



**AARADHYA REALTY**

*We Build Your Dream Home*



*Smart Living ...*

**DANKAUR YAMUNA EXPRESSWAY**







# About Us

We are a group of highly integrated professionals having versatile experience in real estate sector since a decade. we take this opportunity to present ourselves as a biggest land banker around Noida . As a company, we are engaged in promoting and developing real estate project transforming the skyline across uttar pradesh since last 5 years, with development across the residential, commercial, retails and hospitalities sectors. As we glance into the future we remain firmly committed towards creating urban living spaces where people can live, work and play smart.

## **Vision & Mission**

To be the most successful real estate firm by developing and selling the products with cost effective as possible and maintaining the highest level of service there by creating customer and organizational value. To build a new trademark in real estate industry and to build unmatched quality in construction within the reach of clients and on time delivery of every product.

**“Money is good for nothing unless you know the value of it by experience”**



# Yamuna Expressway

Yamuna Expressway will be a more popular destination compared to Noida, Once Jewar International Airport is completed. This is going to be a Commerce Destination.



**Film City**



**World Class Aero Cities**



**Tourism**



**Sports & Entertainment**



**Tech Zone**



**Commercial**



**Logistic Park**





# WHY YAMUNA EXPRESSWAY

- Noida international airport to be India's biggest. 2.5 times bigger than IGI airport.
- IGI and Noida international airport will be connected through elevated expressway & high-speed metro via Pari Chowk and commuting time 2 hrs.
- DMIC, DFC (dedicated freight corridor), EPE and Yamuna expressway will be connected.
- Direct Elevated connectivity with Delhi-Mumbai Expressway.
- Boraki transport hub will also be connected to Noida international airport.
- Meerut will also connect to Noida international airport through rapid metro.
- Noida International Airport and IGI will connect through 40 kms elevated road (Land Acquisition Started)
- Vivo to invest 4200 crores in Yamuna City in Sector -24
- 200 acres for Textile - investment 4000 crores
- 200 acres for Mobile - investment
- 200 acres for Handicrafts - investment 2000 crores
- 1000 Acre Proposed Film City at YEIDA
- a packaging company of Singapore looking land on Yamuna expressway.
- 110 acres land allotted to OPPO near project and expecting operations by end of this year since stamp duty waived by authority with this condition.



