



**SUNRISE ENCLAVE**

*The Best Place for you*



## AARADHYA REALTY

### *Residential Plots @ Yamuna Expressway*



Aaradhya Realty (A Luxurious Lifestyle) is a gated township spread in 30.5 Bigha. It is a small initiative from Sunrise Enclave to give a better opportunity for your living style.



Sunrise Enclave launched their Dream Project on the concept of "DAY ONE, Possession & Registry



With world class infrastructure project lined up along the development zone of Yamuna Expressway, Reality Projects, here are looking good for long-term benefits. (TOI).



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# ABOUT SUNRISE ENCLAVE

Sunrise Enclave is an established premier real estate developer company and sister concern of Aaradhya Realty they are developing Aaradhya Realty which is located on Yamuna Expressway near Jewar International Airport (Gautam Budh Nagar). Since 2019, Aaradhya Realty have the privilege of providing families with an opportunity to into the next stage of their lives, desirable plots. Aaradhya Realty plots gives a chance to be a part of developing Township with an existing client base from various sections of society consisting of government sector /public sector employee, serving and retired employee of Central and state Government, Teachers, Doctors , Engineers etc.



# JEWAR INTERNATIONAL AIRPORT

Jewar International Airport is a proposed airport to be constructed in Jewar (56 kilometers from Noida) in Gautam Budh Nagar district of Uttar Pradesh. The Yamuna Expressway Industrial Development Authority (YEIDA) will be the implementing agency on behalf of the Uttar Pradesh State Government. The airport is to be developed on a Public Private Partnership model (PPP). The proposed plan is to build a two runway airport by 2022-23 and then, at a future date, to extend it to a 7200-acre-runway airport.

According to the proposed plan, the airport will handle 5 million passengers per annum (MPA) initially and up to 60 MPA after expansion over 30 years. The project site is 72 kilometers from Indira Gandhi International Airport: 40 km from Bulandshahar, 60 km from Noida & 70 km from Faridabad & Ghaziabad, about 30 km from Greater Noida, 65 km from Gurugram and 130 km from Agra. It will connect to the Yamuna Expressway. Allowing domestic and international tourists to reach Agra, Mathura and Vrindavan. It is proposed to be connected to Delhi Metro via Noida Metro route and via the Delhi Faridabad-Ballabgarh-Palwal-Jewar route.





# NEW FILM CITY ALONG YAMUNA EXPRESSWAY

The Uttar Pradesh government recently announced that a Film City would come up on a 1,000 acre plot along the Yamuna Expressway, barely six KM from the proposed Jewar Airport and an hour's drive from Delhi.

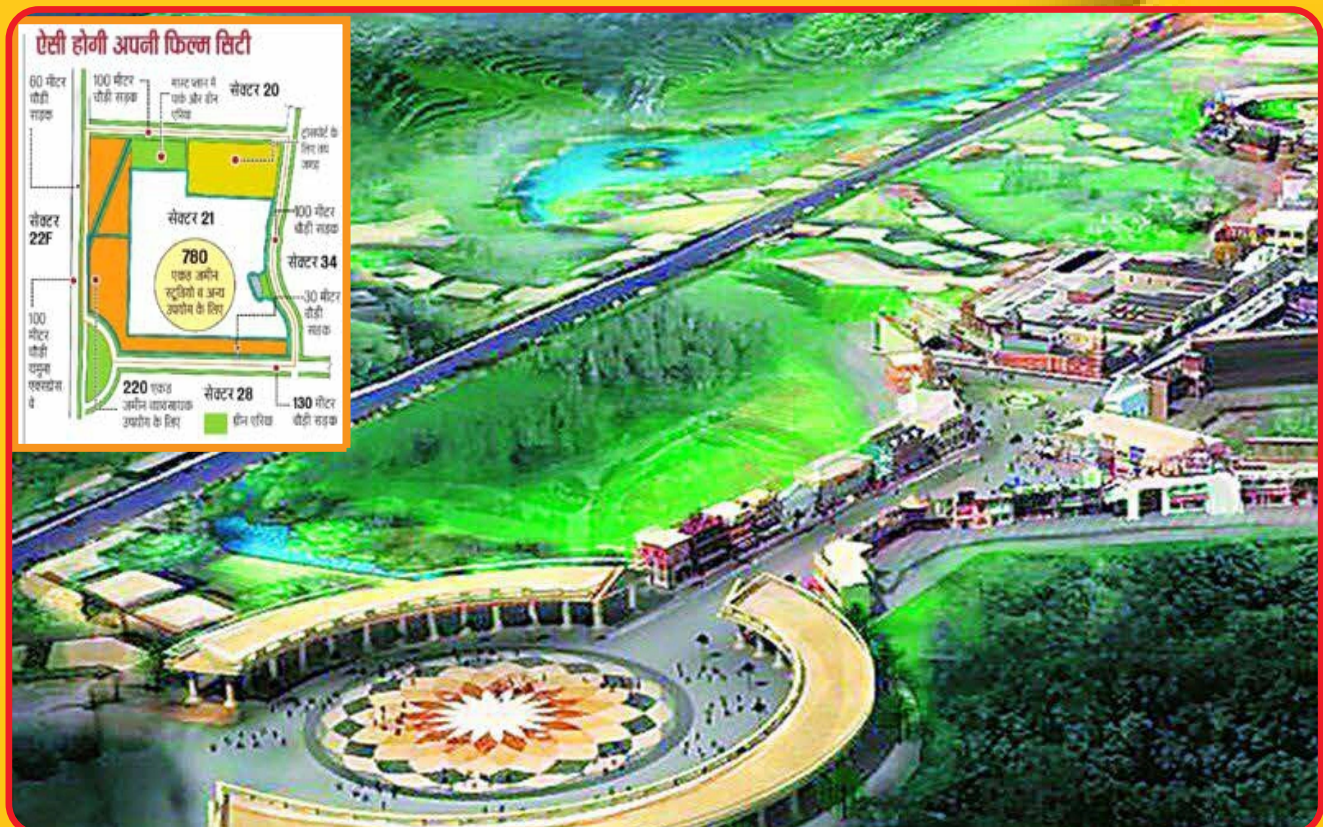
The site is located in Sector 21, along the Yamuna Expressway in Gautam Budh Nagar. According to the presentation, of the 1,000 acres, 220 acres will be kept aside for commercial activity.

