

# ROYAL CITY-I



एक ऐसे घर का सपना, जो जल्द हो अपना

FULLY  
DEVELOPMENT  
TOWNSHIP

REDESIGN YOUR IDEA

OF DREAM HOMES





Royal City-I is a lush green Residential Freehold Plot Project situated strategically between the urban developments around Yamuna Expressway and Noida International Airport (Jewar)

The Project offers its occupants scenic views of the vast area of beautiful unspoiled greenery, presenting soothing and calming environs. While such an Investment Opportunity is hard to find in the entire NCR.

#### **WE BELIEVE IN:**

- Embracing fresh ideas and bold thinking
- Being real and transparent
- Being responsive and available
- Obsessing about the details
- Doing the right thing for the long term
- Doing what we love and outsourcing everything else
- Being ourselves



# JEWAR AIRPORT

*Fly-high with Jewar Airport*

Connecting Delhi-NCR brilliantly, Jewar Airport, an upcoming international airport, in Jewar, Gautam Buddha Nagar district of Uttar Pradesh is the second-largest international airport in the region after Indira Gandhi International Airport.

The Jewar Airport is well-connected to Yamuna expressway and nearby cities including Delhi NCR, Mathura, Vrindavan, Agra, Gurgaon, Aligarh, Bulandshehar and Palwal. Covering 5,100 hectares of land, Jewar Airport is a much-awaited airport, in Delhi NCR which will be ready by 2023 and will be able to handle 5 million passengers per annum (MPA) initially and up to 60 MPA after expansion over the years.

The Uttar Pradesh government has selected Zurich Airport International AG for the development of Jewar Airport.

According to a senior government executive, the first flight is expected to take off by December 2023 or January 2024

Over 1,300 hectare of land from six villages of Rohi, Parohi, Kishorepur, Dayanathpur, Ranhera and Banwari Bans in the Jewar Tehsil has been acquired by the state government

The new airport would have two runways. It will initially have a passenger capacity of 12 million per year. The number of runways will later be increased to five.

Noida International Airport - 07 Mins from **ROYAL CITY-I**

# INDIA'S BIGGEST FILM CITY

Noida Film City expected to have a five-fold impact on real estate prices in the region" YEIDA CEO

The film city project with international airport are expected to have a multiplier effect on real estate

Film City is planned on an area of 1,000 acres

CM Yogi Adityanath had made a mega investment push for the state and met several industrialists, Bollywood personalities and experts related to the film industry

Film City Jewar - 07 Mins from **ROYAL CITY-I**

Government sources said that Film City could be ready by 2023



# LOCATION CONNECTIVITY

Metro line connecting Jewar and Delhi airports to finish by 2024

Delhi-Varanasi bullet train will have stop at Jewar Airport

Proposed Biggest ISBT bus terminal in Jewar



# GATED TOWNSHIP

## WITH 3 TIER SECURITY FACILITY





# ROYAL CITY-I

ROYAL CITY-I is a real estate project for your dream homes offering luxury residential plots at affordable pricing. Strategically located near Yamuna Expressway surrounding by industrial belts, MNCs, Jewar Airport - the largest International Airport in Aisa, and many other location benefits.

The much-awaited project is located near the busiest Expressway connecting Delhi to Agra, the Yamuna Expressway. We have been providing families, opportunity to progress into the next stage of life with better facilities, availability of resources, and premium location.



## REDESIGN YOUR IDEA

### OF DREAM HOMES

Premium location in proximity with the Jewar Airport, the Royal City-I Project is the most innovative and advanced real estate project. Developed with the help or creative and diligent management and workers to fulfill your dreams and provide the finest residential plots and luxury ares for your dream homes.



“

### The Land of Promises

Lush green site with environment-friendly surrounding spreading over the area.



**Land of Opportunities & Happiness...**

## FEATURES OF THE

### ROYAL CITY-I

According to the proposed plan, a two-runway is to be built by the year 2022-23 extended up to 5200 hectares with 8 runways in the future making it the largest Indian International Airport with an elevated road connecting straight to the IGI International Airport.



