



AARADHYA REALTY

We Build Your Dream Home



YASH VIHAR

Your Next Home is here





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

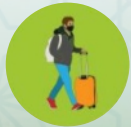
Yamuna Expressway will be a more popular destination compared to Noida, Once Jewar International Airport is completed. This is going to be a Commerce Destination.



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.

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,



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.



Road Connectivity to Jewar Airport

55 KM from Noida

60 KM from Faridabad

75 KM from Ghaziabad

55 KM from Logistic Hub

45 KM from Aligarh

72 KM from IGI Airport

110 KM from Mathura

130 KM from Agra



Road Connectivity to Jewar Airport

100 meter wide Yamuna Expressway Connecting Greater Noida to Agra

100 meter wide Eastern peripheral Expressway, passing through Yamuna Expressway at Formula One Track, Connecting Palwal, Manesar, Ghazaibad, Bhagpat, Meerut.

100 meter wide proposed Expressway Palwal to Khurja (South Side)

130 meter wide road to Noida via Greater Noida (East side)

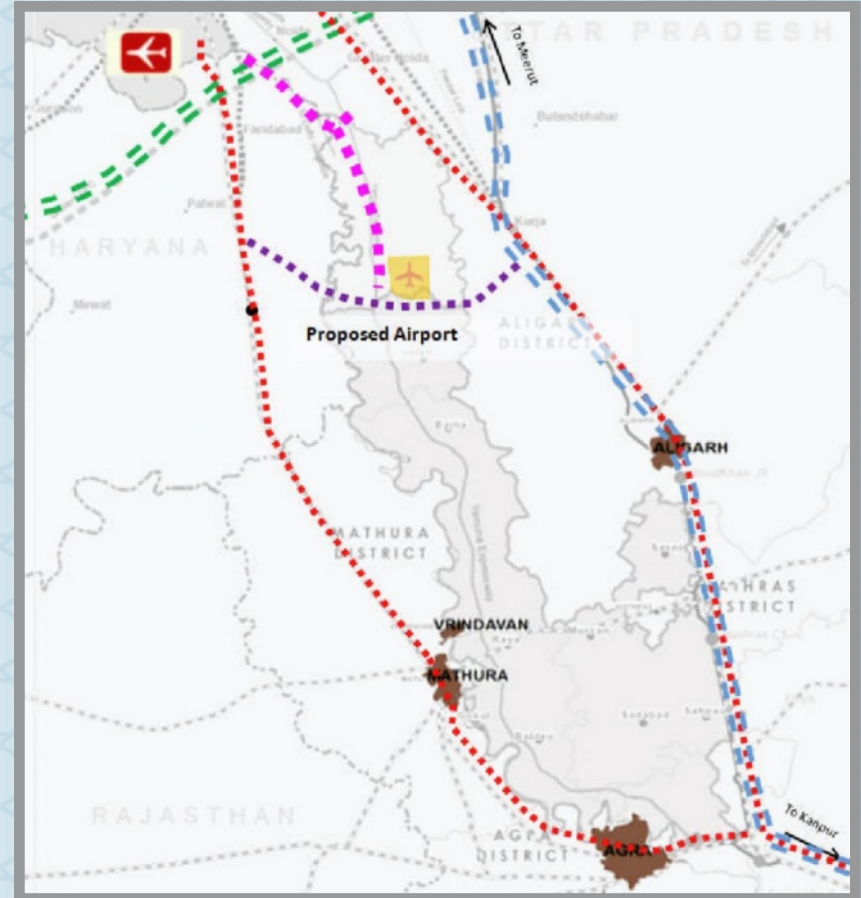
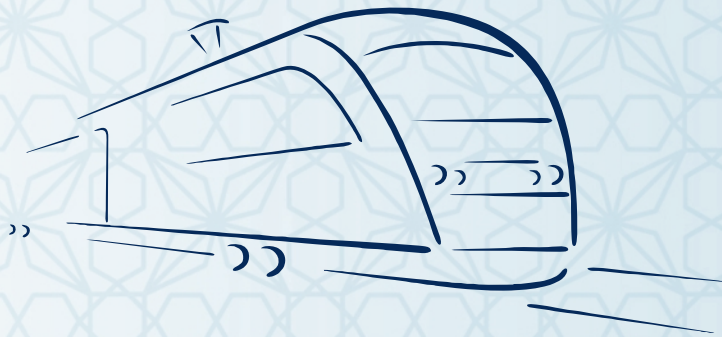
60 meter wide road parallel to expressway (proposed to be widened to 100 mt. upto Jewar west side)

