

एक ऐसे घर का सपना,  
जो जल्द हो अपना



# VIMAAN VIHAR

FULLY DEVELOPED  
TOWNSHIP



# ABOUT VIMAAN VIHAR PROJECT

*Affordable Luxury Plots @ Vimaan Vihar*

Vimaan Vihar 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 Asia's Biggest Airport, Jewar International 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.

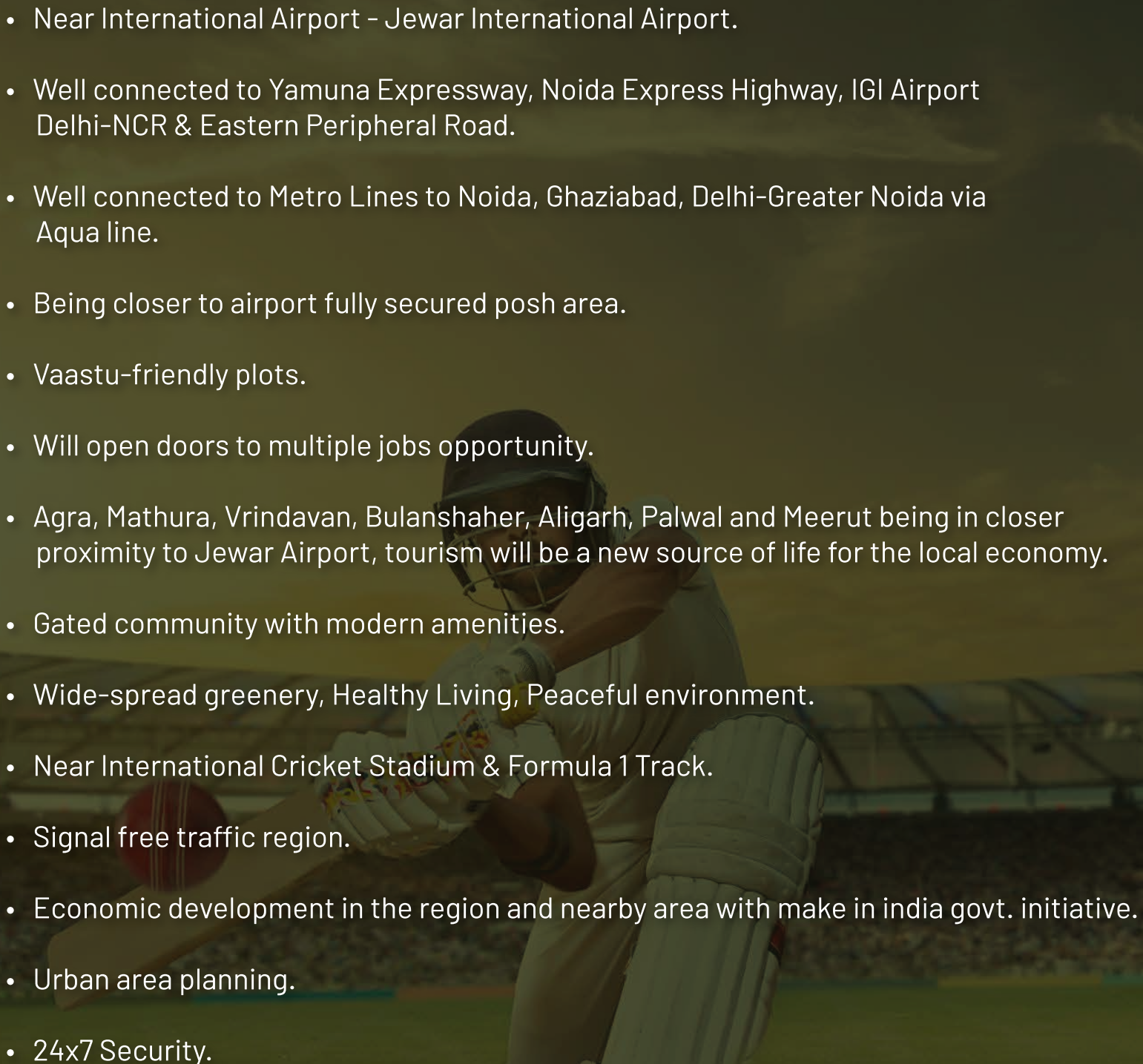
The Jewar Airport is well-connected to Yamuna expressway and nearby cities including Delhi NCR, Mathura, Vrindavan, Agra, Gurgaon, Aligarh, Bulandshehar and Palwal. Covering 5,100 hectares of land, Jewar Airport is a much-awaited airport, in Delhi NCR which will be ready by 2023 and will be able to handle 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 Renhera & Banwari Bans in the Jewar Tehsil has been acquired by the state govt.
- 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 **Vimaan Vihar**.