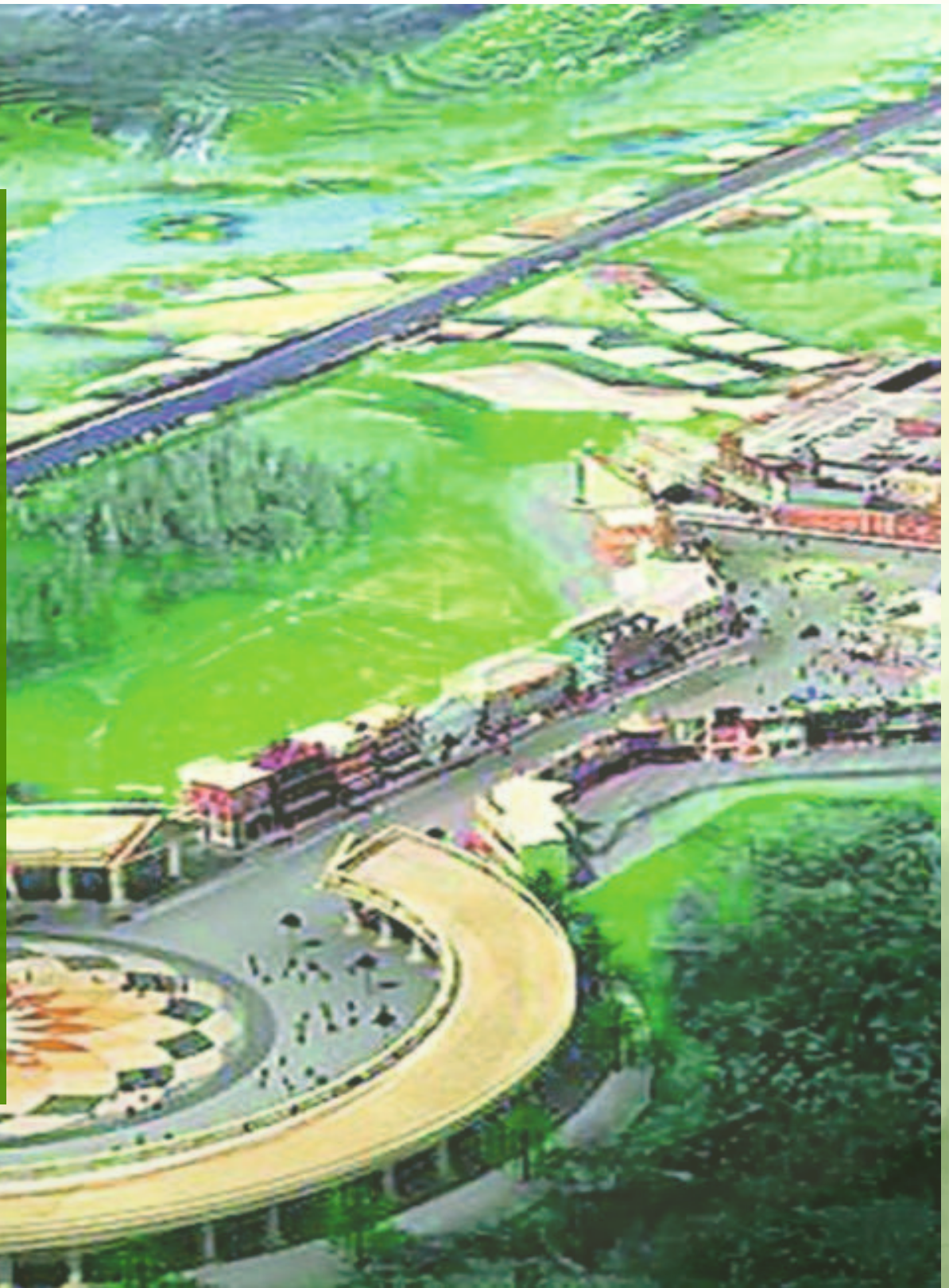
# Film City

The another dream project of UP govt, Which is the FILM CITY. It is located in Sec 21 Yamuna Expressway.

The Film City will be situated on a 1,000-acre area in Sector 21. The Gautam Budh Nagar Film City is likely to see its first film shooting by early 2021. It will be spread over 780 acres while 220 acres will be used for commercial purposes.

The Government of Uttar Pradesh ("GoUP") has envisaged development of a film city having the constituents set out below in Sector 21, Yamuna Expressway Industrial Development Area (Phase – 1), in the State of Uttar Pradesh (hereinafter referred to as the "Film City").

Following the development of Noida International Airport (near Jewar), the region is inclined to witness various growth opportunities and advancements in the coming years. In this regard, in consultation with the GoUP, the development of a Film City is proposed in Sector 21 in YEIDA region.





# JEWAR AIRPORT

## YAMUNA EXPRESSWAY A FUTURE CITY READY TO FLY HIGH

Noida International Airport, also known as Jewar Airport, 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. The proposed plan in Jewar 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) eight-runway airport. According to the plan, the airport will handle 1.2 crore (12 million) passengers per annum initially and up to 6-12 crore passengers per annum,







## JP SPORT CITY

The Buddh International Circuit is an Indian motor racing circuit situated in Jaypee Sports City, Greater Noida, Uttar Pradesh.

The track was officially inaugurated on 18 October 2011.

The 5.125 km (3.185 mi) long circuit was designed by German racetrack designer Hermann Tilke. The circuit is best known as the venue for the annual Formula One Indian Grand Prix, which was first hosted in October 2011.[6] However, the Grand Prix was suspended for 2014 and subsequently cancelled due to a tax dispute with the Government of Uttar Pradesh

# Proposed Metro Route For Jewar International Airport

72 Km high speed corridor between the upcoming Noida International Airport in Jewar to IGI Airport New Delhi.

Distance Likely to be covered in 1 Hour  
13 Stations planned, but the final number alignment may change.

Over 35Km elevated-Cum-underground corridor from knowledge Park 2 in Greater Noida.

Independent Corridor with an interchange proposed at Knowledge Park 2 station of Aqua line.

7 stations proposed from knowledge Park 2, Techzone, Salarpur, Yamuna expressway Sector 18, 20, and 28-29, Jewar Airport.





