



GREEN COTTAGE

DANKAUR GREATER NOIDA SECTOR -18

RESIDENTIAL PLOTS FOR SALE

Address

G-13 4th Floor sector 3 Noida uttar pradesh

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AN ISO CERTIFIED COMPANY CERTIFICATE NO.IQSC2017077030

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About Our Company



Galaxy Real Infra & Urban homes is a conscious journey towards upgrading infrastructure in around the Indian capital. A leading entity put together by a group of intellectual and ambitious land development professionals, Galaxy Real Infra & urban homes has established itself in the real estate sector over the last 12 years.



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houses sold



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Are Pleased

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DANKAUR GREATER NOIDA

SECTOR -18

YAMUNA EXPRESSWAY

Dankaur, a popular location situated in Yamuna Expressway, Greater Noida, is an upcoming residential area due to its closeness to all the commercial places of the city. Surrounded by Bela Khurd, Greater Noida, Dungarpur Rilka, Bela Kelan etc., are some of the surrounding areas of Dankaur. Many new township and residential projects have been set up in Dankaur due to its obvious commercial popularity. Many famous roads like Yamuna Expressway, Dankaur Sikandrabad Road etc., provide smooth connectivity to all the nearby locations, and 3 new roads are to be constructed, which will connect all the nearby villages. The nearest bus stop to Dankaur is the Dankaur bus stop which offers seamless connectivity. Dankaur railway station provides great transportation services to all the surrounding areas. Many highly reputed educational institutions like Yash Convent School, Vivekananda Vidhyapeeth School, Greno Public School, Jay Public School, Bihari Lal Inter College, College of Education Balika etc., are located in close proximity to Dankaur. Dhanaj Industries, Greater Noida Paper Mill Company, Techno Hexa, Seth Industries, Captain Electricals, and Jubilant Industries Ltd are some of the IT offices and industries situated in Dankaur

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Get Your Dream Residential Plots Near Night Safari Yamuna Expressway

India's first and world's fourth- Night Safari project to be developed on 250 acres of land located adjoining to Gautam Budh university (GBU) campus right along the Yamuna Expressway

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PATANJALI[®]

Patanjali Yamuna Expressway

Patanjali University

Patanjali Ayurved has expressed interest to develop a university in the Yamuna Expressway region at Noida. The targeted land parcel for this University is around 150 acres. If this project goes through, an approximate investment of Rs. 240 crores could be made initially for purchase of land and its development.

Patanjali Ayurved Factory

The FMCG major, to boost its production facilities is looking for a land measuring 200 acres or more to develop a large factory unit. Just the initial investment for this project could cross Rs 320 crore rupees.

Present Status

At present Patanjali has made a request to Yamuna Expressway Industrial Development Authority (YEIDA) for facilitation of land purchase. The production facility would be the first from the company to come in NCR. This shows the confidence the company has in the region and its scope. Once that goes through, given the high demand of products and good liquidity position of Patanjali Ayurved, the work would start immediately. Also Patanjali's plans could inspire further companies and institutions to follow its path and invest in the vicinity of Patanjali's facilities. This has happened near its sole plant in Haridwar, where now many other companies are setting up units.

Impact on Realty market

Yamuna Expressway region is showing good returns on property investments, with Square Yards Q -1 2016 research report showing an approximate 8% year on year growth in capital returns. Patanjali's investment plans, if they go through, could be just the medicine the doctor ordered for an accelerated growth. Considering the possibility of ancillary or allied units and massive employment that would be potentially generated the demand for housing would pick up. At present Yamuna Expressway is already one of the most lucrative buyer's market in the NCR region. The proposed investments would add zing to it. Also, Noida and its other micro markets could also reap spill over benefit.

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FILM CITY NEAR OUR SOCIETY

Film city project on our own if the companies will not come forward for the same or if we cannot hire the company on our terms. Therefore, in contrast to the ongoing tender in which we want to hire a company that can develop and engage filmmakers in this project, we will develop all basic facilities such as roads, drains, parks, and other services in the film city and allot plots to filmmakers,” said Arun Vir Singh, chief executive officer of Yeida.