# VIMAAN VIHAR

## PERFECT EQUATION, BEST LOCATION

- Near International Airport - Jewar International Airport.
  - Well connected to Yamuna Expressway, Noida Express Highway, IGI Airport Delhi-NCR & Eastern Peripheral Road.
  - Well connected to Metro Lines to Noida, Ghaziabad, Delhi-Greater Noida via Aqua line.
  - Being closer to airport fully secured posh area.
  - Vaastu-friendly plots.
  - Will open doors to multiple jobs opportunity.
  - Agra, Mathura, Vrindavan, Bulanshaheer, Aligarh, Palwal and Meerut being in closer proximity to Jewar Airport, tourism will be a new source of life for the local economy.
  - Gated community with modern amenities.
  - Wide-spread greenery, Healthy Living, Peaceful environment.
  - Near International Cricket Stadium & Formula 1 Track.
  - Signal free traffic region.
  - Economic development in the region and nearby area with make in india govt. initiative.
  - Urban area planning.
  - 24x7 Security.
- 
- A background image of a cricket player in white gear, wearing a helmet and pads, in a batting stance on a cricket field. The player is holding a bat and a red cricket ball is visible in the foreground. The background shows a stadium with spectators.



# NEARBY ENTERTAINMENT AND TOURISM ATTRACTIONS

- F1 Racing track spread approx 874 acres with , 1,000 crore investment.
- Jaypee sport city with a Cricket Stadium, Tennis court complex, swimming pool and multiple purposes.
- Indoor Stadium
- Greater Noida International Cricket Stadium with seating capacity of 1,00,000 spectators.
- Indian Exposition center designed for hosting world class exhibitions and events with year around activities like auto expo and similar activities.
- Great adventure mall with entertainment avenues like Helicopter joyride, Artificial beach, Reverse bungee jumping, Wax museum, 5D theater etc.
- Heliport at straightcally located knowledge park-II.
- Speical economic zones IT Tech Zone spread across 650 acres with 15 devided plots amount Wipro (100 acres), NIIT (25 acres), Stellar (10 acres), Unitech (50 acres), Ansals (75 acres) HCL, Globus business park, Great Adventure Mall, World Trade Center etc.
- The magical allure to the Taj Mahal draws tourists to Agra.
- Located in the western part of Uttar Pradesh, Mathura, & Vrindavan are sacred cities and major attraction for tourists from all over World.
- Amongst one of the birt sanctuaries on the planet, Bhartpur Birt Sanctuaries also called as Keoladeo Ghana International Park is a sanctuary that offers to fanual species also.
- Aligarh Muslim University (AMU) draws studends from all corners as well as foreign countries especially Africa, West Asia and Southest Asia.
- Upcoming Greater Noida night safari, India's first & world's forth – other being in Singapore, China & Thailand.

