

**PAI**  
REAL GROUP

**वैदिक** *Villaage*  
DISCOVER THE SERENITY OF VAIDIK LIVING

**वैदिक** *Villaage*  
DISCOVER THE SERENITY OF VAIDIK LIFE

The new **LIFE** in town

Location • Investment • Freedom • Environment

\*Images and pictures are conceptual and actual can be differ from these images\*

Vaidic Villaage | Residential Plots & Cottages Near Jewar Airport, Yamuna Expressway Noida



A man in a white t-shirt is carrying a young girl on his shoulders. The girl is wearing a white t-shirt and dark patterned pants, with her arms outstretched. They are in a park-like setting with lush green trees and a bright, sunny background. The overall mood is peaceful and happy.

**वैदिक** *Villaage*  
DISCOVER THE SERENITY OF VAIDIK LIVING

**Investment**  
For greater returns  
an upgraded lifestyle  
sustainable living



## About Builder

PAL REAL GROUP was founded in 2000 in Jaipur. Since then we have done tremendous Projects in Rajasthan & Mainly in Jaipur. Our Projects & our constructions are done in such a way that it can be afforded by everyone. All of our projects are surrounded by Ring Road, IT Corridor, Terminal Market, Bus Terminal & we are giving facilities like Parks, Hospitals, Educational Institutions, Club houses, Multi-Storey Buildings, Community Hall, Electricity/Water, Temples, and Busfacilities.

We are Promoter and Builders of many Residential Projects & Townships in & around Jaipur. We are having a great sales & construction track record in Jaipur having clients from All over India. We are also having many NRI Clients from US/UK & Canada.

PAL REAL GROUP the largest developer of Jaipur is the trendsetter and pioneer in the concept of private colonies and townships in Jaipur. All the projects undertaken by the company are planned in such a way so as to fulfill both the current as well as the future requirements of the customers in terms of housing, commercial & farm Houses along with the amenities that are required to make these projects successful. Moreover, all our colonies are designed on such a location from where local transport is easily available. Besides all comforts of modern-day we always try to provide best home, Land, Commercial Spaces in your budget and on good location as well. We have hundreds of satisfied customers in our database and their satisfaction makes us more sound and capable to provide more best living options for you.



# What can match the superiority of a legacy?

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Land created by the trusted land developer PAL Real Group is not merely another investment. It's an investment that, unlike most assets in the fluctuating volatile markets, is backed by research and sound growth factors that assure great gains. A key asset that opens the door to success, not just for a day but for generations.





# Jewar Airport

The Jewar International Airport is an upcoming international airport to be constructed in Jewar (55 minutes from South Delhi) in Gautam Budh Nagar district of Uttar Pradesh. It is well connected with cities Delhi, Agra, Bulandshahr, Greater Noida, Aligarh and Palwal. In May 2017, the airport was granted approval by the union government cabinet as the second airport for the NCR. The construction of Airport will start from October 2018 and the first 2 runways will be ready by year 2022.



**WORLD 3RD LARGEST AIRPORT**

Will Come UP at JEWAR, Uttar Pradesh

**6 RUNWAY**

Only Two Airports in the World  
Have more than Six Runways

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## Nearby

- ✓ Jewar Airport
- ✓ Yamuna Expressway
- ✓ Proposed Cantonment Area
- ✓ Proposed Delhi Mumbai Expressway
- ✓ Proposed Film City

## Project Highlights

-  24/7 Security
-  Park Area
-  Temple Area

## Project Features

-  Gated Township
-  Wide Internal Road
-  Electric Pole



# Recent Media Cut-Out

CM to unveil 7,500cr projects in Yamuna Expressway

UP signs pact with LAVA for plant along Yamuna e-way

Jewar airport will now be a full-fledged aviation hub

To Have 4 Runways, Flying and Training Institutes

Foundation laid for Baba Ramdev's Patanjali Ayurved at Yamuna Exp.

Centre Govt. sanctions ₹2000 Cr. to UP Govt. for Jewar Airport.

## NCR'S SECOND AIRPORT

What PricewaterhouseCoopers feasibility report says

Jewar airport expected to start operations in 2022-23 with **6.2 million passengers annually**



Within the first 10 years of operation, the number of passengers is **projected to touch 39 million**

Study conducted across 42 districts in multiple states

## Govt paves way for 1st phase of Greater Noida airport

Acquisition of 1,000 Hectares To Start Soon

Vandana.Keelor @timesgroup.com

Greater Noida/New Delhi: The National Capital Region could get its second airport. In

FULL COVERAGE: P 2

Jewar, in five years. "In principle clearance has been granted," civil aviation minister Ashok Gajapathi Raju said at a press conference on Saturday, paving the way for acquiring 1,000 hectares (around 2,500 acres) for the first phase. The

**PHASE 1: IN 5 YEARS**  
1 runway & terminal  
Area: 1,000 hectare  
Cost: Rs 10,000 cr  
Road, rail & metro connectivity



**FINAL PLAN: 10-15 YEARS**  
4 runways  
Area: 3,000 hectare  
Cost: Rs 15,000-20,000 cr  
Capacity: 30-50 million passengers a year



airport could be ready by 2022, minister of state for civil aviation Jayant Sinha told TOI.