The developer will be required to pay ₹144 crore as security before work begins on the site, according to the revised detailed project report (DPR). The firm will be given 90 years instead of 40 to develop the project, which will span 1,000 acres of land near the Jewar airport. The project’s budget has also been reduced from ₹10,000 crore to ₹7,210 crore. Furthermore, the committee has allowed OTT (over-the-top) platforms to apply for this project.

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JAYPEE SPORTS CITY

NEAR OUR SOCIETY (700 MTR ONLY)

Jaypee Sports City,[1] located on the Yamuna Expressway in Greater Noida, NCR, is India's first planned city developed and aimed for sports. It's 5000 acres of area comprises various sports venues like international standard cricket stadium, a hockey stadium and an international circuit for F1 races.[2]

Cricket stadium

A cricket stadium is under construction. When completed, it will seat 40,000 spectators, with a planned expansion to a capacity of 100,000. Cricket Stadium will be given a face lift similar to Lord's Cricket Ground. The stadium scheduled to be ready in 2022. The stadium will conform to norms and specifications prescribed by ICC with associated amenities like media and corporate boxes, medical facilities, merchandise stores, a food court, an information kiosk and many others.

Hockey

There will also be a hockey stadium with a sports training academy and infrastructure for other sports.[3]

Racing

Buddh International Circuit hosted India's first ever F1 Grand Prix in 2011. It was the seventeenth round of the 2011 Formula One season and the first Formula One Grand Prix to take place on the Indian subcontinent and even the circuit is the first of its kind in South Asia. The second Formula One Indian Grand Prix was held in October 2012 which was won by Red Bull Racing Driver Sebastian Vettel, his second consecutive win. The third Formula One Indian Grand Prix was held in October 2013 which was also won by Red Bull Driver Sebastian Vettel, his third consecutive win in India

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adani

ADANI GROUP

AT YAMUNA EXPRESSAWAY

The group would deposit 50 per cent of the land value upfront so that it could be acquired without any obstacle. Calling itself a super mega plus investor, the group sought land under the Phase II master plan of the YEIDA (Yamuna Expressway Industrial Development Authority). In the master plan, Yamuna Expressway Industrial Development Authority has proposed a logistics park at Tappal Bajna. For the rapid development of the UP state, NCR serves as the nerve centre. Noida and Greater Noida shall be the pivot of the NCR growth story. The development of the Jewar airport shall further add momentum to this growth. We propose to develop this infrastructure as a part of the overall commitment of the Adani Group in the logistics sector in the Uttar Pradesh state, wrote in the letter Jaisinghani.

According to YEIDA, they received the letter from Lucknow this week. The offer comes just months before the Uttar Pradesh govt is slated to hold its mega investor summit and at a time when UP chief minister Yogi Adityanath is in Mumbai to discuss investment proposals with top industry barons of India.

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JEWAR METRO & BULLET TRAIN NEAR OUR SOCIETY (400 MTR ONLY)