# GOVERNMENT DEVELOPMENTS

- YEIDA developing 1,300 MLD of water plant over 50,000 hectares..
- Yamuna Power Corporation Ltd. to generate 2,000 MW units of electricity, In addition, 765 KVA has been planned on 75 acres at Village Jahagirpur.
- Gas based power plant in works to improve the electricity availability to Residents.
- Commercial, Industrial, Institutional and Entertainment Zones.
- YEA developing 4 water treatment plants & 6 sewerage treatment plants along Expressway.
- According to YEA the urban city across the Yamuna Expressway will be 10 times bigger than Noida.
- YEIDA allots 455 acres to Yoga Guru Ramdev's Patanjali Ayurveda to setup mega herbal & Food park near F1 Race Track. Pantanjali Ayurveda is planning ot invest more than 1600 crore in the area and would provide direct employment to atleast 10,000, while indirect employment to about 75,000.
- Adani is coming up with multi model logistic park airstrip along airport site in Jewar.

# NEAR BY EDUCATION HUB

- Gautam Buddha University
- Noida International University
- Galgotia University
- Sharda University
- Six International University
- Ten Engineering Colleges proposed by YEA



# LOCATION CONNECTIVITY

- Metro Line connecting Jewar & Delhi Airport to finish by 2024.
- Delhi - Varanasi bullet train will have stop at Jewar Airport.
- Proposed Biggest ISBT bus terminal in Jewar.







## 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 raso) 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)

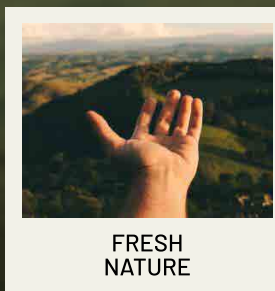
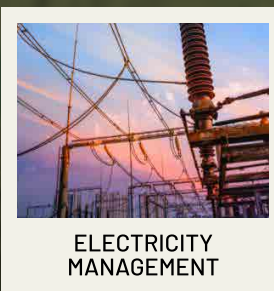
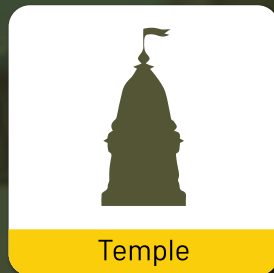
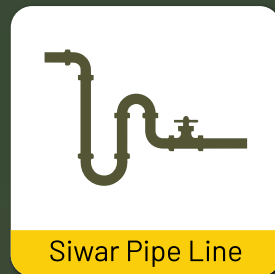
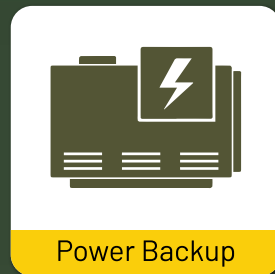
Elaborate and vibrant, developoing extravaganza deserves to be perfect in every sense so we Farmmium Farms present before you an array of world class ventures where your dream living turns into reality.

