

DJ Plaza

Sidhi



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Address

SAMRAT CHOWK, NH-39,
REWA - SINGRAULI ROAD,
SIDHI (M.P.) 486661

Corporate Office

E-4/14 ARERA COLONY, BHOPAL,
MADHYA PRADESH – 462016



About DJV Infrastructure

Established in 2020, **DJV Infrastructure** has rapidly become a leading name in commercial and residential development across Madhya Pradesh. Our commitment to quality, innovation, and excellence is the driving force behind every project.

- ✓ Major commercial and public sector projects in Sidhi, Rewa, and Satna
- ✓ Completed Collectorate Building & E-Type Quarters (72 units) in Sidhi
- ✓ Building key government facilities like Circuit House, PWD Office, and Central Library in Rewa
- ✓ Expansion into Mixed-Use Projects in Satna

We are reshaping Madhya Pradesh's urban landscape.



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Why DJV Infrastructure?

- Recognized as The Most Trusted Real Estate Developer in Madhya Pradesh
- Customer-Centric Approach & relentless drive to organize Central India's growth
- A portfolio that impacts lives, not just builds infrastructure.
- Owning a DJV property is a choice; experiencing its quality is a lifestyle.

Key Projects:

- DJ Plaza Sidhi
- DV City Center Satna
- DJ Business Park Rewa

Corporate Office:

E-4/14 Arera Colony, **Bhopal**, Madhya Pradesh – 462016






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Introducing DJ Plaza Sidhi

Welcome to **Sidhi's First State-of-the-Art Commercial Project** is set to redefine shopping, lifestyle, and business experiences in the region.

-  Total Built-up Area: **500,000+ sq.ft.**
-  Parking Capacity: **1000 two-wheelers + 600+ four-wheelers**
-  Floors: Basement, Ground Floor, and Two Upper Floors (B+G+2)

A project crafted to meet the aspirations of brands and customers alike.



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Location Advantage

Prime Location: **Sidhi**, Madhya Pradesh

Distance from Major Cities:

- **Prayagraj – 120 km**
- **Satna – 125 km**
- **Rewa – 70 km**
- **Banaras – 220 km**
- **Shahdol – 180 km**

Nearest Airport: **Prayagraj & Rewa**

Nearby Attractions: **Sanjay Tiger Reserve – 50 km**

Strategic location ensures high footfall from nearby cities and tourism traffic.



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Location Advantage

Strategically positioned in Sidhi's commercial hub with excellent connectivity, visibility, and access to key amenities.

➤ Prime Central Location

Situated in the center of Sidhi's fast-growing commercial zone

➤ Superior Connectivity and Visibility

Excellent access via major roads ensures high footfall and maximum exposure for retailers and brands.

➤ Thriving Neighborhood

It is surrounded by dense residential areas, renowned educational institutions, banks, and hospitals — offering a built-in customer base.

➤ Rising Demand for Premium Brands

A growing population with increasing disposable income is driving strong demand for high-quality, premium products and services.