**Asia's 4th Largest Airport NOIDA**  
INTERNATIONAL GREENFIELD AIRPORT (JEWAR AIRPORT)

## AMENITIES

**SECURITY MANAGEMENT**

**ELECTRICITY MANAGEMENT**

**WATER MANAGEMENT**

**FRESH NATURE**





## F1 TRACK

India's first and only F1 track is located in this land as part of the Yamuna Expressway Industrial Development Authority's special econ. The authority has also decided not to hike toll prices on the 165-KM long Yamuna Expressway, the officials said.



## ICC CRICKET STADIUM

Noida's 'mini-indoor stadium' situated at Yamuna Expressway likely to open for public. "The mini stadium is ready and expected to open for public in the second half of September". Noida Authority's Chief General Manager Rajeev Tyagi told.



## LAND OF LORD KRISHNA & NATION'S PRIDE TAJ ON SAME ROUTE

IYEIDA to develop two cities in Vrindavan, Agra along Yamuna Expressway the tourists who visit Taj Mahal also extend their trip to Mathura and Vrindavan.



## TAJ MAHAL HAS COME CLOSER TO THE NATIONAL CAPITAL

The Six-Lane Expressway not only cuts down the distance between Delhi and Agra earlier 210 KM to 164 KM but also reduces the travelling time to two hours. Yamuna Expressway operated by Jay Pee Group is only of its kind elevated expressway with 3 wide lane on each side. It takes just 80-90 minutes to reach Agra from Greater Noida



## TOY CITY

(YEIDA) will finalise the company that can organise inaugural events for its major projects like Noida Airport, Fim City, Apparel Park, MSME Park and Toy park.



## ELECTRONIC HUB

Electronic city on 700 acres Jewar Airport | IKEA is coming to Noida, The government has already framed policies pertaining to electronics manufacturing, information technology and start-up.





## 30K CR PROJECTS TO BE SHOWCASED

### Noida

- Film City parking
  - Underground Parking
  - Remodelled Sector 18 market
  - Biodiversity and Bhagat Singh parks
- (UP ki rasoi will have food from Poorvanchal, Paschimanchal, Bundelkhand, Awadh and Braj)

### GNIDA

- Data centre hub
- Mobile/Electronic goods hub
- White Goods hub
- Ease of living
- Green spaces



### YEIDA

- Jewar Airport
- Film City, Sector 21
- Heritage corridor on Yamuna Expressway
- Logistic City on Yamuna Expressway - tenders to be floated
- Toy Park, Sector 33
- Apparel Park, Sector 29

## JEWAR METRO AT YAMUNA EXPRESSWAY

The Metro is proposed to be extended from Noida and the proposed High-Speed Rail (Delhi-Varanasi) at the airport terminal. A 60-metre-wide road parallel to the Expressway is proposed to be widened to 100 meters. Metro connectivity already exist up to knowledge park 2.

## JEWAR STRETCH CENTER OF DEVELOPMENT (CLUB HOUSE)

Elaborate and vibrant, developing extravaganza deserves to be perfect in every sense so we Farmmium Farms present before you an array of world class ventures where your dream living turns into reality.

The airport, the first phase of which is scheduled to open in 2024. The airport will have multi-modal connectivity owing to its proximity to the Greater Noida-Agra Yamuna Expressway, Civil Ministry expects this airport to give bolster tourism and economic potential of the region.