# UPCOMING INDUSTRIES



**FURNITURE HUB**



**TOY CITY**



**ELECTRONIC PARK**



**METRO COACH  
FACTORY**



**DATA CENTRE**



**APPAREL PARK**



**LOGISTIC HUB**



**MEDICAL DEVICE PARK**



**LEATHER PARK**



# EDUCATION AND ENTERTAINMENT



**HOSPITALITY**



**AMUSEMENT PARK**



**GALGOTIAS  
UNIVERSITY**



**GAUTAM BUDDHA  
UNIVERSITY**



**NOIDA INTERNATIONAL  
UNIVERSITY**



**LLOYD LAW  
COLLEGE**



**NIGHT SAFARI**



# YASH VIHAR-II

**Yash Vihar-II is spread in 22 Bigha with 140+ Plots. Sizes starts from 80, 100, 125, 150, 200, 300 square yards.**

## **Features and Facilities :**



**Street  
Light**



**Wide  
Road**



**24x7  
Security**



**Park**



**Community  
Centre**



**Commercial  
Area**



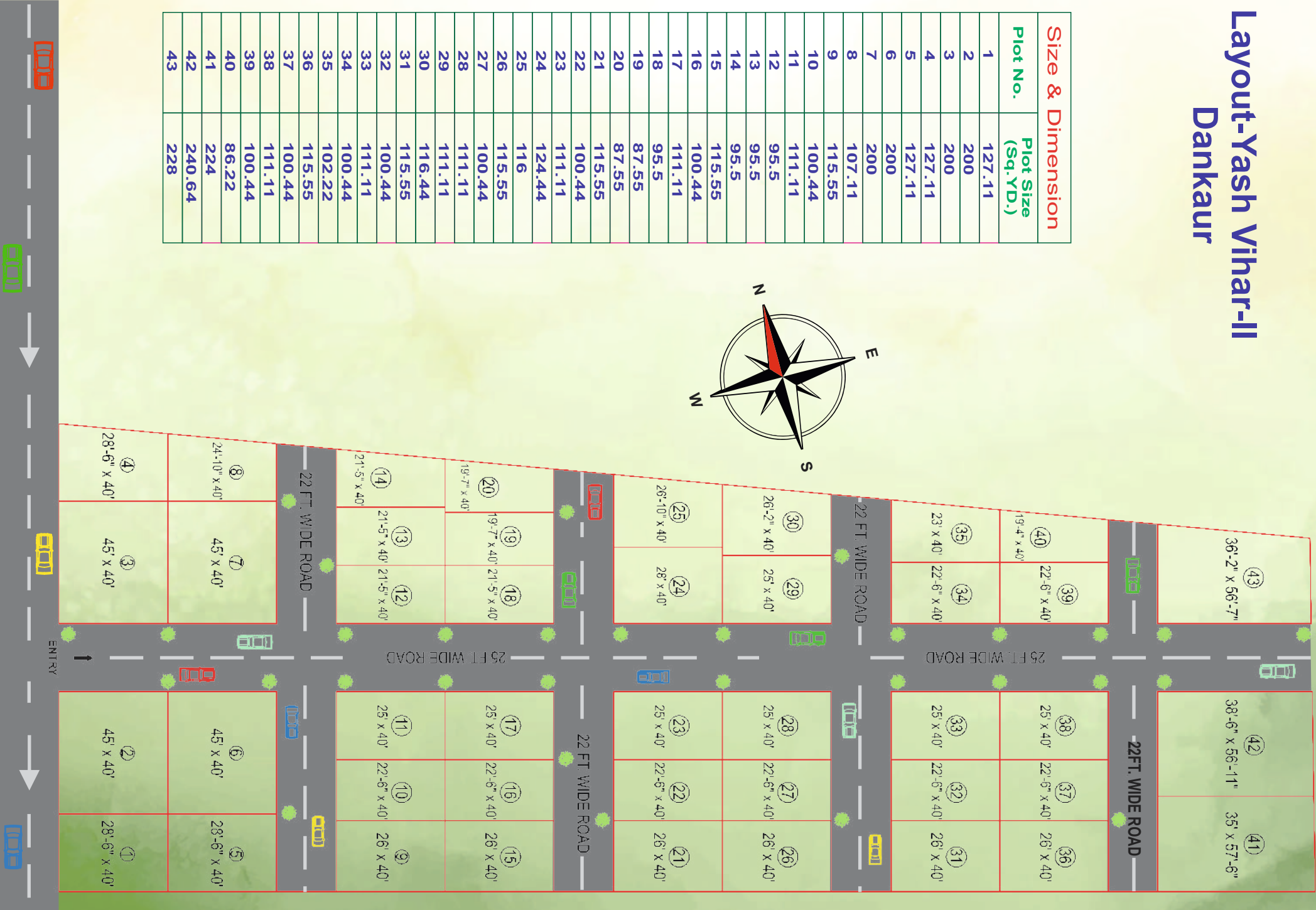
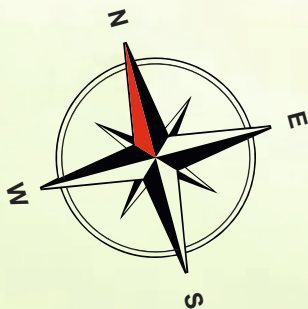
**Electricity  
Facilities**



# Layout-Yash Vihar-II

## Dankaur

Size & Dimension	
Plot No.	Plot Size (sq.yd.)
1	127.11
2	200
3	200
4	127.11
5	127.11
6	200
7	200
8	107.11
9	115.55
10	100.44
11	111.11
12	95.5
13	95.5
14	95.5
15	115.55
16	100.44
17	111.11
18	95.5
19	87.55
20	87.55
21	115.55
22	100.44
23	111.11
24	124.44
25	116
26	115.55
27	100.44
28	111.11
29	111.11
30	116.44
31	115.55
32	100.44
33	111.11
34	100.44
35	102.22
36	115.55
37	100.44
38	111.11
39	100.44
40	86.22
41	224
42	240.64
43	228