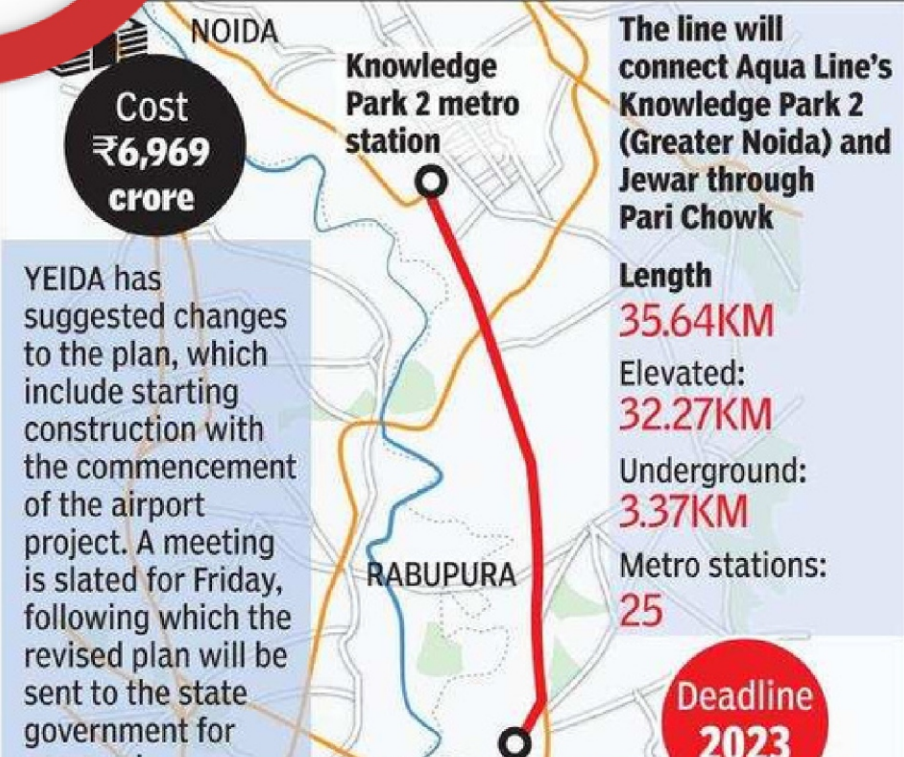
The Noida Metro is a rapid transit system connecting the twin cities of Noida and Greater Noida in Gautam Buddh Nagar, Uttar Pradesh, India. The metro network consists of one line (called Aqua Line), with a total length of 29.7 kilometres (18.5 mi) serving 21 stations. A second line is planned. The system has all elevated stations using standard-gauge tracks.

The services are available from 6:00am to 10:00pm from Monday to Saturday. On Sundays, trains are available between 8:00am and 10:00pm. The trains make 163 trips a day from Monday to Friday using a fleet of 10 trains and the frequency is 10 minutes during peak hours (8:00am–11:00am and 5:00pm–8:00pm) and 15 minutes during off-peak hours. On Saturday and Sunday the frequency is 10 minutes.[4] Initially, the trains are composed of four cars to be extended up to six in the future.

Noida Metro is the 11th Metro system to be built in India and 2nd in Uttar Pradesh after Lucknow Metro. It is the Ninth longest operational metro network in India after the Delhi Metro, Hyderabad Metro, Chennai Metro, Namma Metro and Kolkata Metro.

Noida Metro Rail Corporation (NMRC), a state-owned corporation, is building and owns the system. However, the operations and maintenance of Noida Metro lies with Delhi Metro Rail Corporation.[5] The line is connected to Delhi Metro at Noida Sector 51 station by a footbridge. Foundation for the NMRC project was laid down in October 2014, with the construction being commenced by the end of December 2014 by then Chief Minister of Uttar Pradesh Akhilesh Yadav. Trial runs started in August 2018, and the metro was inaugurated on 25 January 2019 by Chief Minister of Uttar Pradesh, Yogi Adityanath.[6] Noida metro is connected with blue line of DMRC at Noida Sector 52 and is planned to be connected with the proposed Jewar Airport through Aqua line of NMRC.[7]

PRESENTS PLAN TO YEIDA



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Noida
International Airport

JEWAR AIRPORT

NEAR OUR SOCIETY (25 MIN DRIVE ONLY)

