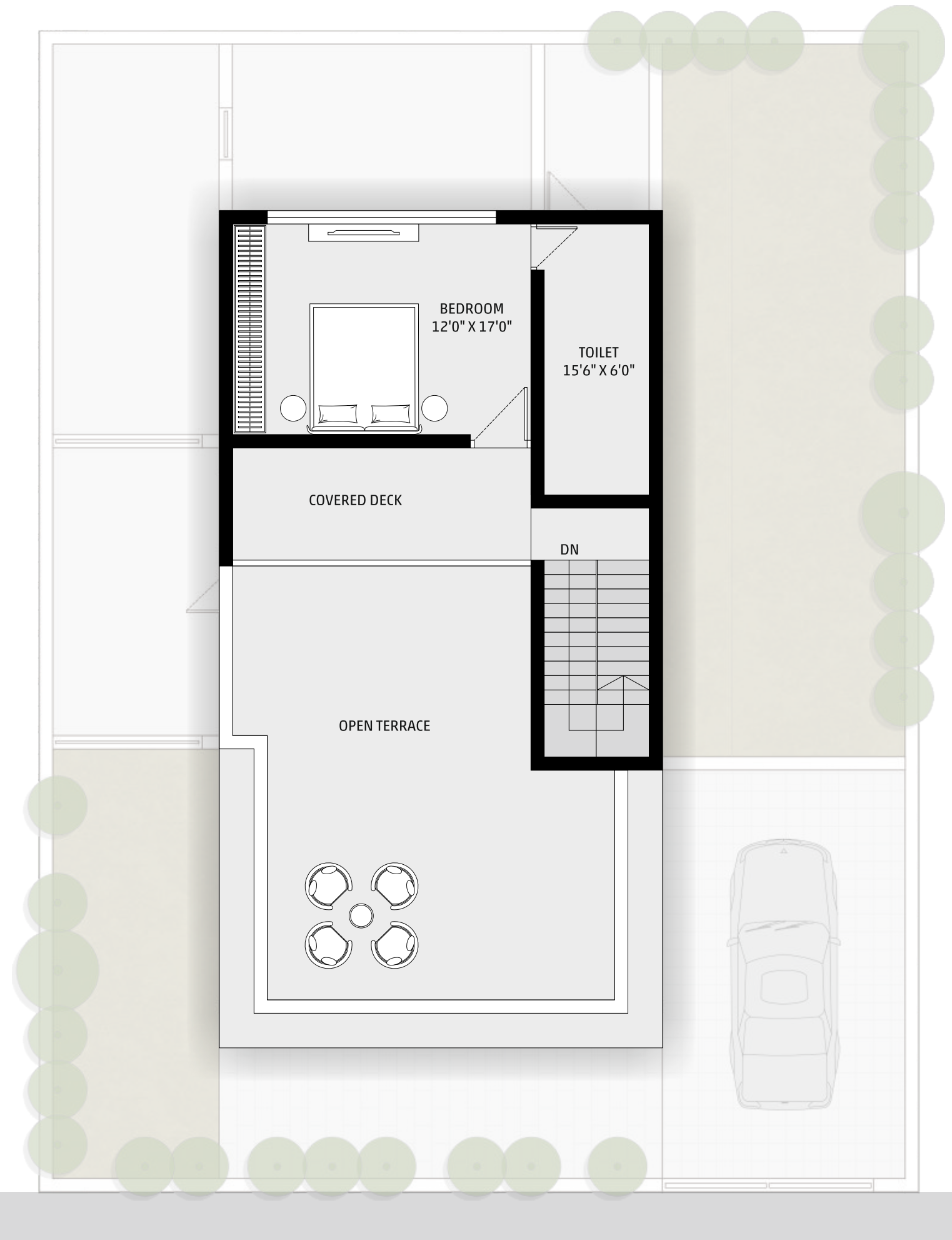
| PLOT NO. | SQ.YD. | PLOT NO. | SQ.YD. | PLOT NO. | SQ.YD. | PLOT NO. | SQ.YD. | PLOT NO. | SQ.YD. |
|----------|--------|----------|--------|----------|--------|----------|--------|----------|---------|
| A 01 | 715.82 | A 22 | 551.11 | A 43 | 786.60 | A 64 | 552.00 | A 85 | 552.00 |
| A 02 | 717.60 | A 23 | 551.11 | A 44 | 552.00 | A 65 | 662.40 | A 86 | 551.11 |
| A 03 | 910.80 | A 24 | 552.00 | A 45 | 552.00 | A 66 | 902.47 | A 87 | 551.11 |
| A 04 | 552.00 | A 25 | 552.00 | A 46 | 551.11 | A 67 | 551.11 | A 88 | 552.00 |
| A 05 | 552.00 | A 26 | 786.60 | A 47 | 551.11 | A 68 | 551.11 | A 89 | 552.00 |
| A 06 | 551.11 | A 27 | 786.60 | A 48 | 552.00 | A 69 | 552.00 | A 90 | 857.35 |
| A 07 | 551.11 | A 28 | 552.00 | A 49 | 552.00 | A 70 | 730.71 | A 91 | 565.65 |
| A 08 | 552.00 | A 29 | 552.00 | A 50 | 786.60 | A 71 | 787.78 | A 92 | 552.00 |
| A 09 | 552.00 | A 30 | 551.11 | A 51 | 786.60 | A 72 | 552.00 | A 93 | 552.00 |
| A 10 | 786.60 | A 31 | 551.11 | A 52 | 552.00 | A 73 | 551.11 | A 94 | 552.00 |
| A 11 | 786.60 | A 32 | 552.00 | A 53 | 552.00 | A 74 | 551.11 | A 95 | 551.11 |
| A 12 | 552.00 | A 33 | 552.00 | A 54 | 551.11 | A 75 | 552.00 | A 96 | 551.11 |
| A 12/A | 552.00 | A 34 | 786.60 | A 55 | 551.11 | A 76 | 873.29 | A 97 | 552.00 |
| A 14 | 551.11 | A 35 | 786.60 | A 56 | 552.00 | A 77 | 711.09 | A 98 | 552.00 |
| A 15 | 551.11 | A 36 | 552.00 | A 57 | 552.00 | A 78 | 759.19 | A 99 | 552.00 |
| A 16 | 552.00 | A 37 | 552.00 | A 58 | 786.60 | A 79 | 807.30 | A 100 | 693.29 |
| A 17 | 552.00 | A 38 | 551.11 | A 59 | 786.60 | A 80 | 856.66 | A 101 | 1010.05 |
| A 18 | 786.60 | A 39 | 551.11 | A 60 | 552.00 | A 81 | 551.11 | A 102 | 717.60 |
| A 19 | 786.60 | A 40 | 552.00 | A 61 | 552.00 | A 82 | 610.89 | A 103 | 717.60 |
| A 20 | 552.00 | A 41 | 552.00 | A 62 | 521.60 | A 83 | 735.49 | A 104 | 717.60 |
| A 21 | 552.00 | A 42 | 786.60 | A 63 | 751.58 | A 84 | 552.00 | A 105 | 715.82 |



