



# PLOTS & FARMHOUSES

NEAR NOIDA INTERNATIONAL AIRPORT  
SOLRA, DISTT. PALWAL, HARYANA





## ABOUT ROYAL ESTATE DEVELOPERS

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We are pleased to introduce ourselves as the pioneer and leading Project Management Company with 360 Degree solutions to a project. We at Royal Estate Developers always strive to meet the customer's demand and expectation. At Royal Estate Developers, we always try to explore places near to nature to develop projects which give peace of mind and soul to our clients. Royal Estate Developers has expertise in developing Resorts, Farmhouses and Cottages as per client's need.

After getting the overwhelming response from our previous resort projects in Uttarakhand. We are coming up with a new project situated near Noida International Airport by the name of "Royal Empire".





# YAMUNA EXPRESSWAY

Yamuna Expressway will be a more popular destination compared to Noida, once Noida International Airport (Jewar) is completed. This is going to be a commerce destination.



FILM CITY



WORLD CLASS  
AERO CITIES



TOURISM



SPORTS AND  
ENTERTAINMENT



TECH ZONE



COMMERCIAL



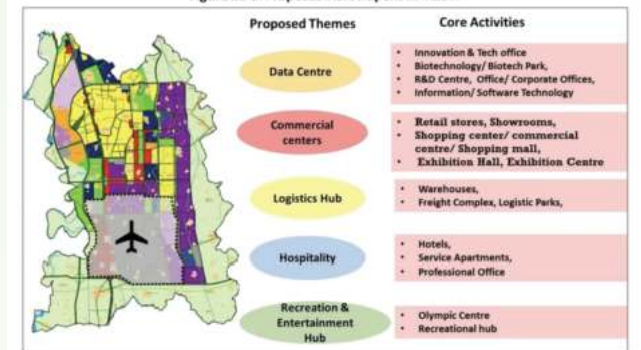
LOGISTIC  
PARK



# FUTURE OF YAMUNA EXPRESSWAY



Figure 11-5: Proposed Aerropolis in YEIDA



Key Component of Airport city-side development:

- Smart infrastructure for Logistics:** New technologies are the main driving force for the development of the society and smart logistics will embrace the smart service as well as smart product within logistics.
- Aero-services and Manufacturing:** design and manufacture of items for the aviation, and transport industries.
- E-Commerce and Distribution:** Advancement in technologies has benefited all the possible commerce activities by increasing efficiency in very short time.

Figure 11-1: Salient Features of the Plan

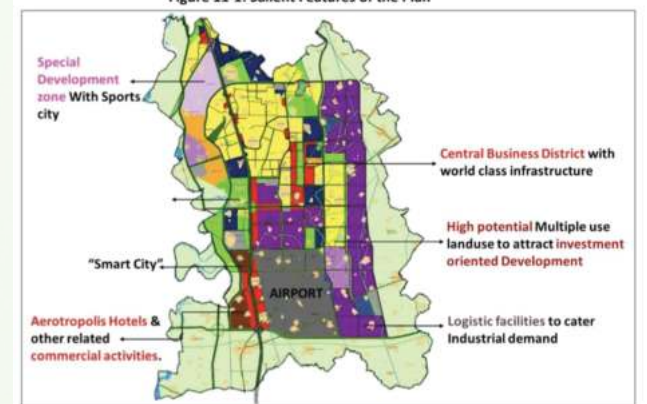
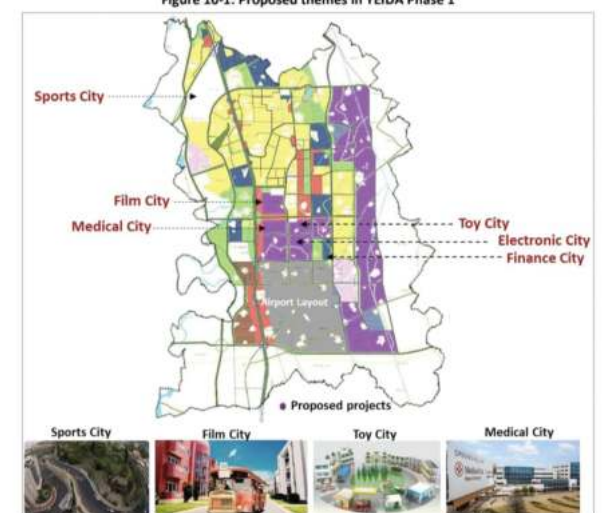


Figure 10-1: Proposed themes in YEIDA Phase 1



Each of these zones are intended to create a global outreach for strengthening the economic base and generating the employment opportunities, in YEIDA area. All these centres are connected through 130 m wide roads.