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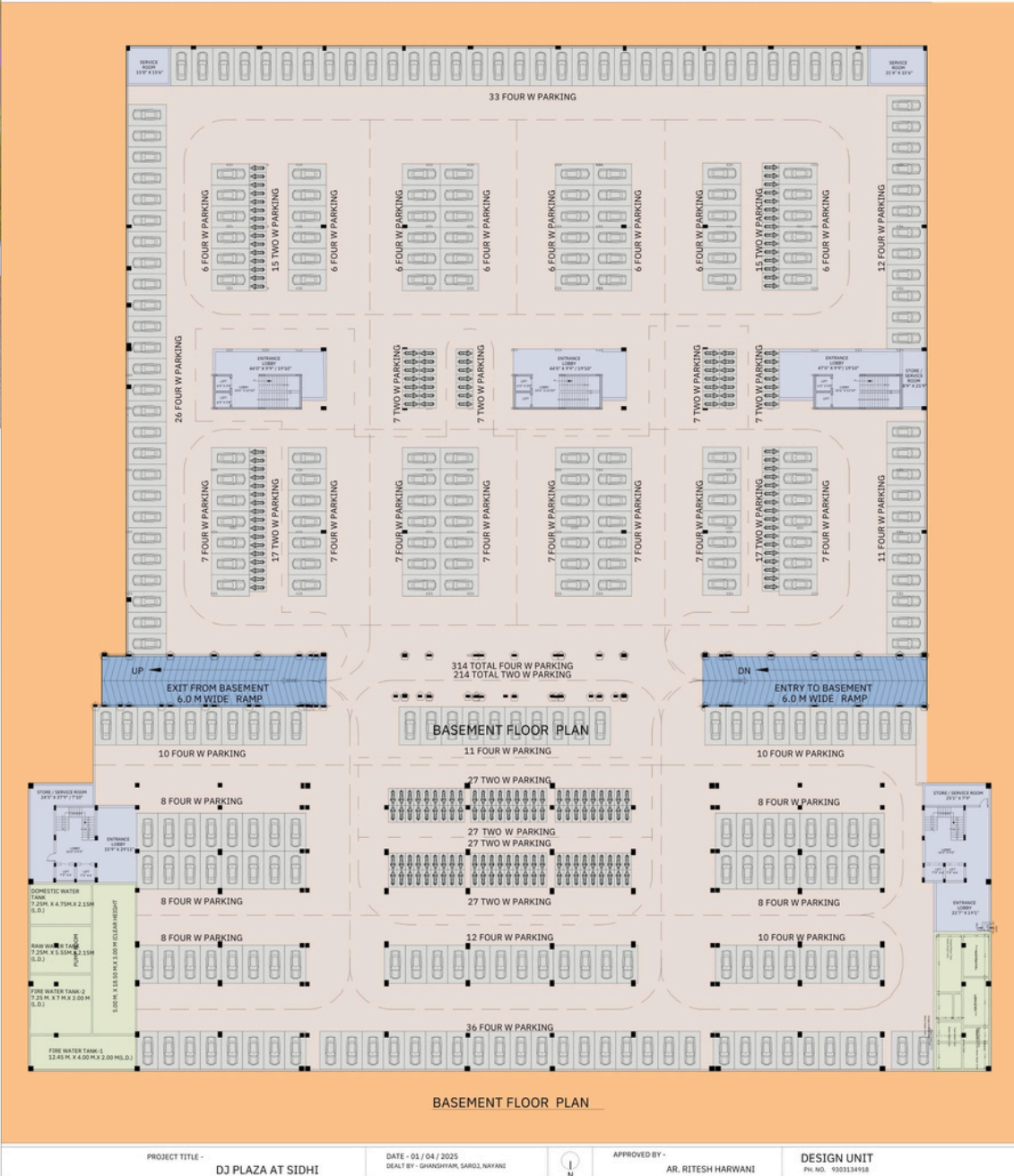