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

## AIRPORT INNAUGURATION



# FACILITIES & AMENITIES



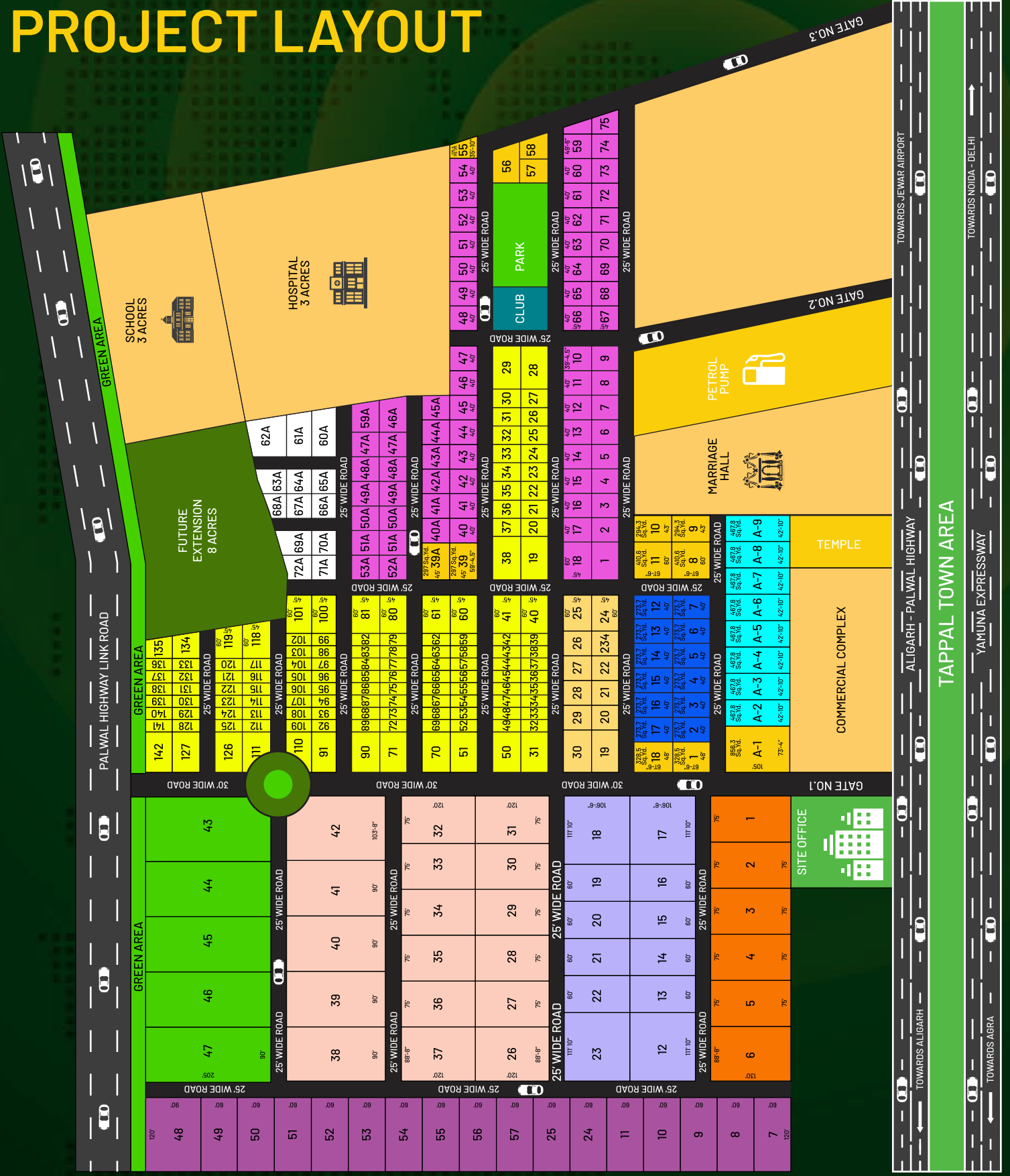


# ACTUAL IMAGES





# PROJECT LAYOUT



## RES. PLOTS

- SPECIAL PLOTS
- 100 Sq. Yd. ■ 45'-0" X 20'-0"
- 200 Sq. Yd. ■ 45'-0" X 40'-0"
- 300 Sq. Yd. ■ 45'-0" X 60'-0"

## FARM HOUSE

- 1083 Sq. Yd. ■ FARM HOUSE
- 706.6 Sq. Yd. ■ FARM HOUSE
- 800 Sq. Yd. ■ FARM HOUSE
- 1000 Sq. Yd. ■ FARM HOUSE
- 2050 Sq. Yd. ■ FARM HOUSE
- 467.8 Sq. Yd. ■ FARM HOUSE
- 273.7 Sq. Yd. ■ FARM HOUSE

TOWARDS ALIGARH

TOWARDS AGRA

TOWARDS JEWAR AIRPORT

TOWARDS NOIDA - DELHI

ALIGARH - PALWAL HIGHWAY

YAMUNA EXPRESSWAY

TAPPAL TOWN AREA





# VIMAAN VIHAR

## RESIDENTIAL PLOTS

### DOWN PAYMENT PLAN

Basic Sales Price (BSP)	INR 18,500/- 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 (2 MONTHS)

Basic Sales Price (BSP)	INR 19,000/- per Sq. Yd.
At the time of Booking	30% of the Total Cost
With in 30 Days OF Booking	40% of the Total Cost
With in 60 Days of Booking	30% of the Total Cost