The Yamuna Expressway Industrial Development Authority (YEIDA) has notified 3,000 hectares in Jewar for the airport, with the first phase

estimated to cost around Rs 10,000 crore.

This will include one runway, a terminal and other infrastructures, with the airport to be connected by road, rail and through a Metro link, Sinha said, adding that connect-

ivity with Meerut and other parts of the state will be upgraded. The plan is to add three more runways with the total cost estimated between Rs 15,000 crore and Rs 20,000 crore.

► Concessionaire deal, P 7

# Recent Media Cut-Out

**Greater Noida Airport foundation stone to be laid by Oct : Government**

**Government sets up project monitoring panel to expedite Jewar airport**

**जुवर एयरपोर्ट के पास जमीन 40% तक महंगी**

युवा नोएडा, बहिष्कृत संवाददाता। जेवर में बन रहे नोएडा इंटरनेशनल एयरपोर्ट के पास संसिद्ध खरीदना करीब 40 प्रतिशत महंगा हो गया है। यमुना प्राधिकरण ने आवासन प्रयुक्तों से लेकर पृथु हाउसिंग, औद्योगिक, कॉरपोरेट ऑफिस, स्कूल, अस्पताल, मॉडर, मोल आदि के लिए जमीन की कीमत बढ़ा दी है। जेवर एयरपोर्ट का निर्माण होने, किसानों का मुआवजा बढ़ाने और जमीन की बढ़ती मांग को देखते हुए आवाजन दर बढ़ाई गई है।

अस्पताल-बिजलीघर बनाना महंगा हुआ

यमुना प्राधिकरण के सीईओ डॉ. अजयपाल सिंह ने बताया कि औद्योगिक प्रयुक्तों की दर अब बढ़ी है। अधिकतम दर 9668 रुपये प्रति वर्ग मीटर तक थी, जिसे अब 13542 रुपये प्रति वर्ग मीटर कर दिया गया है। बिजलीघर, मिटक पृथु, प्राथमिक स्कूल और अस्पताल की आवंटन दर में 40 प्रतिशत की वृद्धि की गई है।

मूखंडों की दरों में बदलाव

श्रेणी	मौजूदा दर	नई दर
आवासीय	18510	24600
पृथु हाउसिंग	23140	30750
संस्थागत	10450	14280
कॉरपोरेट ऑफिस	16970	23770
आर्टी	11630	16380
औद्योगिक	9668	13542
व्यावसायिक	46000	59100
डिस्ट्रीब्यूशन/लोक प्रयुक्त	3070	11310
प्राथमिक स्कूल	6900	9670
अस्पताल	15400	20700

(आवंटन दर रुपये प्रति वर्ग मीटर है)

**THE ROADMAP TO AIRPORTS**

**Route 1**  
IGI airport - Aerocity (Shuttle)  
Aerocity - Sarai Kale Khan - New Ashok Nagar (RTS)  
New Ashok Nagar - Jewar (metro)  
Length: 78km  
Cost: ₹8,680 crore

**Route 2**  
IGI airport - Aerocity (Shuttle)  
Aerocity - Tughlaqabad (metro)  
Tughlaqabad - Jewar (rail)  
Cost: ₹2,540 crore

**Route 3**  
IGI airport - Aerocity (Shuttle)  
Aerocity - Sarai Kale Khan - Palwal (RTS)  
Palwal - Jewar (not decided yet)  
Cost: ₹3,500 crore

**दिल्ली एयरपोर्ट मेट्रो नोएडा हवाई अड्डे तक आएगी**

**नई दिल्ली से दिल्ली गेट व नॉलेज पार्क होते हुए जेवर तक आएगी लाइन**

नई दिल्ली से दिल्ली गेट तक की दूरी 10 मिनट, दिल्ली गेट से नोएडा तक की दूरी 37.5 मिनट, नोएडा से जेवर तक की दूरी 29 मिनट।

**नोएडा एयरपोर्ट मेट्रो कोरिडोर पर लगेगी 24 को मुहर**

24 अलग-अलग कोरिडोरों को मुहर देकर 24 कोरिडोरों को शुरू किया जाएगा।

**2025 तक दौड़ेगी एक्सप्रेस मेट्रो**

नोएडा एयरपोर्ट से नई दिल्ली तक की दूरी 25.44 किमी है। नोएडा एयरपोर्ट से दिल्ली गेट तक की दूरी 10 मिनट, दिल्ली गेट से नोएडा तक की दूरी 37.5 मिनट, नोएडा से जेवर तक की दूरी 29 मिनट।

**DMRC to complete feasibility report for Metro link to Jewar**

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# Current Location & Upcoming Developments Cont...