# AIRPORT INAUGURATION





YAMUNA EXPRESSWAY

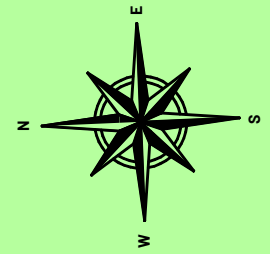
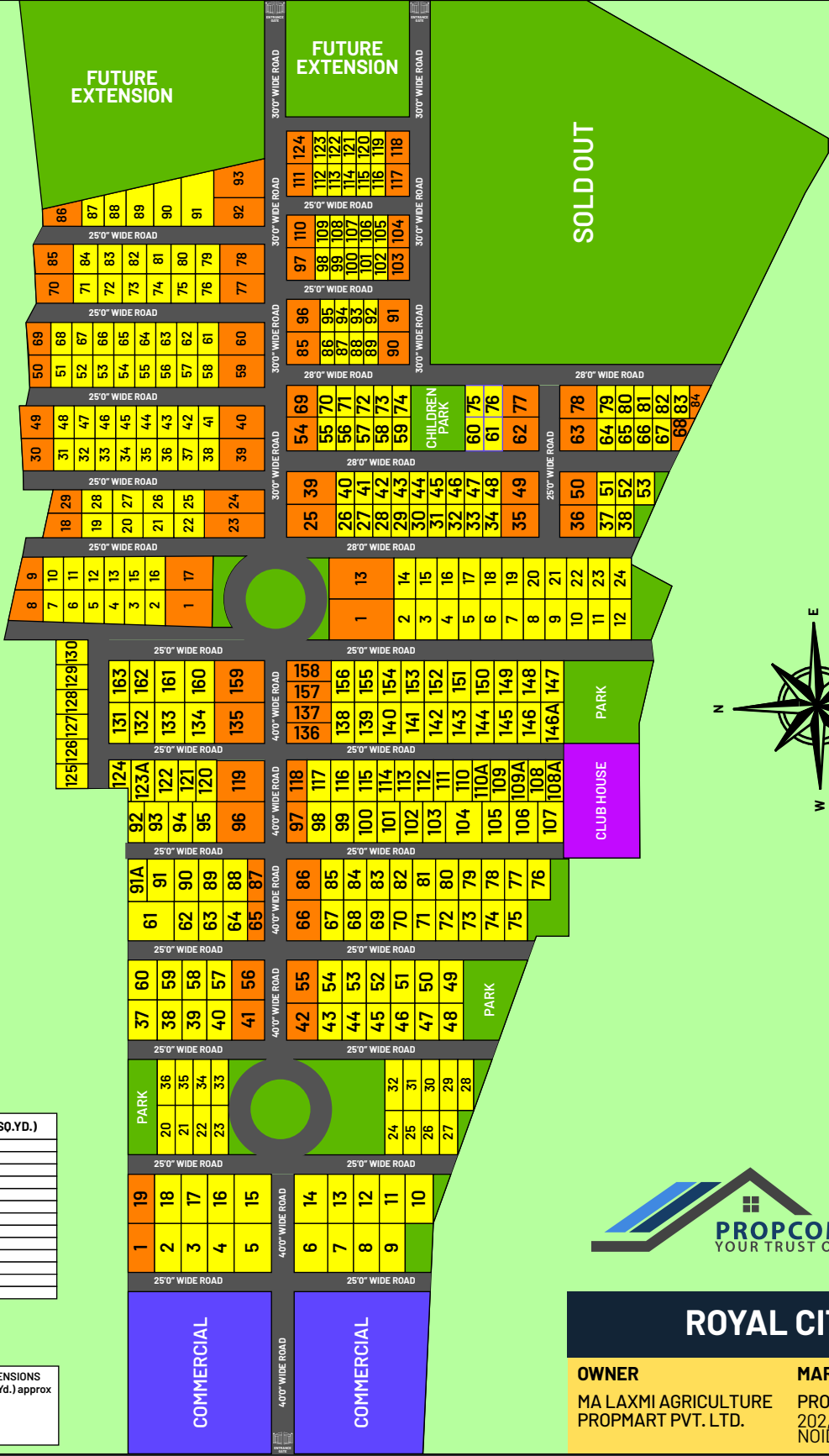
WAY TO AGRA

WAY TO DELHI

SERVICE ROAD

SERVICE ROAD

SERVICE ROAD



NO	SIZE	AREA (SQ.YD.)	NO	SIZE	AREA (SQ.YD.)
1		265.88	71 TO 76	22'6"X40'	100.00
2 TO 7	20'X50'	111.11	77		235.77
8		140.55	78		211.88
9		97.44	79 TO 84	22'6"X40'	100.00
10 TO 16	20'X45'	100.00	85		164.88
17	45'X45'	225.00	86		119.11
18		116.00	87		67.44
19 TO 22	28'X33'5"	104.11	88		102.55
23		243.66	89		149.44
24		221.44	90		173.11
25 TO 28	28'X32'2"	100.00	91		239.00
29		65.33	92		267.77
30		135.55	93		245.00
31 TO 38	20'X45'	100.00			
39		270.22			
40		240.00			
41 TO 48	20'X45'	100.00			
49		147.88			
50		88.44			
51 TO 58	20'X45'	100.00			
59		270.22			
60		240.00			
61 TO 68	20'X45'	100.00			
69		101.88			
70		165.22			