75 meter wide road (North side)



Proposed Connectivity of Railway

-  Western DFC
-  Eastern DFC Corridor
-  Proposed Metro Line Noida-Gr. Noida-Jewar
-  Proposed Palwal-Khurja Railway Line
-  Existing Rail Network



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**



DOXIN

IMPECCABLE CONNECTIVITY



**NOIDA INTERNATIONAL
AIRPORT
15 MIN. DRIVE AWAY**

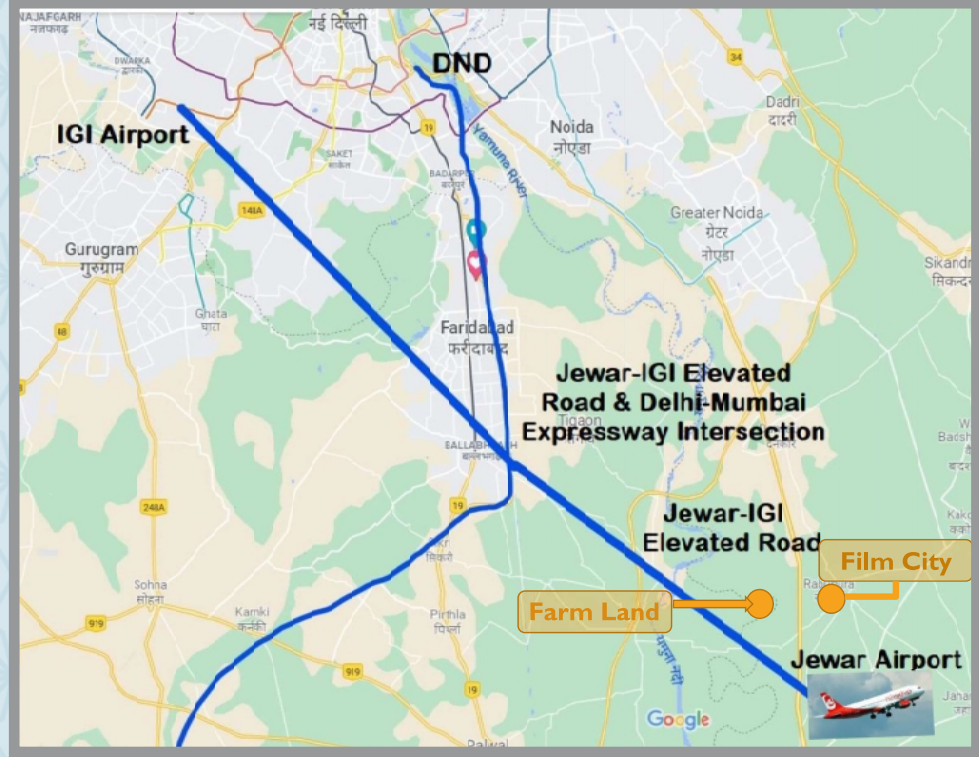
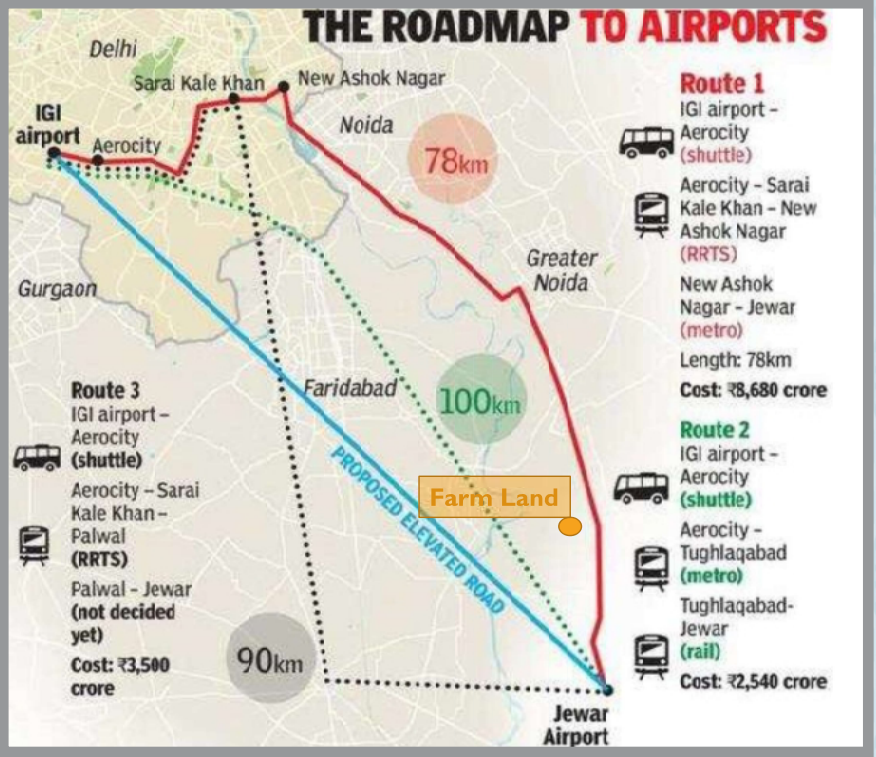