Noida International Airport (IATA: none, ICAO: VIND), also known as Jewar International Airport,[3][4][5] is an upcoming international airport being constructed near Jewar in Gautam Buddha Nagar District, Uttar Pradesh in India, which will serve the National Capital Region(NCR).^[6] Once completed, it will be an alternative to Indira Gandhi International Airport in Delhi relieving its high and rising traffic load, and is planned to be India's largest airport. The Noida International Airport Limited (NIAL) will be the implementing agency on behalf of the Government of Uttar Pradesh. The airport is to be developed through a public-private partnership model (PPP). In 2019, Flughafen Zürich AG, the operator of Zurich Airport in Switzerland won the bid to build and operate the airport for 40 years.^[7] The National Highways Authority of India (NHAI) is also constructing a 31-kilometre long (19 mi) greenfield highway from the airport to Sector-65, Faridabad on Delhi–Mumbai Expressway. The proposed plan is to build a two-runway airport by 2024, and at a future date, to expand it into a 7,200 acres (2,900 ha) six-runway airport.^[8] According to the plan, the airport will handle twelve million passengers per annum (MPA) initially and up to 60–120 MPA, after its expansion over a period of 30 years. It will be the third commercial airport in the National Capital Region, after Indira Gandhi International Airport and Hindon Airport.

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यमुना एक्सप्रेसवे पर संपत्ति खरीदना उचित है?

यह औद्योगिक और आवासीय खरीदारों के लिए सबसे किफायती रियल एस्टेट गंतव्यों में से एक है, जो इसे उच्च आरओआई के लिए दीर्घकालिक निवेश बनाता है।



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SECURITY

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Green Cottage



Payment Plan for Green Cottage (Yamuna Expressway Dankaur)

Down Payment Plan

Basic Rate ----- 23999/- per sq. yard

PLC (if Applicable) -----5%

Development Charge -----1000/- per sq. Yard

Booking Amount 51000/- Within 15days of Booking-----ALLOTMENT ----- 30%

Within 45days of Booking 30%

Within 60days of Booking or at the time of Registry----- 40%

Flexi Payment Plan

Basic Rate ----- 24999/- per sq. yard **PLC (if Applicable)** -----

-----5%

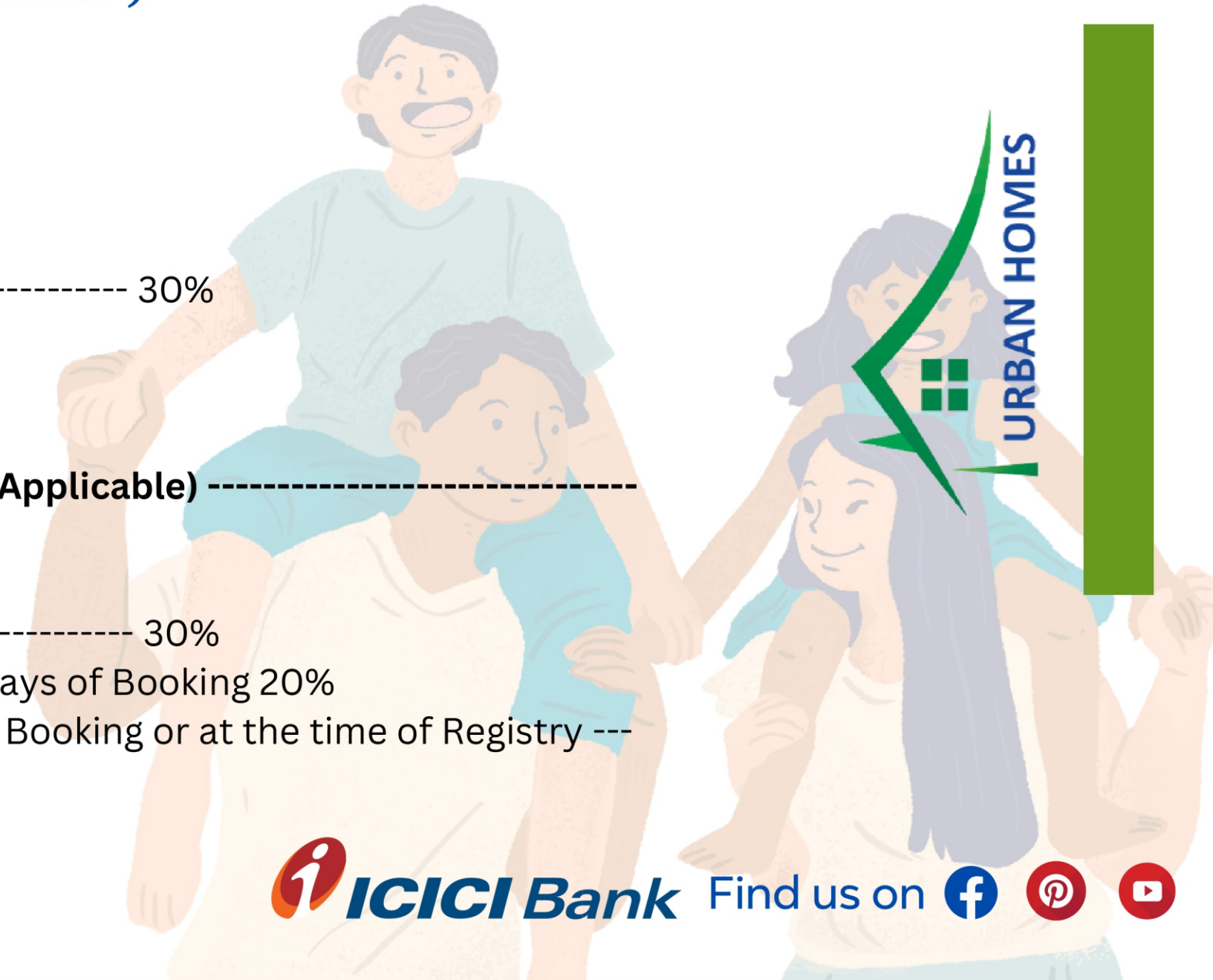
Development Charge -----1000/- per sq. Yard