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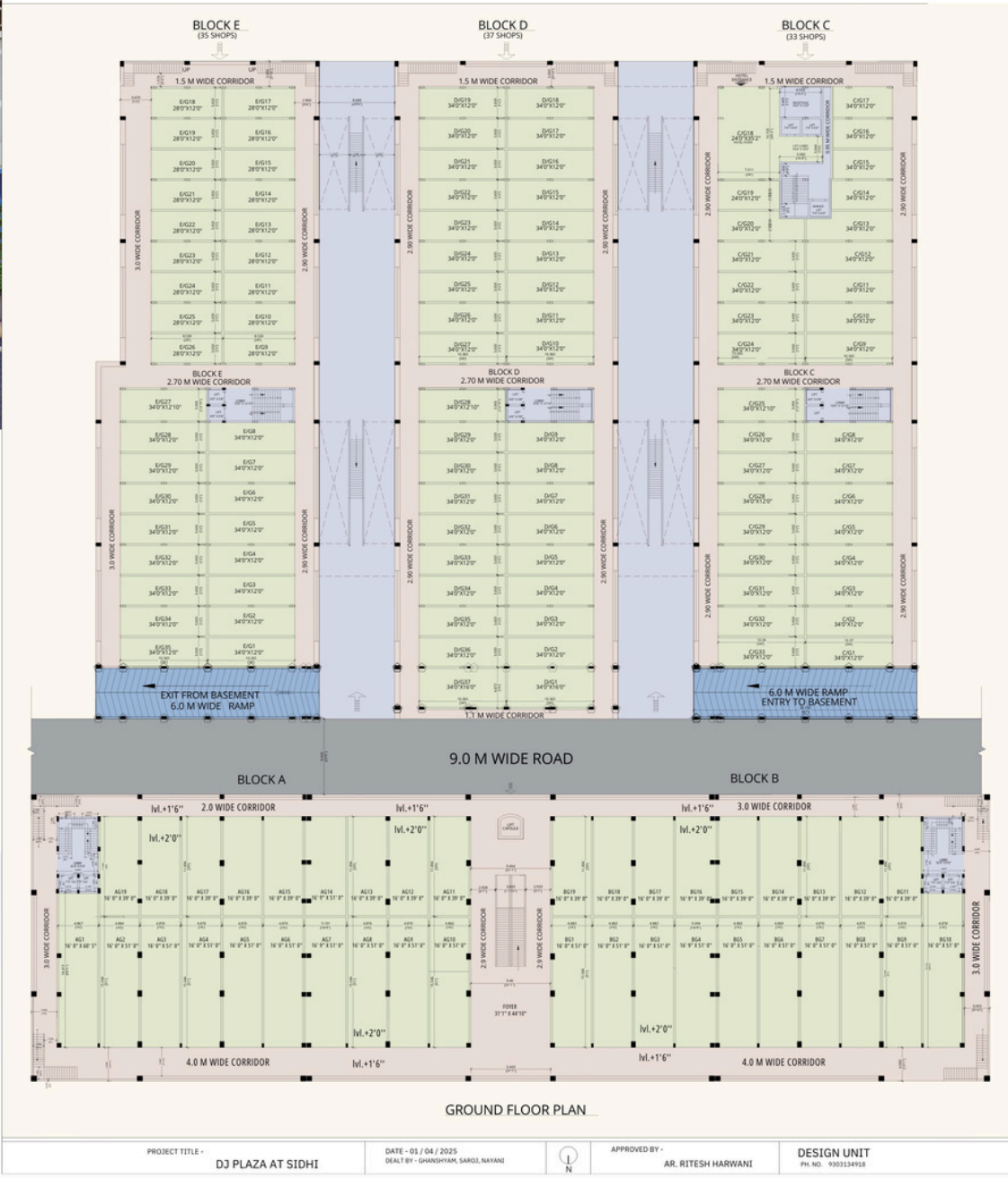
BASEMENT PLAN