1 BHK
1770 SQ.FT. (SBA)



GROUND FLOOR



FIRST FLOOR



2 BHK
2686 SQ.FT. (SBA)



THE BASE FOR
BOLD BUSINESS MOVES

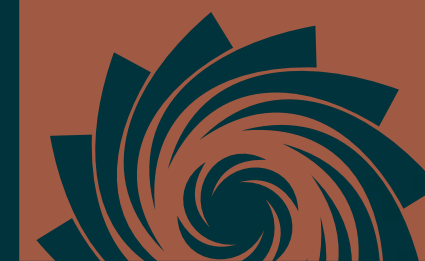
THE INDUSTRIAL PARK



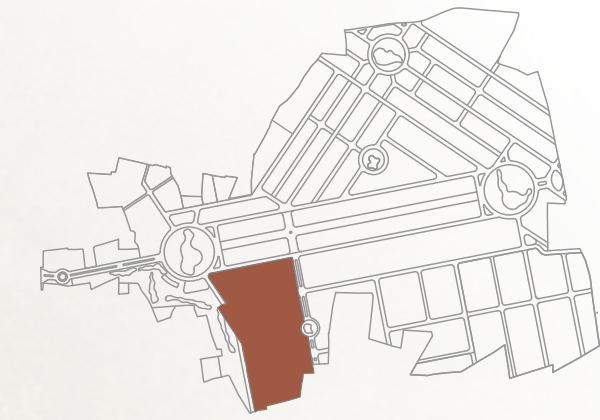
revantā



Unlock the potential of progress with strategically located plots designed for large-scale operations, seamless logistics, and long-term value. Positioned to offer excellent connectivity, robust infrastructure, and scalable possibilities, these plots are the perfect ground for ambitious ventures to thrive. Whether you're setting up a manufacturing unit, a logistics hub, or a warehousing facility, this is where efficiency meets opportunity, creating the space your business needs to grow, expand, and lead.