## FARMHOUSE

### DOWN PAYMENT PLAN

Basic Sales Price (BSP)	INR 12,000/- per Sq. Yd.
At the time of Booking	25% of the Total Cost
With in 30 Days (Get Registry)	75% of the Total Cost

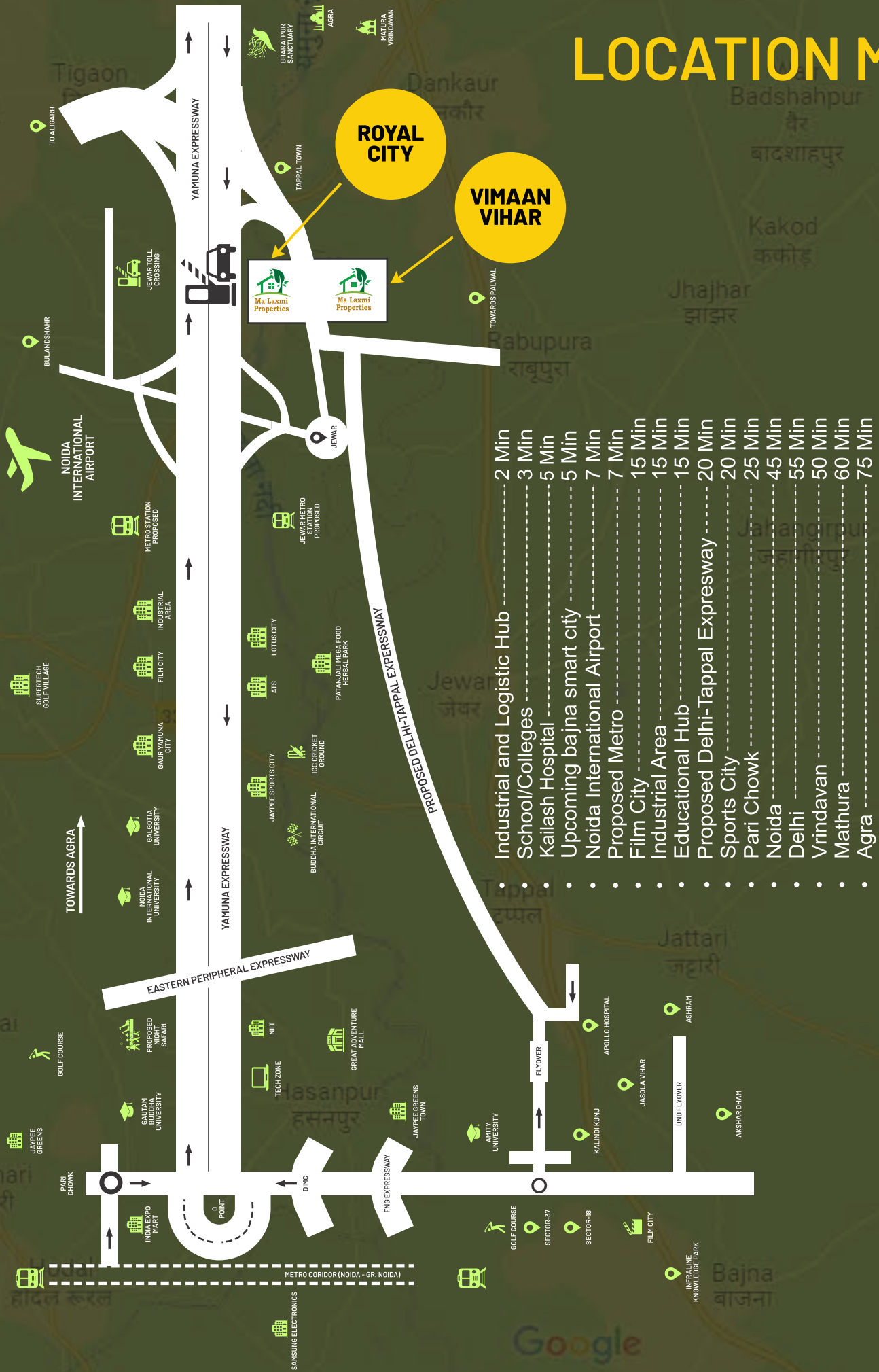
### OTHER CHARGES

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 PROPMART 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.