**FILM CITY
8 MIN. DRIVE AWAY**



**5 MINTS. DRIVE FROM
JAYPEE SPORT CITY**

MAJOR CONNECTIVITY

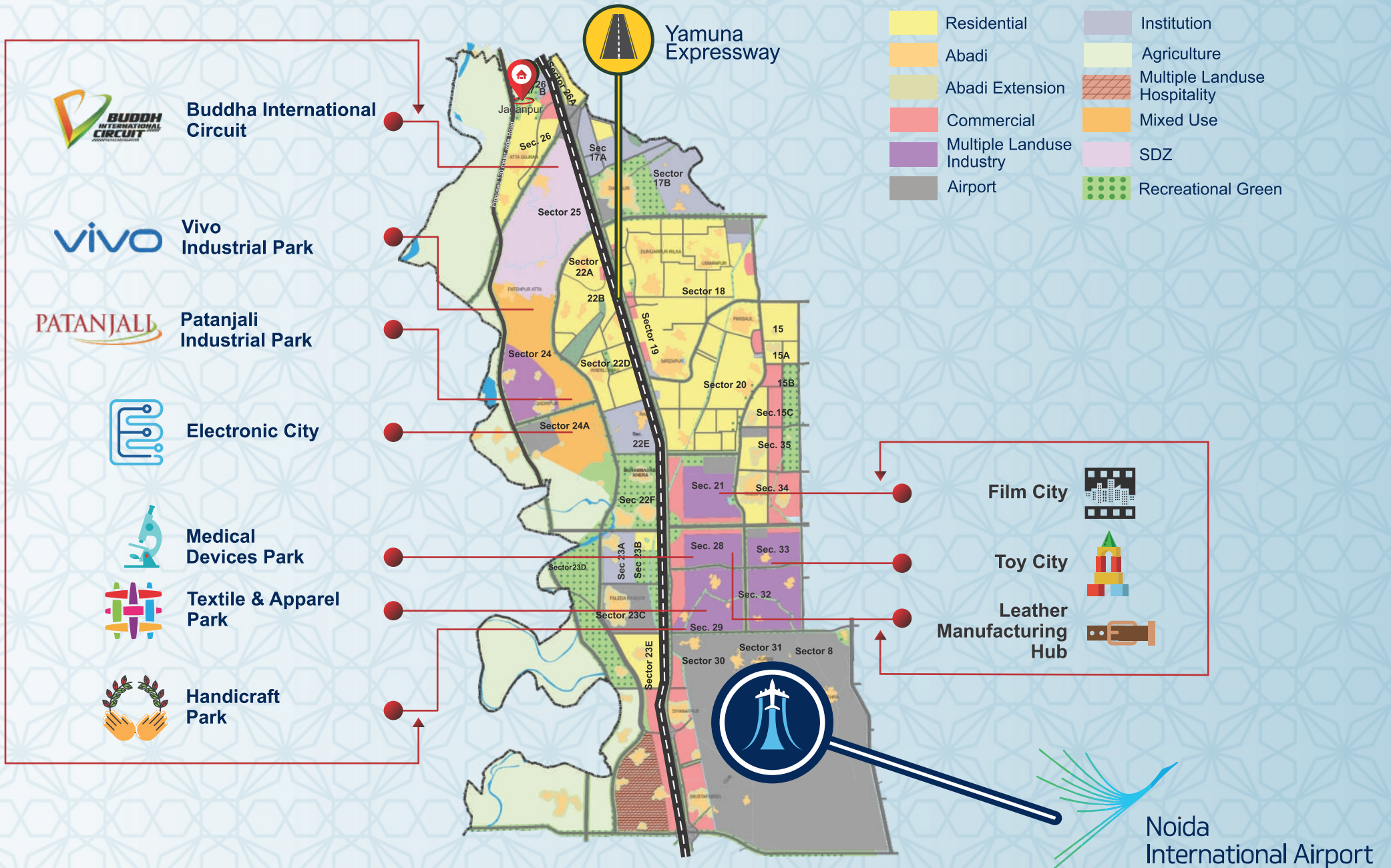


Adjecsent TECH-ZONE IT CITY



YEIDA Master Plan -2031

Major Landmarks / Industrial Developements in the vicinity



Landmarks that
are reachable
just within
10-15 minutes



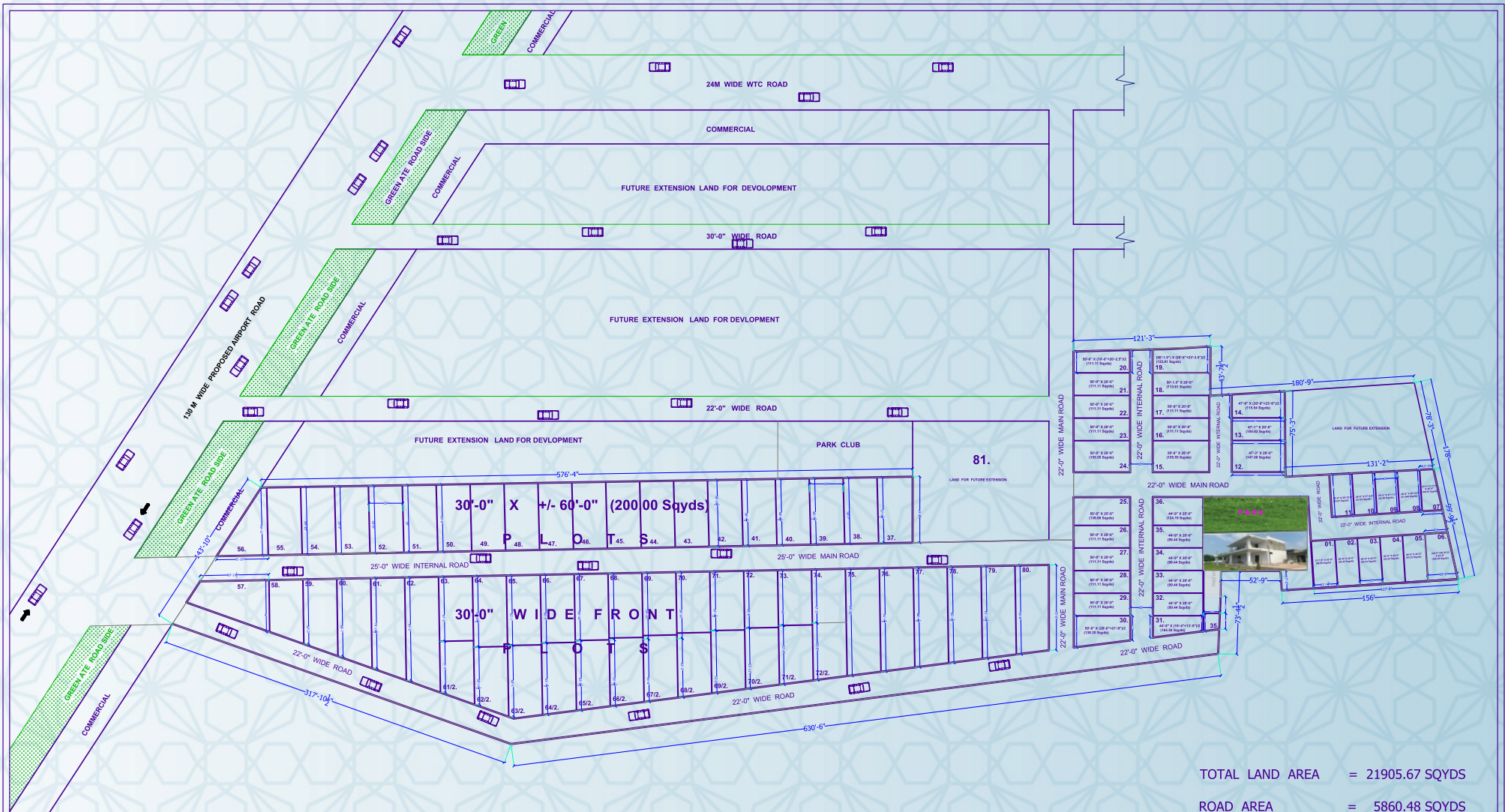
YASH VIHAR

An exclusive layout with all the standards and amenities is developed with great care and sensitivity. The layout spans with its area largely provided for roads and amenities, parks and play areas, creating elegant and flawless openings fused by landscape. It has features