# PROPOSED NEAREST CONNECTIVITY ROUTE FOR NOIDA INTERNATIONAL AIRPORT

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- ↳ Independent link road for the airport with Sarai Kale Khan through a dedicated Rapid Rail Transit System (RRTS)
- ↳ Noida airport could be connected with the eastern peripheral expressway that joins Haryana's Palwal with Kundli by passing the National Capital
- ↳ Proposed 7 Metro Stations from knowledge park 2, tech zone, Salarpur, Yamuna Expressway Sector 18, 20, 23C, 28 & 29
- ↳ Elevated bullet train track between Delhi and Noida Airport which will take just 21 minutes. it's first stoppage will be Noida sector 148 and second stoppage will be Noida International Airport.
- ↳ 8 Lane wide Delhi Mumbai expressway which is 242km long. it's a access controlled expressway which connects National Capital Delhi to Financial Hub Mumbai

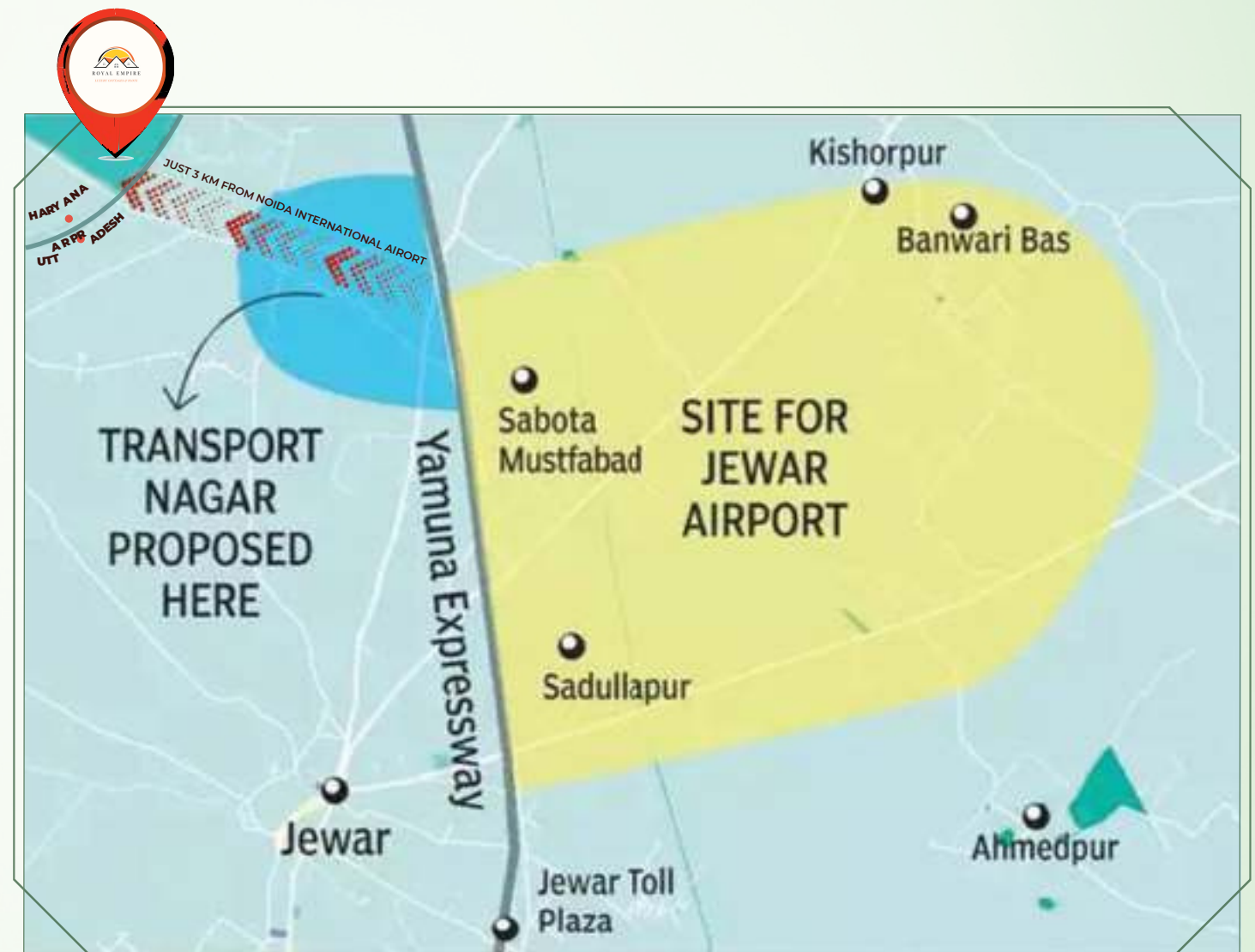




# NOIDA INTERNATIONAL AIRPORT WILL HAVE A TRANSPORT HUB NEXT TO IT

Greater Noida: Sector 23C, right next to the upcoming International Airport at Jewar in Greater Noida, has been earmarked for a 700-acre transport hub by the Yamuna Expressway Industrial Development Authority (YEIDA).

The area is right next to the Noida International Airport. Those travelling to and from the airport will need a bus terminal, cab facilities and other transport options.





# 5 REASONS TO BUY A PLOT NEAR NOIDA INTERNATIONAL AIRPORT

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- ▶ **An International Airport In Jewar**