**Sector - 21**  
**FILM CITY**  
1000 Acres Approx.

**Sector - 22B,D,E,F**  
PATANJALI  
RESIDENTIAL  
OLYMPIC VILLAGE

**Sector - 23C**  
**ISBT**

**Sector - 24, A**  
PATANJALI  
HALDIRAM  
LAVA & VIVO

**Sector - 33**  
TOY CITY  
TRANSPORT NAGAR

**Sector - 29**  
APPAREL PARK  
TEXTILE PARK  
MSME

**Sector - 31**  
**ATS**

**Sector - 32**  
METRO  
COACH FACTORY  
AVERY DENNISON

**Sector - 28**  
MEDICAL DEVICE PARK  
FURNITURE HUB  
SIFY DATA CENTER



**JEWAR AIRPORT**  
Nearby



**PROPOSED DELHI MUMBAI EXPRESSWAY**  
Nearby

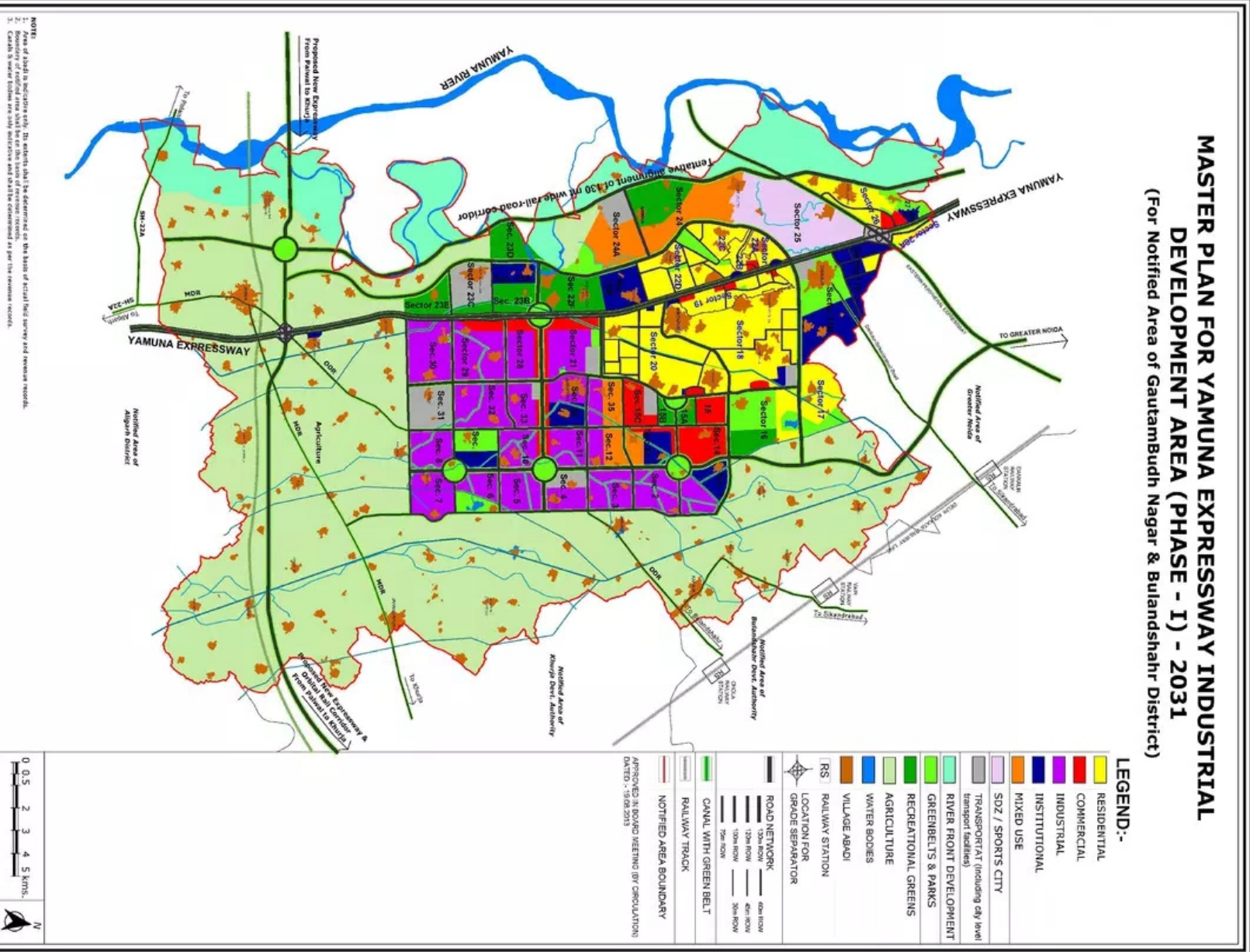


**PROPOSED FILM CITY**  
Nearby

\*Images and pictures are conceptual and actual can be differ from these images\*