# LOCATION MAP





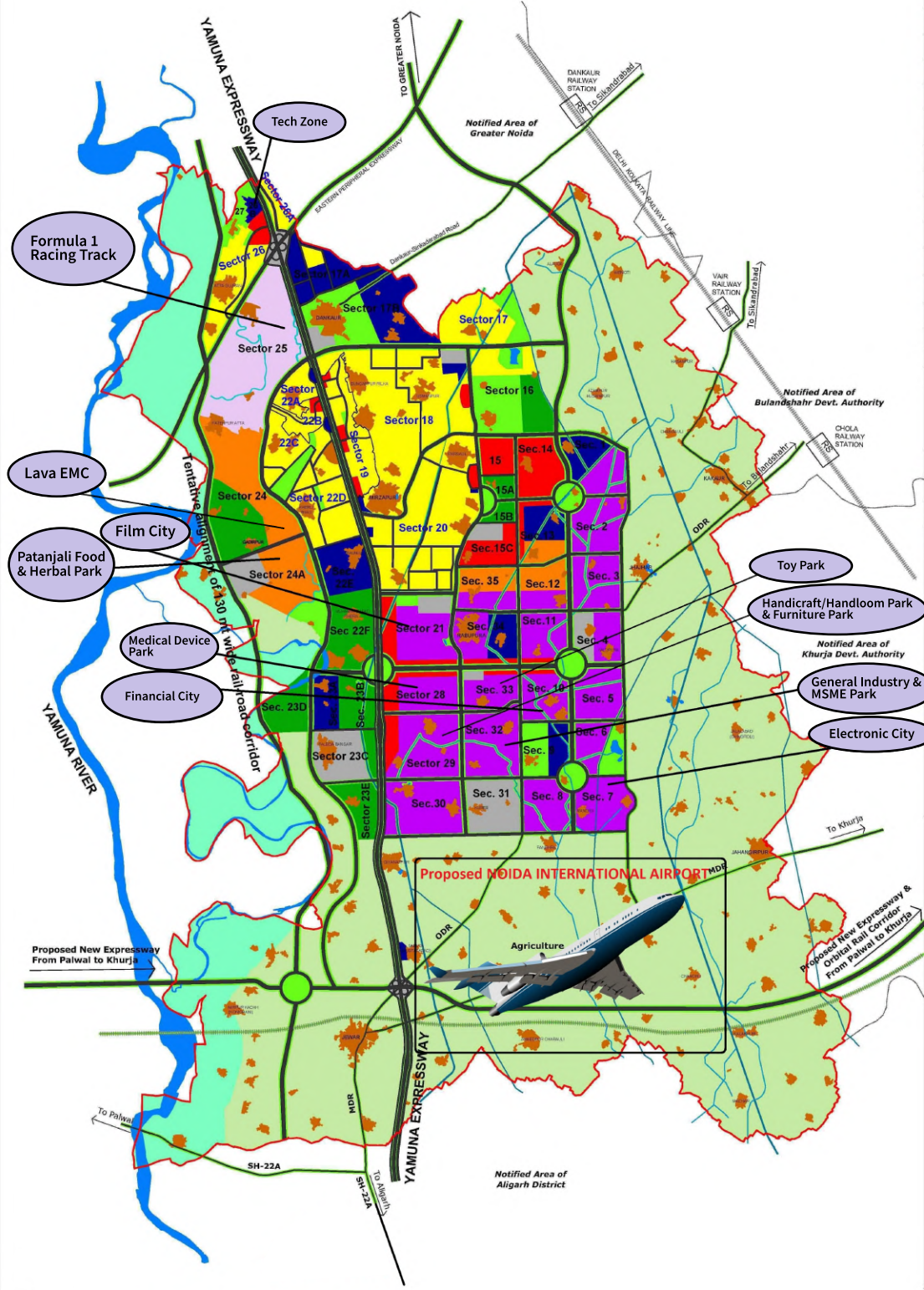
# MASTER PLAN FOR YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA (PHASE - I) - 2031

(For Notified Area of GautamBudh Nagar & Bulandshahr District)

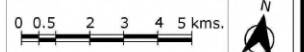
## LEGEND:-

	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.