- ▶ **Infrastructure Development & Commercial Activity**
  - Some of them Are -
    - Metro connectivity from Greater Noida Aqua line to Jewar
    - Proposed POD taxi connecting Airport to Film City
    - Upcoming defence corridor at Aligarh
    - Development of Jewar Tappal Urban City
    - Airport will be linked to Delhi Varanasi high speed rail corridor
    - 18 Sectors reserved for industrial development in Yamuna Master Plan
    - 2031 Toy, textile, furniture, medical device parks and Electronic City
    - Logistics hub coming up at Tappal
- ▶ **Great Connectivity**
- ▶ **Well Planned Urban Centre**
- ▶ **Right Time for Investment**





# ABOUT ROYAL EMPIRE

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## Location Advantage

- Walking Distance From **Noida International Airport (3 km)**
- Walking Distance From **Pod Taxi Station (2 km)**
- **110 MTR. DMIC Road**
- **Near by Our Project.**
- Walking Distance From **ISBT, Jewar (2.5 km)**
- **Film City (7 km)**
- **130 MTR YEIDA Sectors Road Just 800 MTR.**
- Walking Distance From **Metro Station (2 km)**
- **Near by YEIDA Industrials & Residential Sectors**
- **ISBT, Metro Station, Pod Taxi & All Other Conveyance with In 2-3 km**

## Project USP's

- **NOC From Haryana Government**
- **Electricity Poles**
- **Government Electricity, Haryana Registry & Mutation**
- **High-End Gated Society With Club Facilities**
- **Black Pitch Wide Road**
- **Concrete Construction Permitted**
- **Internal Roads 40 Ft. & 25 Ft Wide**
- **Cemented Boundary Wall**