# Master Plan Yamuna Expressway-2031

## MASTER PLAN FOR YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA (PHASE - I) - 2031 (For Notified Area of Gautambudh Nagar & Bulandshahr District)

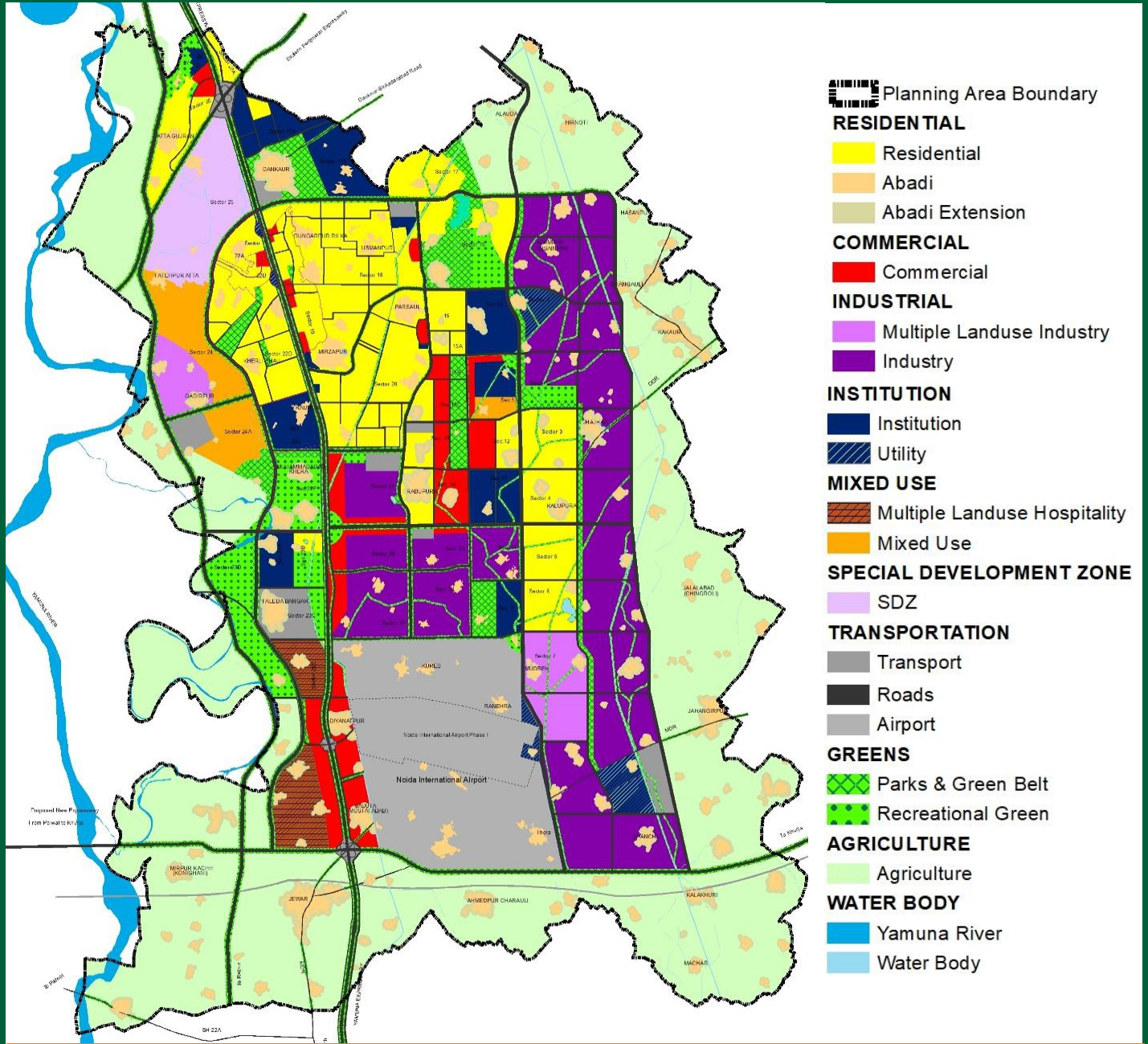


YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY

**NOTE**  
1. Proposed New Expressway from Yamuna to Etawah  
2. Boundary of notified area shall be on the basis of revenue records.  
3. Canal & water bodies are only indicative and shall be considered as per the revenue records.