Booking Amount 51000/- Within 30days of Booking-----ALLOTMENT ----- 30%

Within 60days of Booking-----POSSESSION ----- 20% Within 90days of Booking 20%

Within 120days of Booking 10% Within 150days of Booking 10% Within 180days of Booking or at the time of Registry ---

-----10%



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GREEN COTTAGE PHASE II

DISTANCES

1. Pari Chowk - 10 Minutes
2. Yamuna Expressway - Walking Distance
3. Jewar Airport - 15 Minutes
4. Proposed Metro - Walking Distance

AREA DETAILS:-

Reference image of Mandir
 Land Area = 9494.021 Sq. Mts.
 11354.750 Sq.Yds (11,264 Bigha)

Plot Area = 6471.265 Sq.Mts.
 7739.568 Sq. Yds (7,678 Bigha)

Total Road Area = 3615.186 Sq.Yds
 3022.756 Sq. Mts (3,586 Bigha)

7 PLOTS
 30X60

56 PLOTS
 30X30

VARIOUS SIZE

1 PLOT
 MANDIR

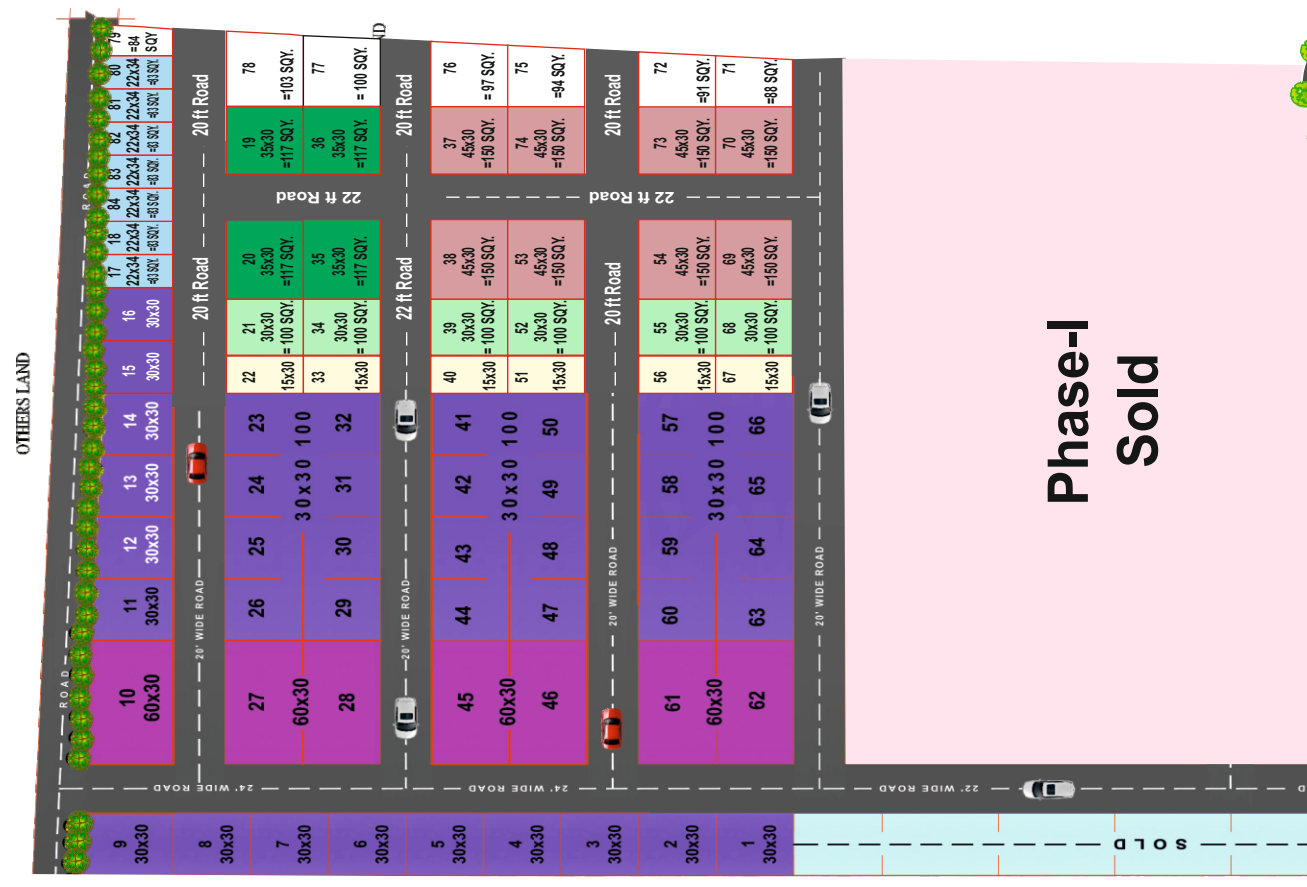
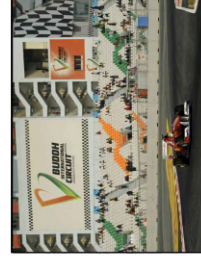
50 SQ. YDS.

100 SQ.YDS.

150 SQ. YDS.

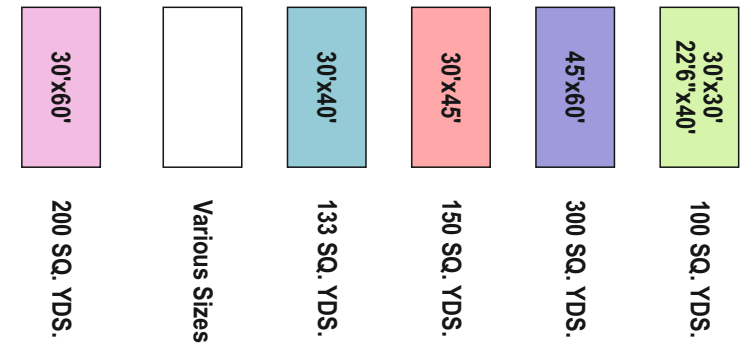
117 SQ. YDS.