DJ PLAZA AT SIDHI



GROUND FLOOR PLAN

DJ PLAZA AT SIDHI



GROUND FLOOR PLAN

DJ PLAZA AT SIDHI

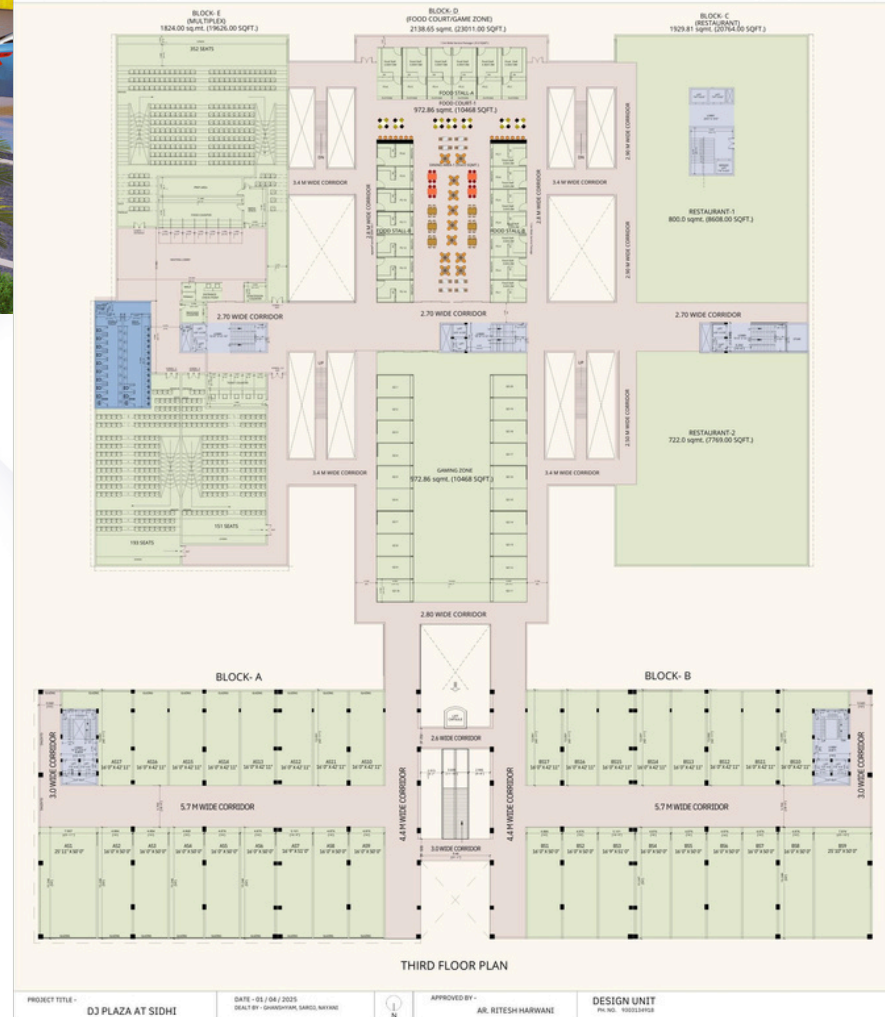


Floor Plan

GROUND FLOOR PLAN DJ PLAZA AT SIDHI



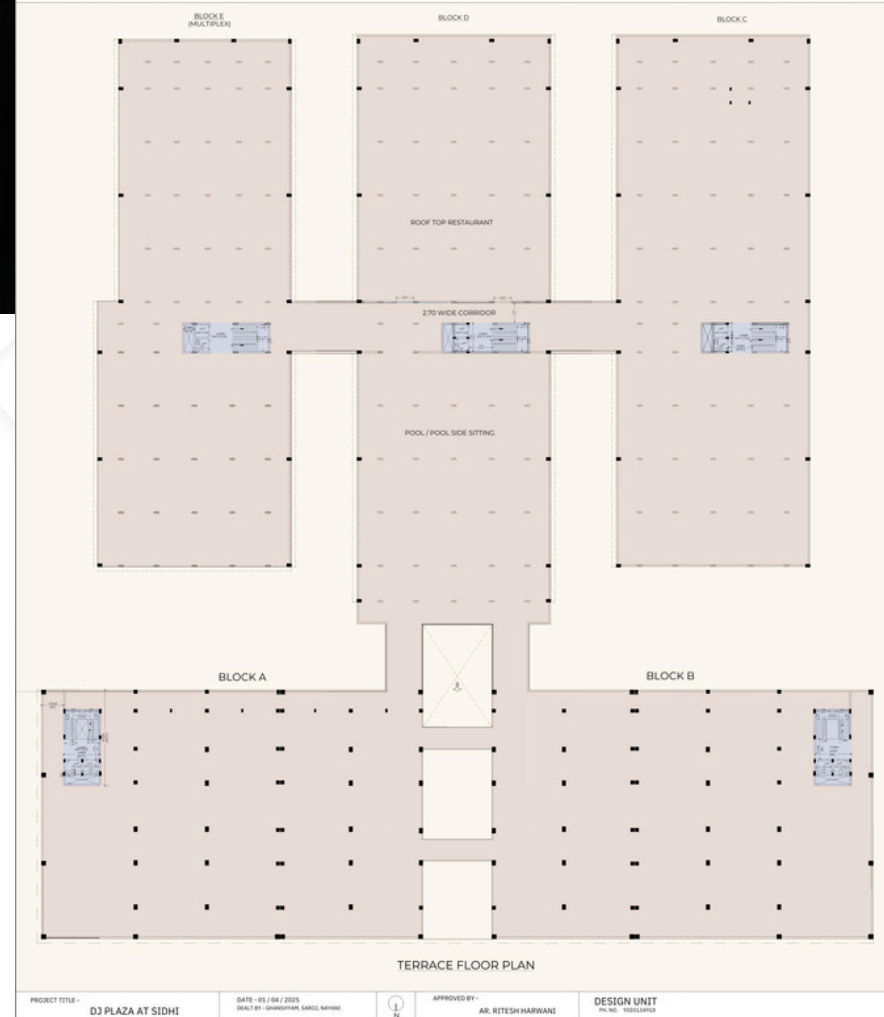
GROUND FLOOR PLAN DJ PLAZA AT SIDHI



GROUND FLOOR PLAN DJ PLAZA AT SIDHI



GROUND FLOOR PLAN DJ PLAZA AT SIDHI





➤ Premium Retail Environment

Modern, stylish infrastructure built for an elevated shopping experience.