# Master Plan Yamuna Expressway-2041



# Many Reason TO Invest In वैदिक *Villaage* DISCOVER THE SERENITY OF VAIDIK LIVING

Best Location Near Airport

Strategically Located in the Next  
Epicenter  
of Trousim.. Trade & Industry

Golden Period For  
Yamuna Expressway Noida  
Solara (HR)

We are in same era where  
Gurgaon was 10-15 Year ago

4th Industrial Revolution  
on the card for India will  
attract growth on yew

Now Major  
Global Investment  
May Move  
Towards Yew

Vaidic Villaage on  
Yamuna Expressway promises  
Unprecedented Growth

Security Ready Township  
Gated and Walled Society  
CCTV Surveillance  
& 24Hrs Guard Facility

Future Ready Designing  
Community Facility

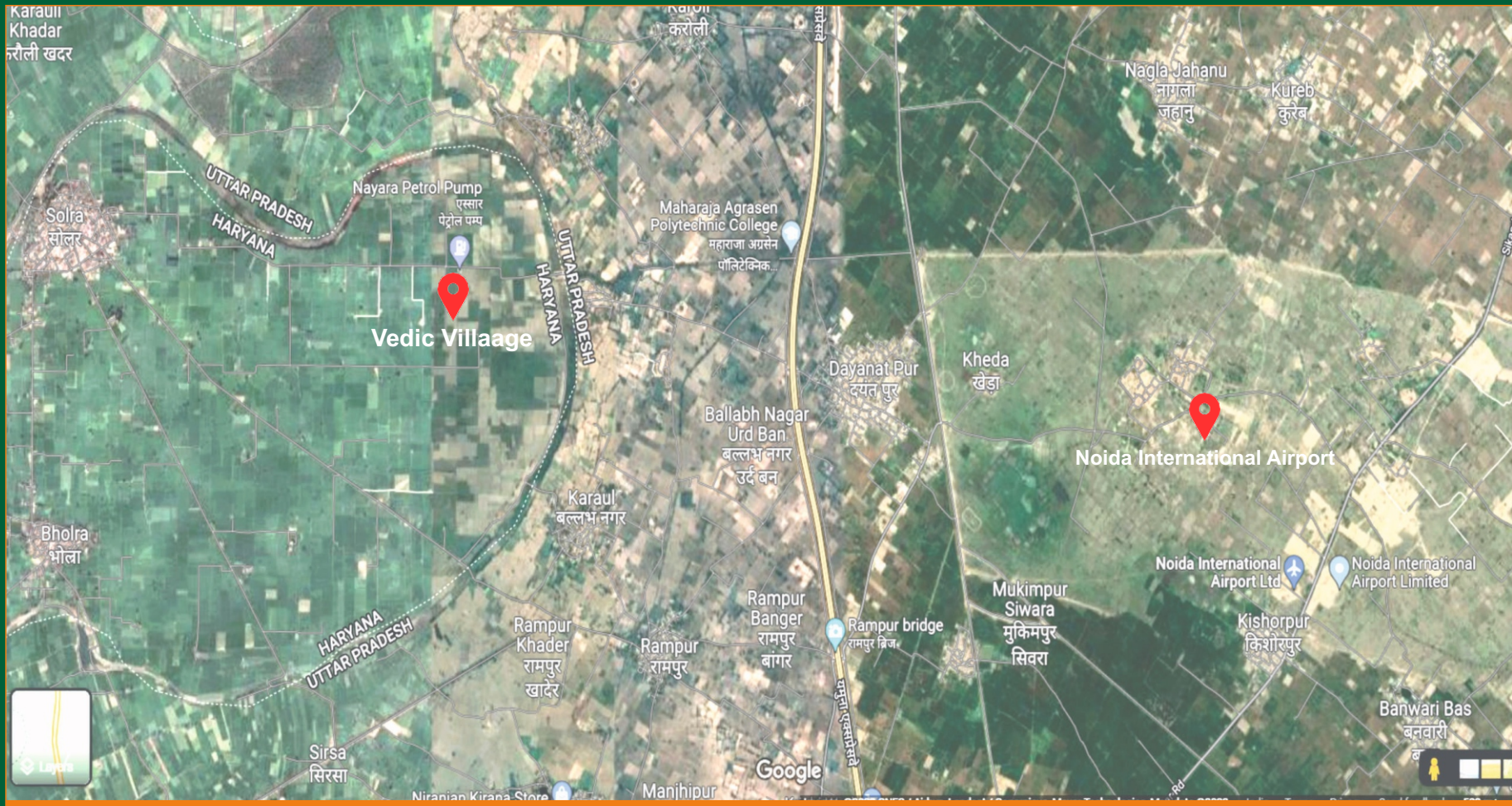
High Affordable Cost  
Very Convenient Payment  
Plan & Wide Plot Sizes