- DIFFERENT DIMENSIONS
- 20'X45' (100 Sq. Yd.) approx
- PARK
- CLUB HOUSE



# ROYAL CITY - I

**OWNER**  
MA LAXMI AGRICULTURE  
PROPMART PVT. LTD.

**MARKETED BY:**  
PROP COMRADE PVT. LTD.  
202, H-15, SECTOR-63  
NOIDA (U.P.) 201301

ALIGARH-PALWAL HIGHWAY 6 LANE



## ROYAL CITY-I PAYMENT PLAN

### RESIDENTIAL PLOTS

#### DOWN PAYMENT PLAN

Basic Sales Price (BSP)	INR 16,000/- per Sq. Yd.
At the time of Booking	25% of the Total Cost
With in 30 Days (Get Registry)	75% of the Total Cost

#### FLEXI PAYMENT PLAN (6 MONTHS)

Basic Sales Price (BSP)	INR 16,500/- per Sq. Yd.
At the time of Booking	30% of the Total Cost
With in 45 Days OF Booking	40% of the Total Cost
With in 90 Days of Booking	30% of the Total Cost

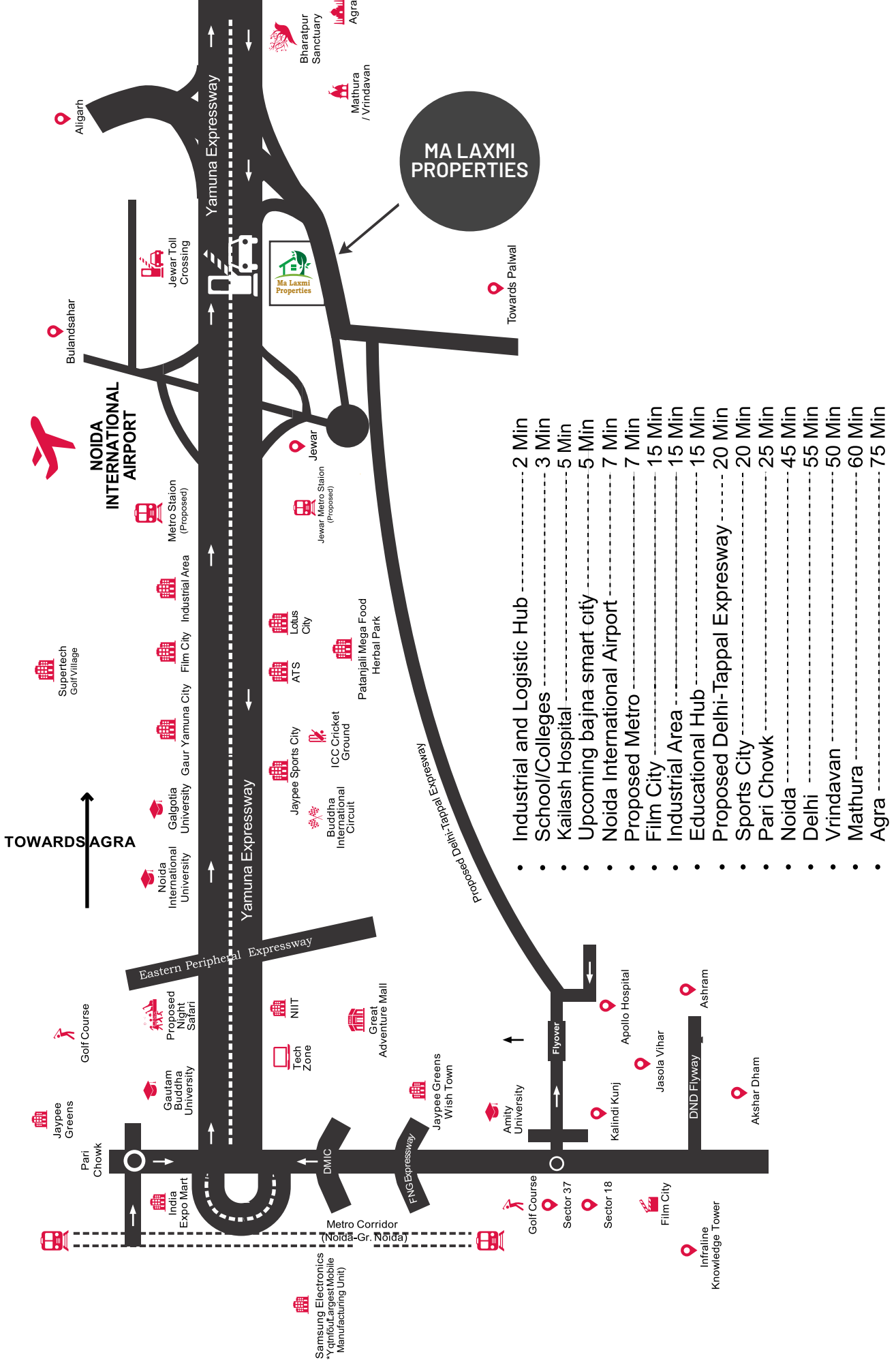
#### OTHER CHARGES

DEVELOPMENT CHARGES	500 Per Sq. Yd.
*Corner PLC	10% of BSP

#### PLEASE NOTE

- All Cheques / Demand Draft to be made in favor on "MA LAXMI AGRICULTURE PROMART PVT. LTD."
- All Specifications, Design, Layout & conditions are only inductive & subject to change at the sole discretion of builder or other competent authority.
- If the booking is cancelled due to any reason the token amount will not be refunded.
- Registration, Stamp Duty, Dual Meter Charges, Water Meter Charges or any legal charges levied by Govt. shall be payment by allottee / applicant as per norms at the time of offer of possessions.
- Registry & Mutation charges extra as per government norms.