PLOTTING THE FUTURE OF PROGRESS



master plan

| PLOT NO. | SQ.YD. | PLOT NO. | SQ.YD. | PLOT NO. | SQ.YD. | PLOT NO. | SQ.YD. |
|----------|----------|----------|---------|----------|---------|----------|---------|
| 001 | 15283.99 | 039 | 1275.73 | 077 | 1566.95 | 115 | 1483.79 |
| 002 | 7973.33 | 040 | 1275.73 | 078 | 1275.73 | 116 | 1483.79 |
| 003 | 7973.33 | 041 | 1275.73 | 079 | 1275.73 | 117 | 1275.73 |
| 004 | 7973.33 | 042 | 1275.73 | 080 | 1275.73 | 118 | 1275.73 |
| 005 | 7973.33 | 043 | 1275.73 | 081 | 1275.73 | 119 | 1275.73 |
| 006 | 7973.33 | 044 | 1275.73 | 082 | 1275.73 | 120 | 1275.73 |
| 007 | 7973.33 | 045 | 1275.73 | 083 | 1275.73 | 121 | 1275.73 |
| 008 | 7973.33 | 046 | 1275.73 | 084 | 1275.73 | 122 | 1275.73 |
| 009 | 8978.72 | 047 | 2265.31 | 085 | 1275.73 | 123 | 1275.73 |
| 010 | 8978.72 | 048 | 2120.71 | 086 | 1275.73 | 124 | 1275.73 |
| 011 | 7973.33 | 049 | 1275.73 | 087 | 1275.73 | 125 | 1275.73 |
| 012 | 7973.33 | 050 | 1275.73 | 088 | 1275.73 | 126 | 1275.73 |
| 012/A | 7973.33 | 051 | 1275.73 | 089 | 1275.73 | 127 | 1275.73 |
| 014 | 7973.33 | 052 | 1275.73 | 090 | 1275.73 | 128 | 1275.73 |
| 015 | 7973.33 | 053 | 1275.73 | 091 | 1275.73 | 129 | 1275.73 |
| 016 | 7973.33 | 054 | 1275.73 | 092 | 1275.73 | 130 | 1275.73 |
| 017 | 7973.33 | 055 | 1275.73 | 093 | 1566.95 | 131 | 1275.73 |
| 018 | 8903.79 | 056 | 1275.73 | 094 | 1566.95 | 132 | 1483.79 |
| 019 | 1483.79 | 057 | 1275.73 | 095 | 1275.73 | 133 | 7862.45 |
| 020 | 1275.73 | 058 | 1275.73 | 096 | 1275.73 | 134 | 7973.33 |
| 021 | 1275.73 | 059 | 1566.95 | 097 | 1275.73 | 135 | 7973.33 |
| 022 | 1275.73 | 060 | 1566.95 | 098 | 1275.73 | 136 | 7973.33 |
| 023 | 1275.73 | 061 | 1275.73 | 099 | 1275.73 | 137 | 7973.33 |
| 024 | 1275.73 | 062 | 1275.73 | 100 | 1275.73 | 138 | 7973.33 |
| 025 | 1275.73 | 063 | 1275.73 | 101 | 1275.73 | 139 | 7862.45 |
| 026 | 1275.73 | 064 | 1275.73 | 102 | 1275.73 | 140 | 7862.45 |
| 027 | 1275.73 | 065 | 1275.73 | 103 | 1275.73 | 141 | 9455.33 |
| 028 | 1275.73 | 066 | 1275.73 | 104 | 1922.71 | 142 | 7945.37 |
| 029 | 1275.73 | 067 | 1275.73 | 105 | 1690.16 | 143 | 9350.47 |
| 030 | 1275.73 | 068 | 1275.73 | 106 | 1275.73 | 144 | 7734.09 |
| 031 | 1275.73 | 069 | 1275.73 | 107 | 1275.73 | 145 | 7862.45 |
| 032 | 1275.73 | 070 | 1275.73 | 108 | 1275.73 | 146 | 7290.36 |
| 033 | 1275.73 | 071 | 1275.73 | 109 | 1275.73 | 147 | 4723.19 |
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| 035 | 1483.79 | 073 | 1275.73 | 111 | 1275.73 | 149 | 7960.33 |
| 036 | 1483.79 | 074 | 1275.73 | 112 | 1275.73 | 150 | 7973.33 |
| 037 | 1275.73 | 075 | 1275.73 | 112/A | 1275.73 | 151 | 7862.45 |
| 038 | 1275.73 | 076 | 1566.95 | 114 | 1275.73 | | |