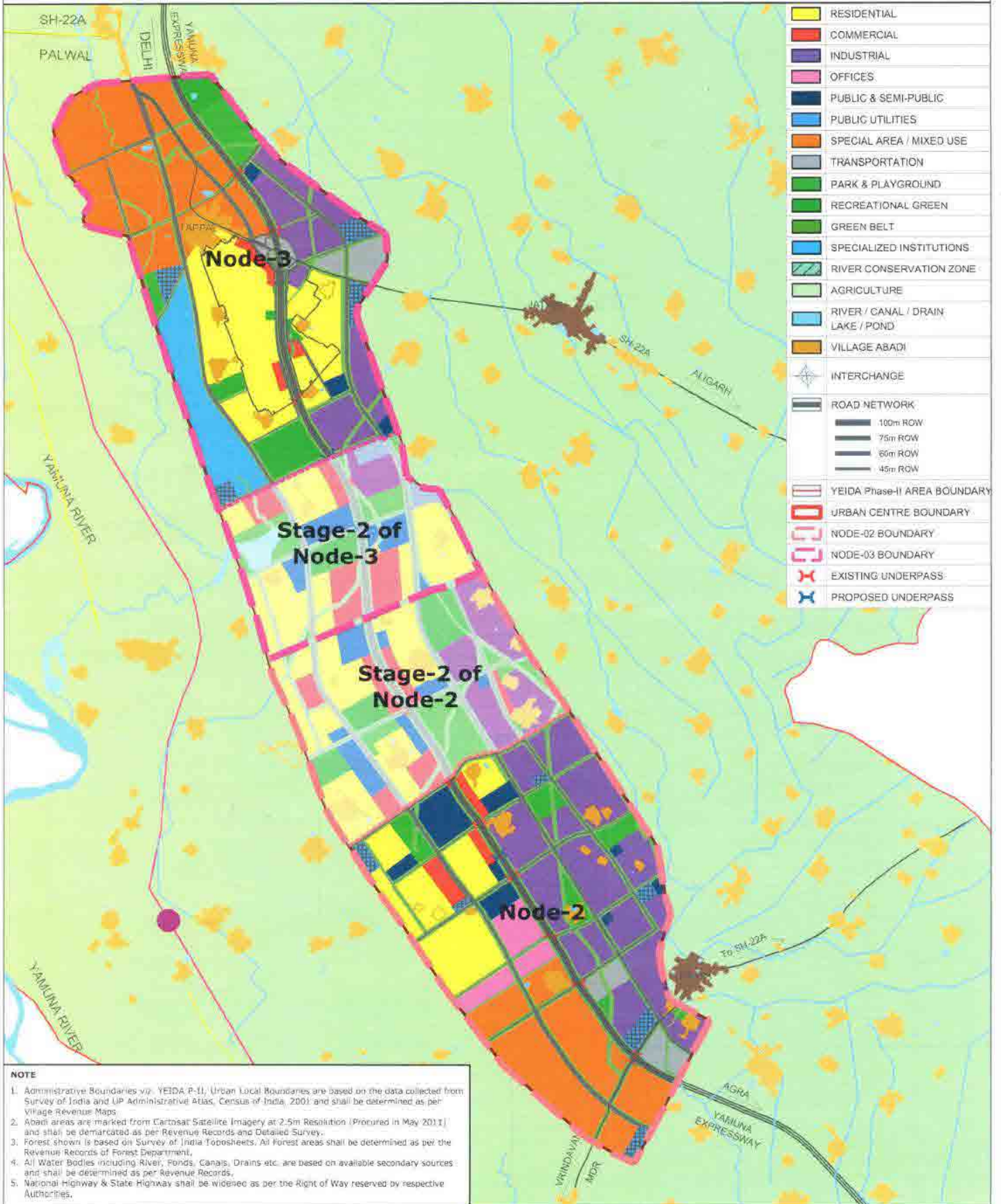




# PROPOSED LANDUSE PLAN -2031 FOR TAPPAL-BAJNA URBAN CENTRE YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA (PHASE - II)