**MA LAXMI PROPERTIES**

- Industrial and Logistic Hub ..... 2 Min
- School/Colleges ..... 3 Min
- Kailash Hospital ..... 5 Min
- Upcoming bajna smart city ..... 5 Min
- Noida International Airport ..... 7 Min
- Proposed Metro ..... 7 Min
- Film City ..... 15 Min
- Industrial Area ..... 15 Min
- Educational Hub ..... 15 Min
- Proposed Delhi-Tappal Expressway ..... 20 Min
- Sports City ..... 20 Min
- Pari Chowk ..... 25 Min
- Noida ..... 45 Min
- Delhi ..... 55 Min
- Vrindavan ..... 50 Min
- Mathura ..... 60 Min
- Agra ..... 75 Min

**TOWARDS AGRA**

Aligarh

Bulandshahr

**Noida INTERNATIONAL AIRPORT**

Supertech Golf Village

Noida International University

Gautam Buddha University

Galgotia University

Gaur Yamuna City

Film City

Industrial Area

Metro Station (Proposed)

Jewar Toll Crossing

Jewar

Jewar Metro Station (Proposed)

Lotus City

ATs

Jaypee Sports City

Buddha International Circuit

ICC Cricket Ground

Patanjali Mega Food Herbal Park

Yamuna Expressway

Eastern Peripheral Expressway

Proposed Delhi-Tappal Expressway

Mathura / Vrindavan

Agra

Bharatpur Sanctuary

Jaypee Greens

Pari Chowk

India Expo Mart

Golf Course

Proposed Night Safari

Gautam Buddha University

Tech Zone

NIIT

Great Adventure Mall

Jaypee Greens Wish Town

Amity University

Kalindi Kunj

Jasola Vihar

Apollo Hospital

Ashram

Akshar Dham

Samsung Electronics (Component/Mobile Manufacturing Unit)

Metro Corridor (Noida-Gr. Noida)