# LOCATION MAP



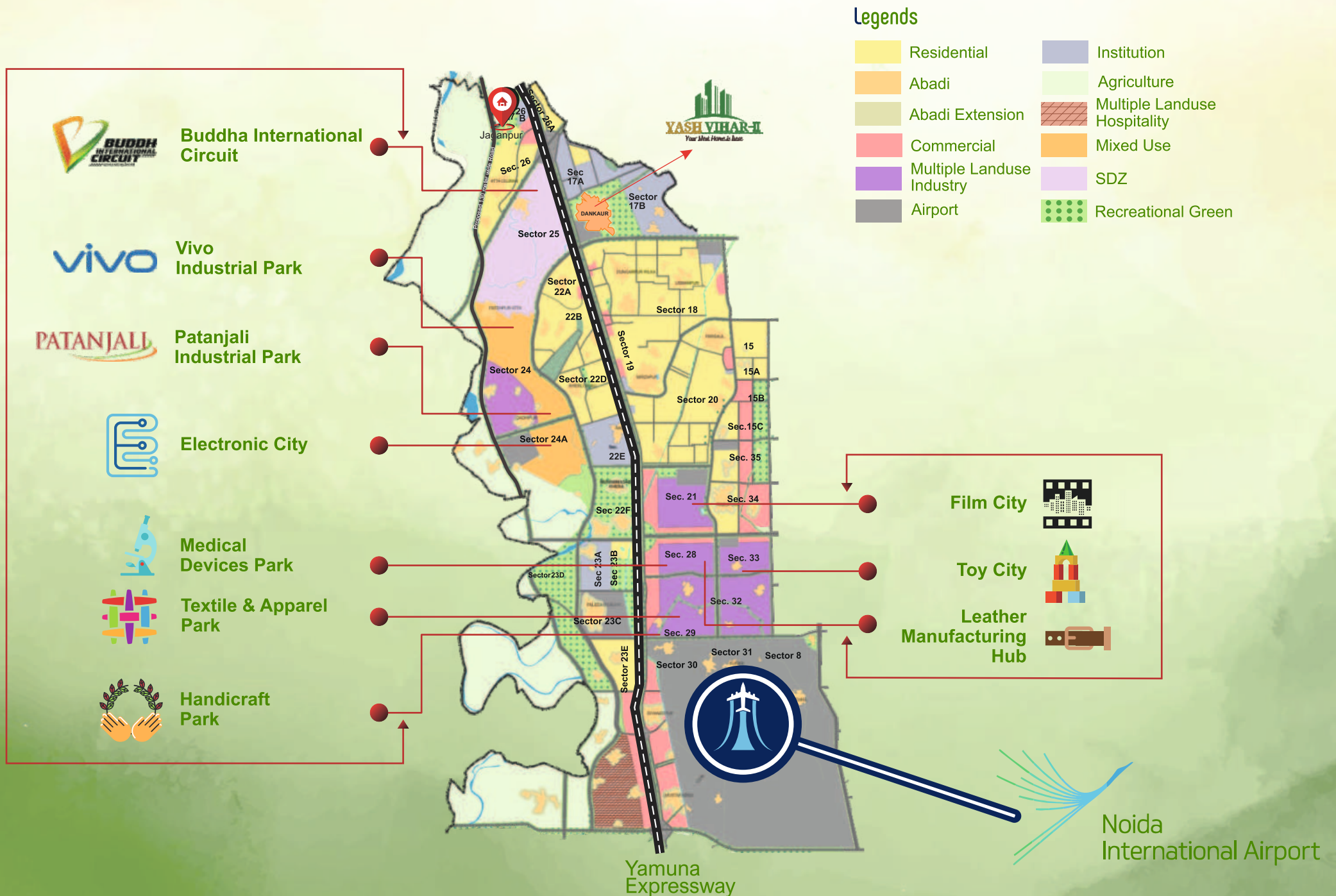
## Distance From Important Landmark

• Pari Chowk	10 minutes
• KP-II Metro Station	10 minutes
• Noida Sector-18	30 minutes
• Akshardham Temple	40 minutes
• Noida International Airport	15 minutes
• DLF Mall	30 minutes
• Expo Mart	10 minutes
• Galgotiya University	02 minutes
• Film City	05 minutes
• Sport City	01 minutes



# YEIDA Master Plan -2031

## Major Landmarks / Industrial Developements in the vicinity





## Office Address :

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