like wide entry road, underground cabling, and hedges as compound walls. Sewage and water connections to individual plots. The layout also boasts of Premium Club House, a Multipurpose hall with co-living spaces and Supermarket alongside a Coffee shop. The layout is designed for the future. Its iconic architecture is a fusion of minimalistic forms, seamless geometrical frames and defined-spaces. It is poetically dedicated to the aesthetics of luxury. Fine living is redefined and perfected at YASH VIHAR.

Yash Vihar is spread in 40 Bigha with 300+ Plots. Sizes starts from 70, 100, 125, 150, 200, 300 square yards.

Features and Facilities :

- Sewage and drain pipelines
- Underground power lines
- 30ft, 25ft, 22ft and 20ft connecting black top roads
- LED/ Solar street lighting system
- Underground storm water drain- use of saucer drain
- Street covered with green trees
- Children play zone
- Common Community Center
- Facility - an outdoor retreat, with separate Public entry
- 24/7 Secured gated community



option - 1.

PROPOSED YASH VIHAR COLONY LAYOUT

TOTAL LAND AREA = 21905.67 SQYDS
 ROAD AREA = 5860.48 SQYDS
 BALANCE SALABLE AREA = 16045.19 SQYDS

Project -
PROPOSED YASH VIHAR COLONY LAYOUT AT
TECH ZONE GREATOR NOIDA GAUTAM BUDH
NAGAR UTTER PRADESH INDIA.