DND Flyway

Infraline Knowledge Tower

Sector 37

Sector 18

Film City

Flyover

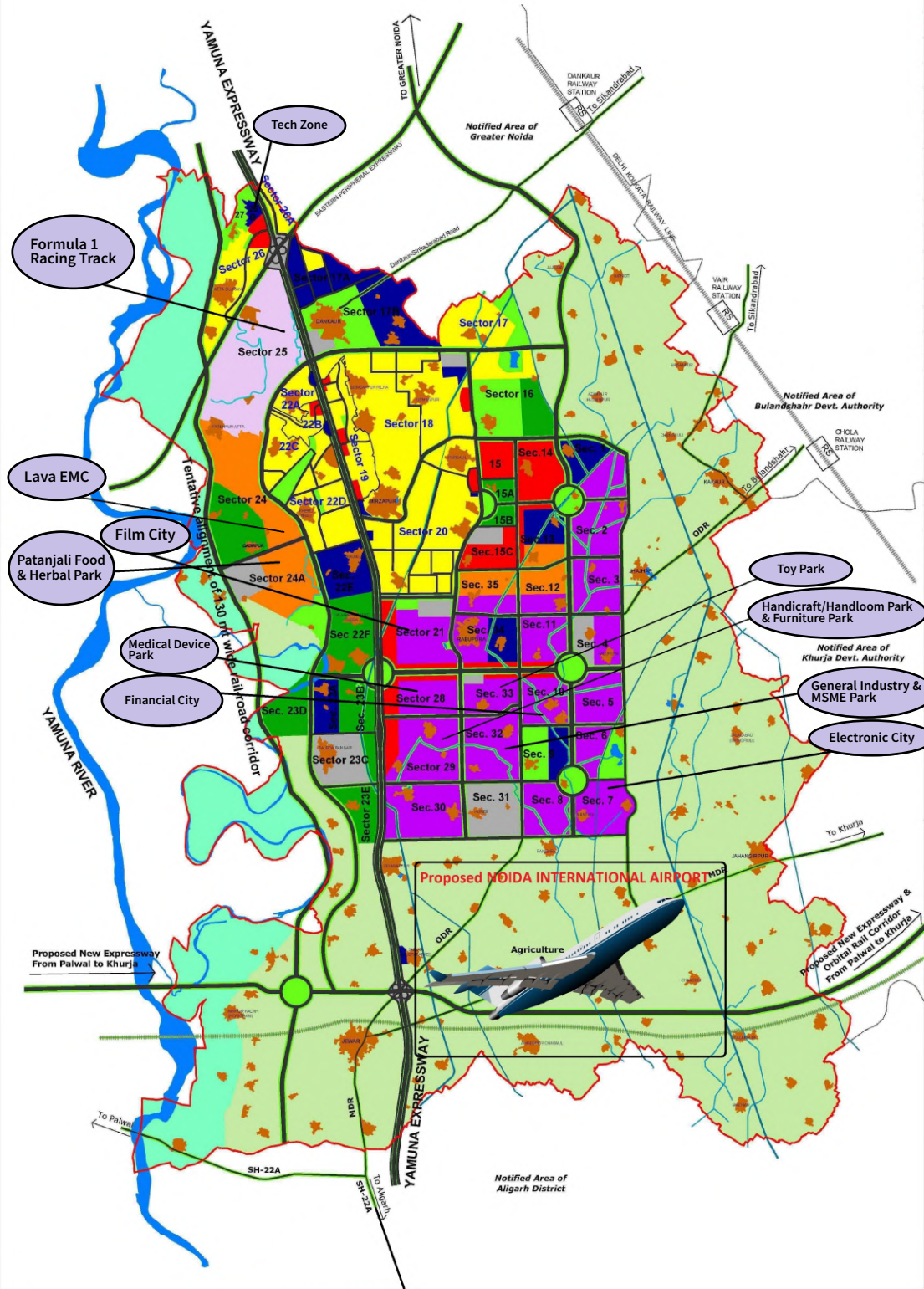
# MASTER PLAN FOR YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA (PHASE - I) - 2031

(For Notified Area of GautamBudh Nagar & Bulandshahr District)

## LEGEND:-

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	INSTITUTIONAL
	MIXED USE
	SDZ / SPORTS CITY
	TRANSPORTAT (Including city level transport facilities)
	RIVER FRONT DEVELOPMENT
	GREENBELTS & PARKS
	RECREATIONAL GREENS
	AGRICULTURE
	WATER BODIES
	VILLAGE ABADI
	RAILWAY STATION
	LOCATION FOR GRADE SEPARATOR
	ROAD NETWORK
	130m ROW
	120m ROW
	100m ROW
	75m ROW
	60m ROW
	45m ROW
	30m ROW
	CANAL WITH GREEN BELT
	RAILWAY TRACK
	NOTIFIED AREA BOUNDARY