Completed Integrated  
Township  
Best Freehold Plot  
Project in Delhi/ NCR

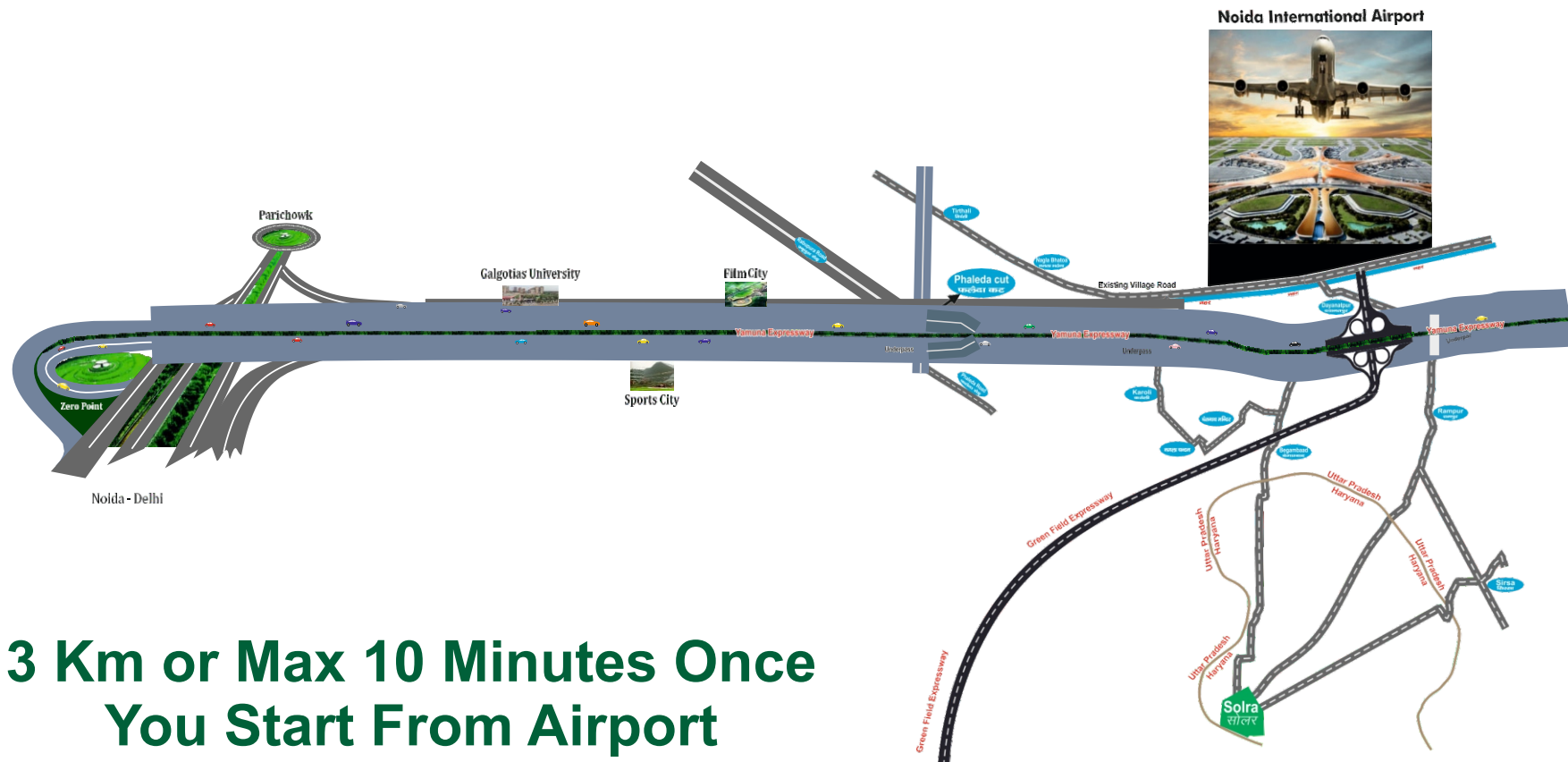
**Growth  
Drivers**



# Change of The Flow of River Has Created A Unique Opportunity



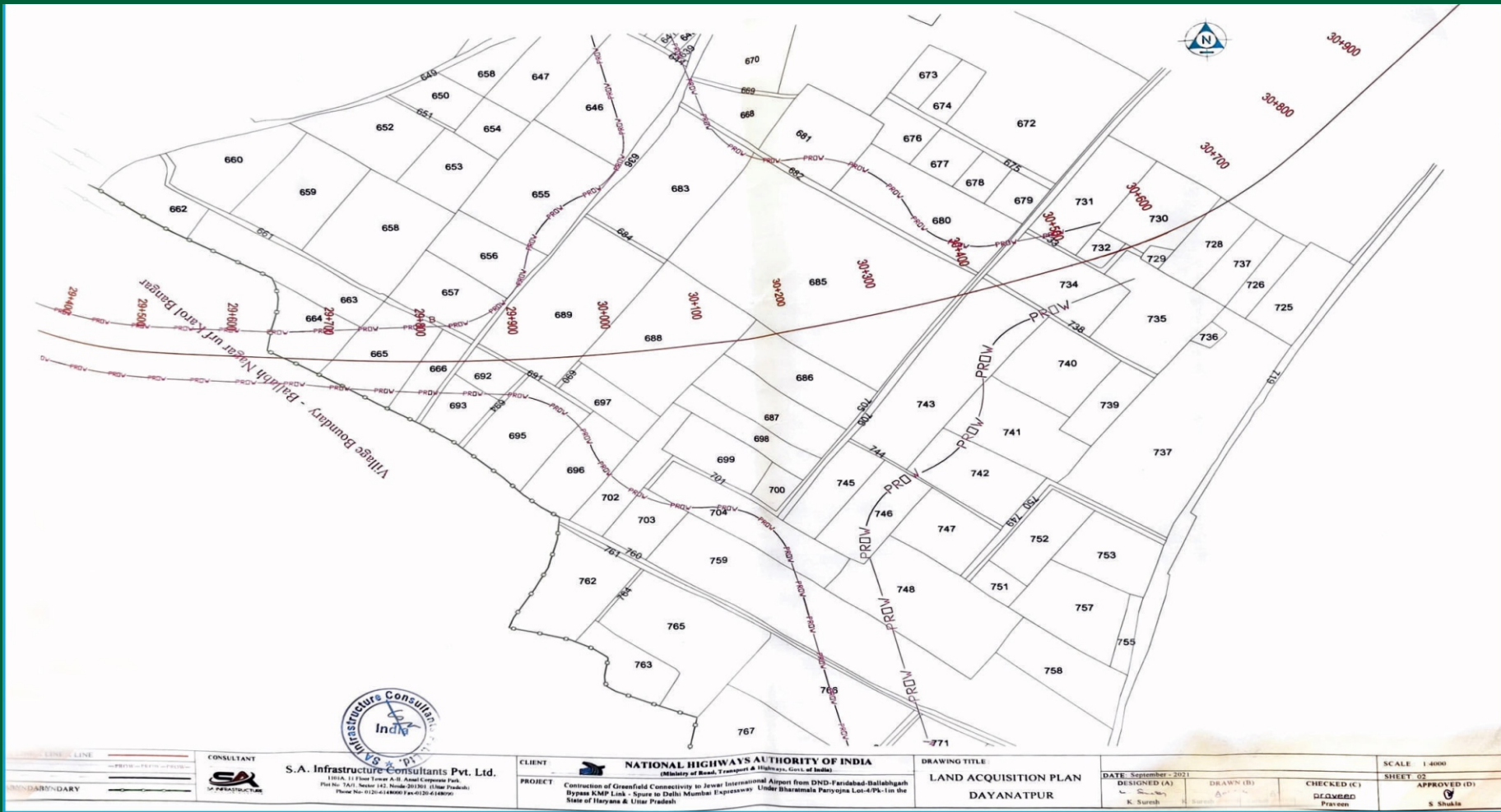
# Why Price of This Precious Land Will Increase Faster?



**3 Km or Max 10 Minutes Once  
You Start From Airport**



# NHAI is Connecting Noida International Airport to Mumbai- Baroda- Delhi Expressway at Ballabgarh, Plan has been designed, approved and land has been marked on ground.



**CONSULTANT**  
**S.A. Infrastructure Consultants Pvt. Ltd.**  
 (10th, 11 Floor Tower A-9, Royal Corporate Park,  
 Plot No. TA/1, Sector 142, Noida 201301, (Uttar Pradesh),  
 Phone No: 0120-4148000 Fax: 0120-4148002