## 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

1. 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.
2. 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.
3. Forest shown is based on Survey of India Toposheets. All Forest areas shall be determined as per the Revenue Records of Forest Department.
4. All Water Bodies including River, Ponds, Canals, Drains etc. are based on available secondary sources and shall be determined as per Revenue Records.
5. National Highway & State Highway shall be widened as per the Right of Way reserved by respective Authorities.



**YAMUNA EXPRESSWAY INDUSTRIAL  
DEVELOPMENT AUTHORITY**





# NEW & UPDATES

## 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 प्रधानमंत्री नरेंद्र मोदी

1334 3000

1334 हेक्टर पर 3000 करोड़ का काम शुरू

नोएडा इंटरनेशनल एयरपोर्ट का निर्माण कार्य शुरू

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

## THE TIMES OF INDIA

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

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

मेटेन्स, रिपेयर, ओवरहालिंग सेंटर और तीसरा रनवे बनाने के लिए

नोएडा एयरपोर्ट : दूसरे चरण के लिए जमीन खरीदने की तैयारी

## 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

नोएडा एयरपोर्ट के पास बसेगा नया शहर

## THE TIMES OF INDIAUP plans Electronics City on 700 acres near Jewar airport Focus On Attracting Hardware Manufacturers With Incentives UP plans Electronics City on 700 acres near Jewar airport

## Hindustan Times

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

Work begins at int'l site in Noida

## दैनिक जागरण

### सौ एकड़ में बसाई जाएगी टॉय सिटी

प्राधिकरण जल्द लाएगा भूखंड योजना

सौ एकड़ में बसाई जाएगी टॉय सिटी

## अमर उजाला

### नोएडा-जेमो सिटी

नोएडा-जेमो सिटी

## दैनिक जागरण

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

लोगों को रोजगार भी मिलेगा, घर से दूर भी नहीं रहना पड़ेगा, अभी मुंबई में काम कर रहे जिले के कई युवा

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

## दैनिक जागरण

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

750 करोड़ का काम शुरू

दिल्ली-वाराणसी हाईस्पीड रेल के लिए चल रहा एसआइए सर्वे

## दैनिक जागरण

### अब यूडा सिटी में बनेंगे मेट्रो कोच

कुछ औद्योगिक इकाइयों को दे दिया जाएगा जमीन का परमेयन

अब यूडा सिटी में बनेंगे मेट्रो कोच

## दैनिक जागरणनवभारत टाइम्स नवभारत टाइम्स

## दैनिक जागरण

### एलिवेटेड रोड से जुड़ेंगे आइजीआई व जेवर एयरपोर्ट

प्रदेश सरकार की ओर से भेजे गए प्रस्ताव पर केएन के जवाब साहबजी

एलिवेटेड रोड से जुड़ेंगे आइजीआई व जेवर एयरपोर्ट

## दैनिक जागरण

### वर्ष 2023 तक बन जाएगी फिल्म सिटी

नए विकास क्षेत्र, हमी डिप्लोमेटिक यूनिट, अंतिम दो चरणों पर पर्यटकों को लाने की रणनीति पर भी चिन्तन

वर्ष 2023 तक बन जाएगी फिल्म सिटी

## दैनिक जागरण

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

2012 2004 1334

नोएडा इंटरनेशनल एयरपोर्ट से योमी के सपने भरेंगे उड़ान



*Thank You*



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+91-93114 83863

Email: [info@propcomrade.in](mailto:info@propcomrade.in) | Web: [www.propcomrade.in](http://www.propcomrade.in)