ROYAL EMPIRE

# PRESENT ROAD CONNECTIVITY FROM OUR PROJECT



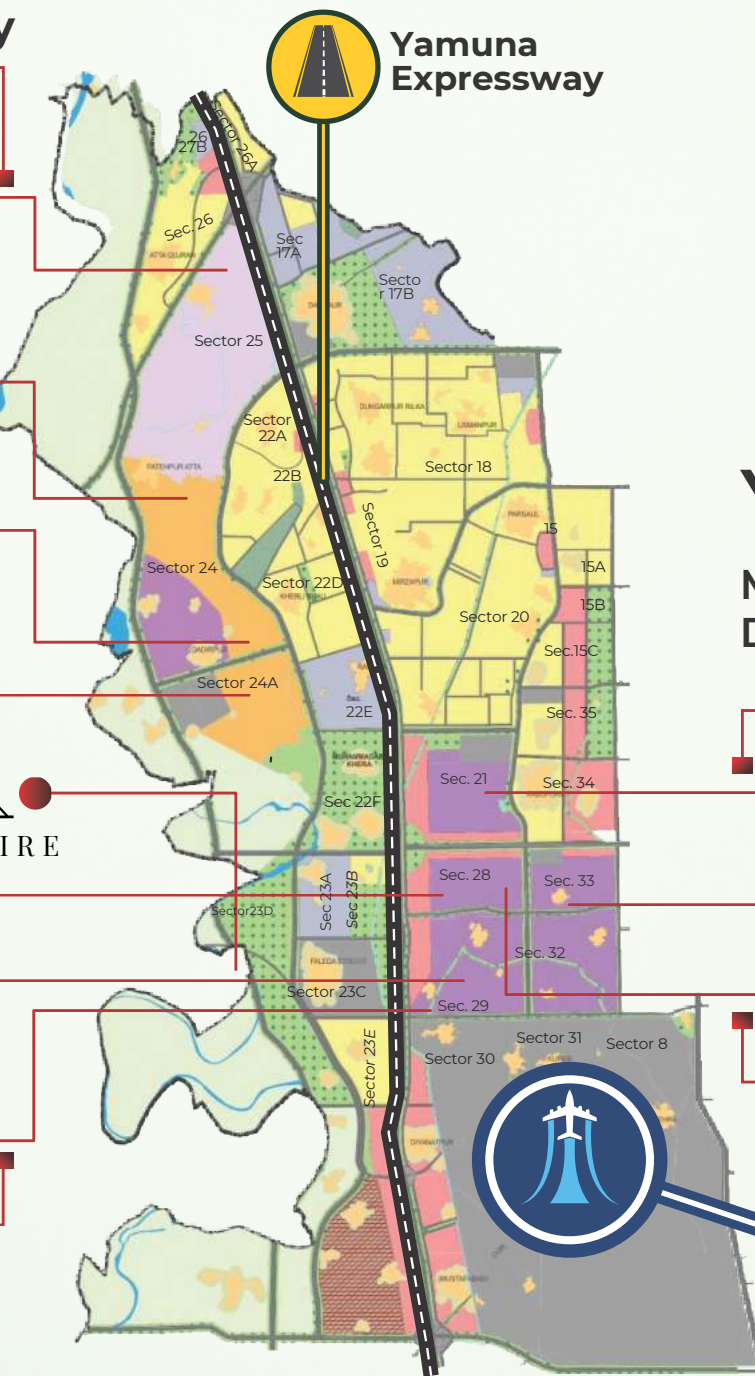
1. 3 km from Jewar Airport
2. 7 km from Film City
3. 16 km from buddha International circuit
4. 88 km from IGI Airport
5. 17 km from Galgotia University
6. 32 km from Pari Chowk
7. 12 km from Logistic Hub Noida
8. 45 km from Botanical Garden
9. 65 km from Aligarh
10. 90 km from Mathura
11. 130 km from Agra
12. 52 km from Ghaziabad
13. 40 km from Faridabad















# YEIDA MASTER PLAN

## Major Landmarks / Industrial Developments in the vicinity

-  Buddha International Circuit
-  Vivo Industrial Park
-  Patanjali Industrial Park
-  Electronic City
-  Medical Devices Park
-  Textile & Apparel Park
-  Handicraft Park






## Legends

 Residential	 Institution
 Abadi	 Agriculture
 Abadi Extension	 Multiple Landuse Hospitality
 Commercial	 Mixed Use
 Multiple Landuse Industry	 SDZ
 Airport	 Recreational Green