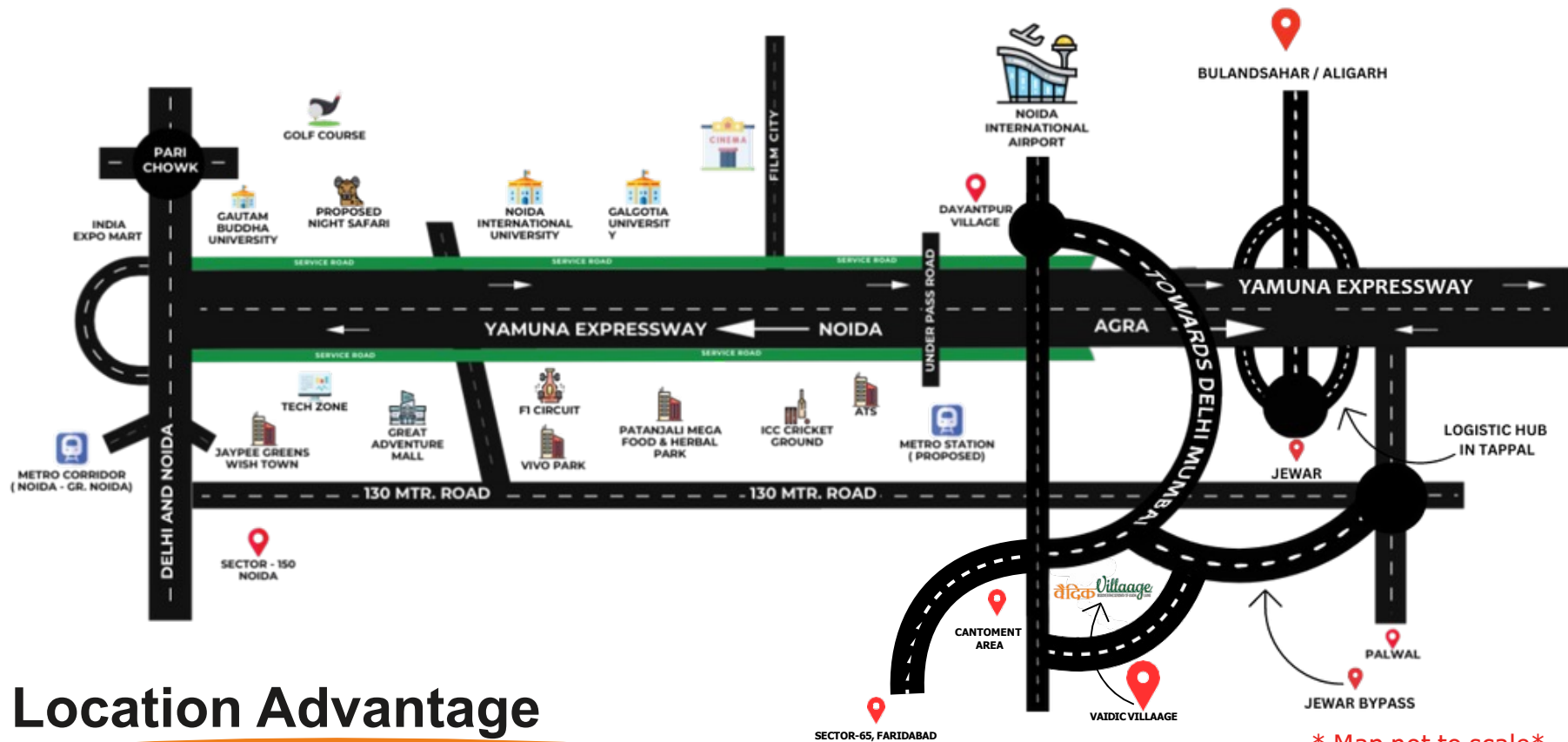
**CLIENT**  
**NATIONAL HIGHWAYS AUTHORITY OF INDIA**  
 (Ministry of Road, Transport & Highways, Govt. of India)

**PROJECT**  
 Construction of Greenfield Connectivity to Jewar International Airport from DND-Faridabad-Ballabgarh  
 Bypass KMP Link - Spine to Delhi Mumbai Expressway Under Bharatmala Pariyojna Lot-4/PA-1 in the  
 State of Haryana & Uttar Pradesh.

**DRAWING TITLE**  
**LAND ACQUISITION PLAN**  
**DAYANATPUR**

**DATE** September - 2021  
**DESIGNED (A)**  
 K. Suresh  
**DRAWN (B)**  
 A. Suresh  
**CHECKED (C)**  
 DEWBER  
 Praveen  
**APPROVED (D)**  
 S. Shukla

**SCALE** 1:4000  
**SHEET** 02



## Location Advantage

### Nearby

- Proposed Noida International Airport
- Proposed POD Taxi Station
- Proposed ISBT, Jewar
- Proposed Metro Station
- Proposed Film City
- Proposed YEIDA Industrial & Residential Sectors
- Proposed 130 MTR YEIDA Sectors Road Just 800 MTR.
- Proposed 110 MTR. DMIC Road



### Head Office

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