➤ Ready Customer Base

High footfall from nearby residential and commercial zones.



➤ Flexible Leasing Options

Spaces tailored to meet the specific needs of modern retail brands.



➤ First-Mover Advantage

Limited spaces available to establish your brand presence early.



➤ Supportive Ecosystem

Neighboring major brands create a strong retail synergy.

Market Size

Male Population

575,912

A strong male demographic driving demand in fashion, electronics, sports, and automotive sectors.

Sidhi District, Madhya Pradesh
Key Demographic Data (2011 Census)



Total Population

1,127,033

A thriving and expanding community offering a vast consumer base for diverse businesses and services.

Female Population

551,121

A vibrant female population influencing shopping trends in fashion, beauty, home, and wellness sectors.

Target Audience

- Source: Estimates derived from 2011 Census data (population: 1,127,033) with adjustments for population growth (~1% annually).
- Population Growth: Assumed to align with Madhya Pradesh's decadal growth rate of ~20% (2001-2011), projected to 2025.

Young Professionals

- Age Group: 20-35 years
- Estimated Number: 225,000 - 281,000
- Insight: Represents 20-25% of the population, reflecting India's youthful demographic trend.

Families and Homemakers

- Total Families: 260,000
- Homemakers: 275,000 - 330,000
- Insight: Derived from 91.74% rural population, with 50-60% of women likely to be homemakers.

Students

- Age Group: 5-19 years
- Estimated Number: 281,000 - 338,000
- Insight: Accounts for 25-30% of the population, driven by a high youth base.

Business Owners

- Estimated Number: 22,000 - 33,000
- Insight: Approximately 2-3% of the population, primarily small-scale businesses in urban and rural areas.

Sports and Fitness Enthusiasts

- Estimated Number: 56,000 - 112,000
- Insight: Around 5-10% of the population, reflecting growing interest among the youth.

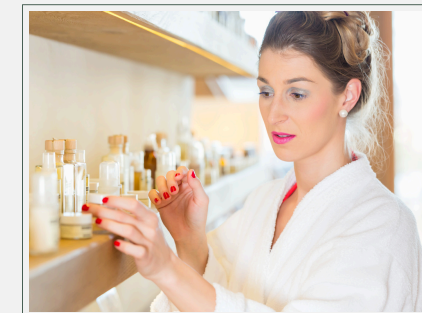
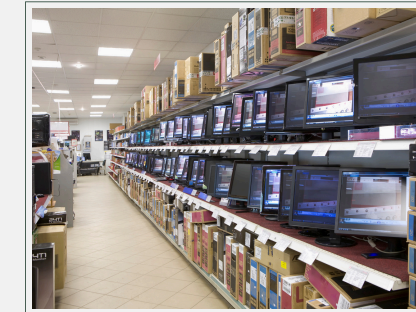


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Ideal for Brands In:

- Sportswear & Fitness (Apparel, Gear, Gyms)
- Fashion & Lifestyle (Clothing, Footwear, Accessories)
- Food & Beverages (Cafes, Restaurants, Quick Service)
- Electronics & Gadgets
- Beauty & Wellness
- Entertainment Zones



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Available Opportunities



| Floor | Ideal Use | Key Features |
|--------------|---------------------------------|-------------------------------|
| Basement | Supermarket, Storage | Easy loading/unloading access |
| Ground Floor | Premium Retail, Flagship Stores | Maximum Visibility |
| First Floor | Apparel, Accessories | High Foot Traffic |
| Second Floor | Food Court, Gym, Services | Captive Audience |



Let's Grow Together

We invite leading brands to become a part of **DJ Plaza Sidhi's** growth story.



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Thank You.

Secure your space today!



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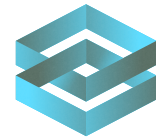
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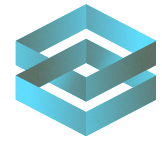


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Go-to-Market Strategy

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Competitive Analysis

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Competitors:

35%

Market
Position:

20%

Competitive
Landscape:

50%

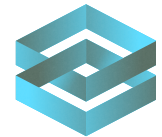
Differentiation:

10%



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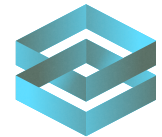


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Product and Services

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Financial Projections

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— Our Team



Neil Tran



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