The site is also located close to the proposed logistics hub in Noida - a dry port and freight corridor thus ensuring transport facilities and movement.

The region will also boast of an international electronics city and a global financial hub in the coming years.

The government is said to be considering three models to run the film city.

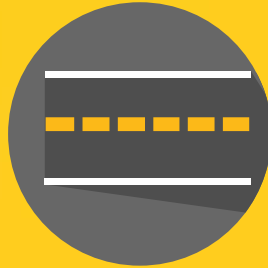
They are a private partnership on a revenue-sharing model; giving the mandate to Film Bandhu, UP's nodal agency promoting film production and the State's film policy; handing over the project entirely to the Yamuna Expressway Authority.



## FACILITIES & AMENITIES



Street Lights



Wide Roads



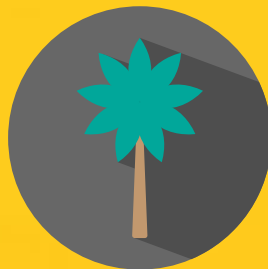
24X7 Security



Club House



Gated and  
Walled Society



Parks



Temple



Drainage System

## LOCATION ADVANTAGES

Jewar International Airport

10Minutes



Proposed Metro Station

2 Minutes



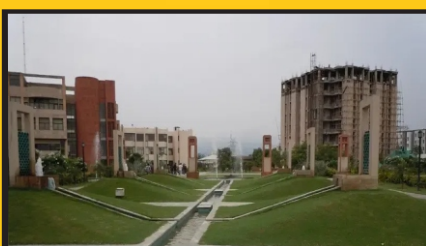
Airport Maintenance Hub

10 Minutes



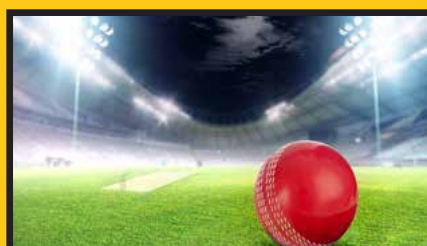
Galotias University

6 Minutes



Cricket Stadium

3 Minutes



F1 Buddha Circuit

3Minutes







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LAYOUT PLAN OF SUNRISE ENCLAVE  
KHASRA NO. 159, NANUA KA RAJPUR  
GREATER NOIDA

- 66 100.00 SQY.
- 20 150.00 SQY.
- 31 200.00 SQY.
- 30 VARIOUS SIZE

#### KEY FEATURES

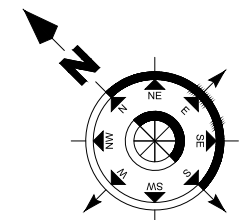
1. RECREATIONAL PARK
2. CLUB HOUSE
3. NOIDA INT. UNIVERSITY (2.0 KM.)
4. GALGOTIA UNIVERCITY (2.0 KM.)
5. GAUTAM BUDHA UNIVERSITY (6.0 KM.)
6. PARI CHOWK (10.0 KM.)
7. NOIDA AIRPORT (20 KM.)
8. FORMULA ONE (3.0 KM.)

TOTAL AREA = 30912 SQY.  
ROAD AREA = 9509 SQY.  
PARK & CLUB = 718 SQY.  
PLOT AREA = 20685 SQY.

CLIENT

**AARADHYA REALTY**

Plot No. 21, KP-III, Greater Noida-201308  
Sector 2, Noida, Uttar Pradesh 201301



FUTURE EXPANSION AREA

FUTURE EXPANSION AREA

PARK

CLUB

PHASE II

OTHER'S  
FARM HOUSE

OTHER'S  
LAND

<-TO RAJPUR

WIDE MAIN ROAD

TO DANKAUR->

FUTURE EXPANSION AREA

30 WIDE MAIN ENTRY

20'-00" WIDE ENTRY

# LOCATION MAP

## LOCATION MAP





## SUNRISE ENCLAVE

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