APPROVED IN BOARD MEETING (BY CIRCULATION)  
DATED : 19.08.2013



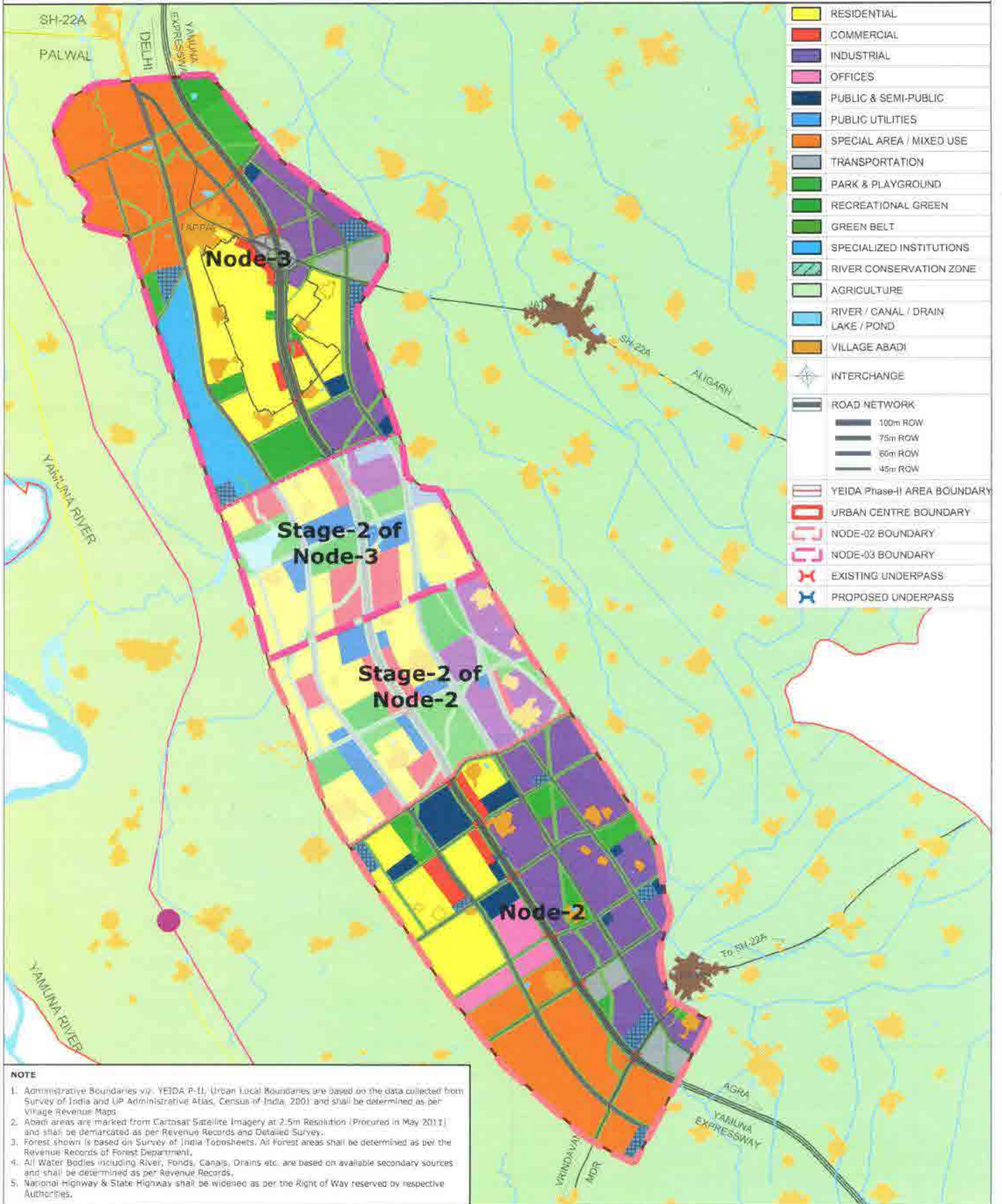
**NOTE:**  
1. Area of abadi is indicative only. Its extents shall be determined on the basis of actual field survey and revenue records.  
2. Boundary of notified area shall be on the basis of revenue records.  
3. Canals & water bodies are only indicative and shall be determined as per the revenue records.