## YEIDA Master Plan

### Major Landmarks / Industrial Developments in the vicinity

-  Film City
-  Toy City
-  Leather Manufacturing Hub



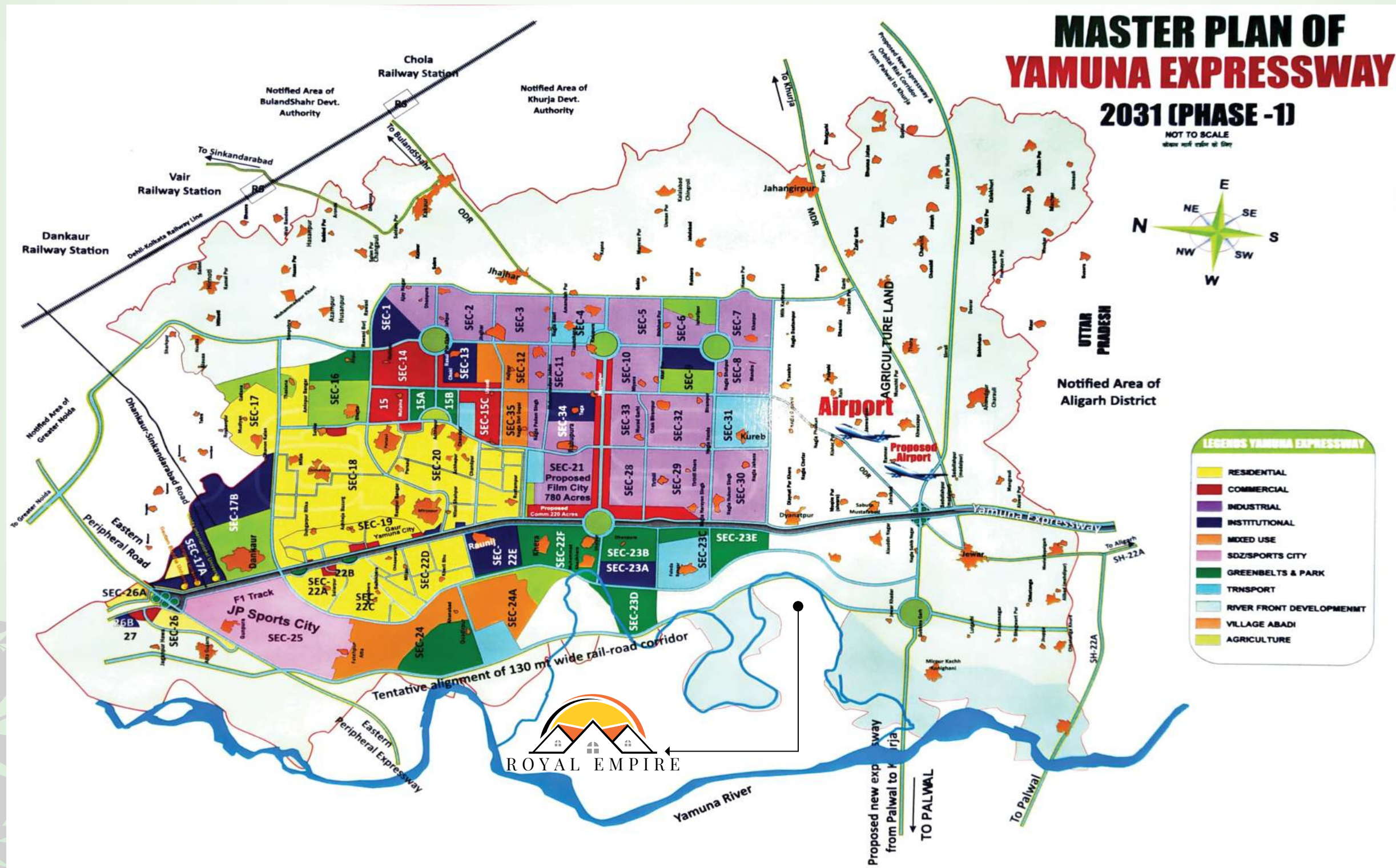
Noida International Airport





ROYAL EMPIRE

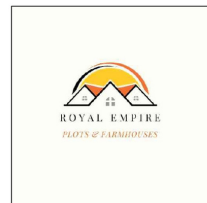
# YAMUNA EXPRESSWAY MASTER PLAN





# LAYOUT PLAN

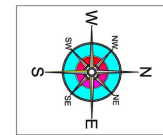
## RESIDENTIAL PLOT AT SOLRA, DISTT. PALWAL, HARYANA



ROYAL EMPIRE					
Code	Feet	Feet	Sq. yd	Qty	S. Area
A	20	45	100	53	5300
B	20	50	111	48	5333.33
C	33.5	45	168	01	167.50
D	28.5	45	143	01	142.50
E1	24	45	120	01	120.00
E2	24	50	133	01	133.333
			Total	105	11196.70

### LAYOUT PLAN

ROYAL EMPIRE  
 NOIDA INTERNATIONAL AIRPORT,  
 DISTT. PALWAL HARYANA  
 PLOTS AND FARMHOUSE





# LOCATION MAP