83 SQ. YDS.



Phase-I
 Sold

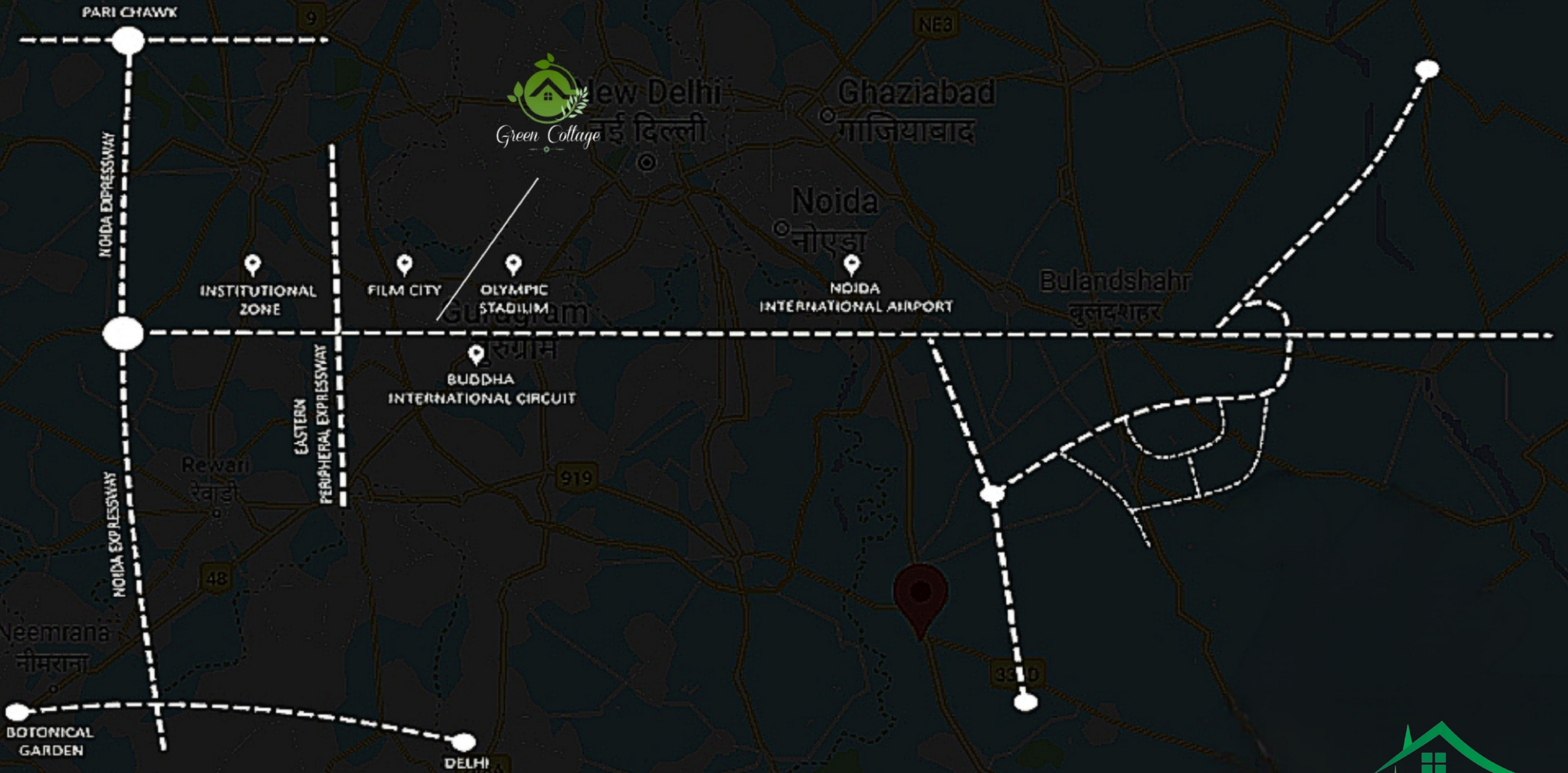
GREEN VIEW RESIDENCY



Where dreams, Come Home...



60 mtr. Road





Green Cottage

THANK YOU

Thank you for your time, and we hope to see you again soon.

Contact: 7042423355

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