# PROPOSED LANDUSE PLAN -2031 FOR TAPPAL-BAJNA URBAN CENTRE YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA (PHASE - II)

## LEGEND

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	OFFICES
	PUBLIC & SEMI-PUBLIC
	PUBLIC UTILITIES
	SPECIAL AREA / MIXED USE
	TRANSPORTATION
	PARK & PLAYGROUND
	RECREATIONAL GREEN
	GREEN BELT
	SPECIALIZED INSTITUTIONS
	RIVER CONSERVATION ZONE
	AGRICULTURE
	RIVER / CANAL / DRAIN LAKE / POND
	VILLAGE ABADI
	INTERCHANGE
	ROAD NETWORK
	100m ROW
	75m ROW
	60m ROW
	45m ROW
	YEIDA Phase-II AREA BOUNDARY
	URBAN CENTRE BOUNDARY
	NODE-02 BOUNDARY
	NODE-03 BOUNDARY
	EXISTING UNDERPASS
	PROPOSED UNDERPASS



### NOTE

- Administrative Boundaries viz. YEIDA P-II, Urban Local Boundaries are based on the data collected from Survey of India and UP Administrative Atlas, Census of India, 2001 and shall be determined as per Village Revenue Maps.
- Abadi areas are marked from Cartosat Satellite Imagery at 2.5m Resolution (Procured in May 2011) and shall be demarcated as per Revenue Records and Detailed Survey.
- Forest shown is based on Survey of India Toposheets. All Forest areas shall be determined as per the Revenue Records of Forest Department.
- All Water Bodies including River, Ponds, Canals, Drains etc. are based on available secondary sources and shall be determined as per Revenue Records.
- National Highway & State Highway shall be widened as per the Right of Way reserved by respective Authorities.



**YAMUNA EXPRESSWAY INDUSTRIAL  
DEVELOPMENT AUTHORITY**





# NEWS AND UPDATED

## अमर उजाला

### नोएडा इंटरनेशनल एयरपोर्ट का निर्माण कार्य शुरू

कंपनी ने शुरू किया जमीन समतल करने का काम, तिवि घोषित होने के बाद शिवाग्र्यास करके प्रयान्त्री नई मोदी

1334 3000

1334 3000

1334 3000

## THE TIMES OF INDIA

### Construction firms start work at Noida airport site in Jewar

Construction firms start work at Noida airport site in Jewar

## अमर उजाला

### नोएडा एयरपोर्ट : दूसरे चरण के लिए जमीन खरीदने की तैयारी

मेट्रो-नेस, रिपेयर, ओवरहालिंग सेंटर और तीसरा रनवे बनाने के लिए

## अमर उजाला

### नोएडा एयरपोर्ट के पास बसेगा नया शहर

1500 हेक्टेयर में बनेगा; दो माह में आण्टी रिपोर्ट, शहर के 50 फीसदी हिस्से में होगी हरियाली

## THE TIMES OF INDIA

### UP plans Electronics City on 700 acres near Jewar airport

Focus On Attracting Hardware Manufacturers With Incentives

## Hindustan Times

### Work begins at int'l site in Noida

## THE TIMES OF INDIA

### UP plans Electronics City on 700 acres near Jewar airport

Focus On Attracting Hardware Manufacturers With Incentives

## दैनिक जागरण

### सौ एकड़ में बसाई जाएगी टॉय सिटी

प्राधिकरण जल्द लाएगा भूखंड योजना

## अमर उजाला

### नोएडा-जेमो सिटी

## दैनिक जागरण

### दिल्ली-वाराणसी हाईस्पीड रेल के लिए चल रहा एसआइए सर्वे

750 फीट

## अमर उजाला

### नोएडा-जेमो सिटी

## नवभारत टाइम्स

### यूडा में फिल्म सिटी बनने से जनपद के युवा कलाकार दिखा सकेंगे प्रतिभा

## दैनिक जागरण

### सबसे बड़े फूड पार्क का निर्माण शुरू

## नवभारत टाइम्स

### अब यूडा सिटी में बनेंगे मेट्रो कोच

## नवभारत टाइम्स

### 2000 एकड़ जमीन मिली, अब और बड़ा होगा जेवर एयरपोर्ट

## दैनिक जागरण

### एलिवेटेड रोड से जुड़ेंगे आइजीआई व जेवर एयरपोर्ट

## दैनिक जागरण

### वर्ष 2023 तक बन जाएगी फिल्म सिटी

## दैनिक जागरण

### नोएडा इंटरनेशनल एयरपोर्ट से योमी के सपने भरेंगे उड़ान



*Thank You*



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