Owner - M/S AARADHYA REALTY

Scale - Scale to fit

Design By - Ashish Gupta

Date-31/10/2023

Orientation -



Architecture
 where desires come alive

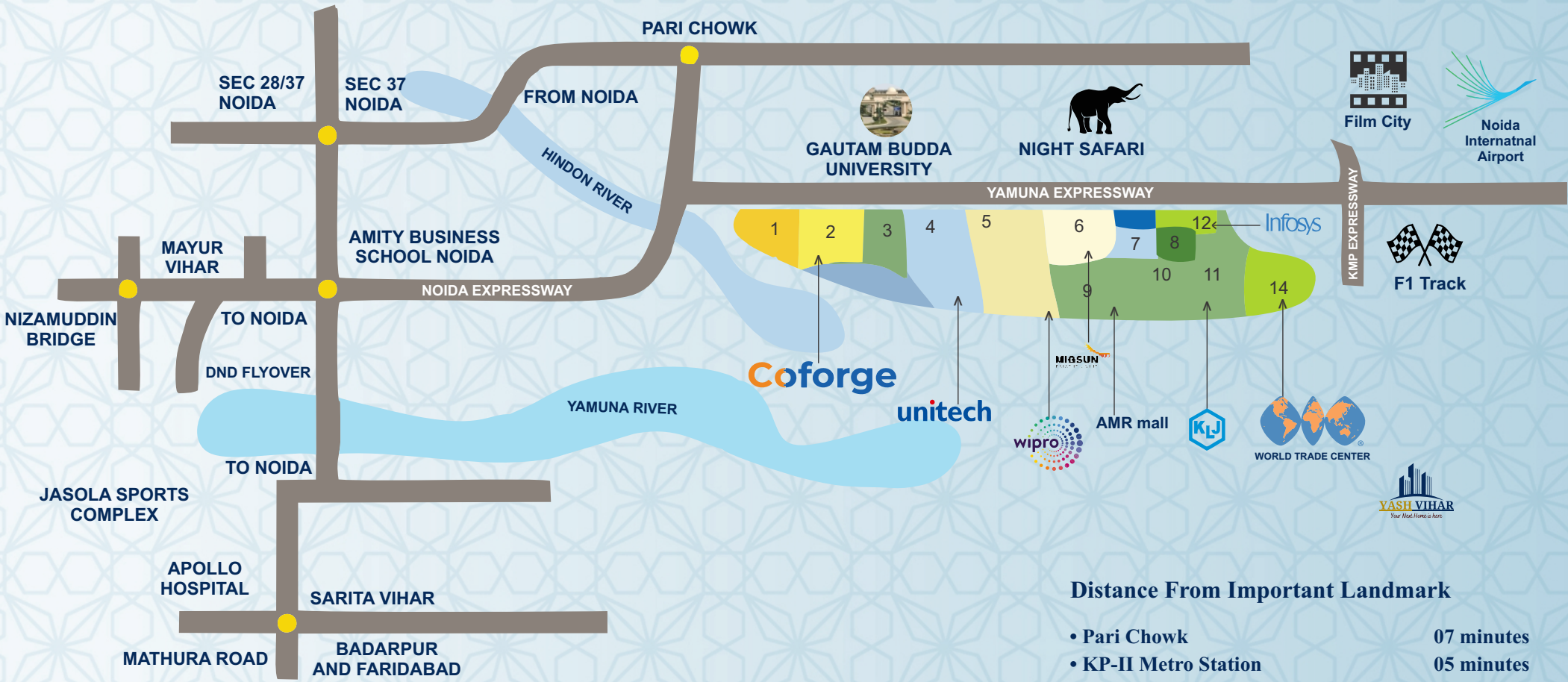
Architect, Interior Designer, Engineers, Vastu Consultant & Trunkey Solution.

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LOCATION MAP



Distance From Important Landmark

- Pari Chowk 07 minutes
- KP-II Metro Station 05 minutes
- Noida Sector-18 30 minutes
- Akshardham Temple 40 minutes
- Noida International Airport 15 minutes
- DLF Mall 30 minutes
- Yamuna Expressway 02 minutes
- Expo Mart 05 minutes
- Galgotiya University 5 minutes
- Film City 10 minutes



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