



FUTURE HOME



📍 B 333, LOGIX TECHNOVA, SECTOR 132, NOIDA

✉ Info@chemistrealestate.in

ABOUT CHEMIST REALESTATE

Chemist Real Estate Pvt Ltd

CREPL is a Delhi NCR based Real Estate Brokerage firm concentrating on Residential plot, Residential Villa, Builder Floor, Affordable Plot, Affordable Villa, Luxury Houses, Affordable House properties throughout Delhi, Noida, Greater Noida, Jewar, Ghaziabad, Noida Extension, Yamuna Expressway, Dankaur, Techzone, Knowledge park etc. As one of Delhi NCR leading Real Estate Brokers, we provide a full range of services for all your real estate needs and strive to give our clients the highest quality service and value for their investments and property purchase solutions. We provide high-quality service that includes: in-house convincing and documentation processing, mortgage assistance, professional real estate consultancy, property sales. With highly motivated, dedicated and goal-oriented Consultants and back office support staff.

The company strengthens its competitiveness to provide you with the best and suitable options to suit your specific needs.



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

FREQUENTLY ASKED QUESTIONS

① Why should we buy land from sdb infra?

We offer amazing investment opportunity i.e.

- Authority Approved Farmhouse land
- 3KM/5Min from Noida International Airport
- Price Starts from 2.5 crore per Acre Le 5000* per sq yard.

② Does This land is under Yamuna Floodplains (Doob Area?)

NO (Yamuna River is 7 Km from this Land).

③ Who is the concerned development Authority for this Area?

Town and Country Planning Department, Haryana (DTP-Palwal).

④ What percentage of construction is allowed on this land?

This land is under De-control zone as per Town Planning Haryana, therefore there is no limit for area coverage.

⑤ Do we need to Apply for a building plan sanction to Town and Country Planning Department Haryana

This land is under De-control zone as per Town Planning Haryana, therefore there is no requirement of any permission but if we apply they give us NOC

⑥ How much time does Town and Country Planning Department take for NOC and Cost?

3-5 Working days at negligible cost

⑦ Does Yamuna Expressway Development Authority have any jurisdiction/Notification for any construction in this area?

This land belongs to Haryana and YEIDA is the development Authority of U.P. Therefore YEIDA has no jurisdiction or say upon any construction or

⑧ If Warehousing is allowed, Can I Plan a big warehouse?

Though Warehousing activity is permitted but Government roads are narrow and Haryana Government has No immediate plan for any development in this area. Therefore Big warehousing is not advisable

⑨ What would be the future of this Area?

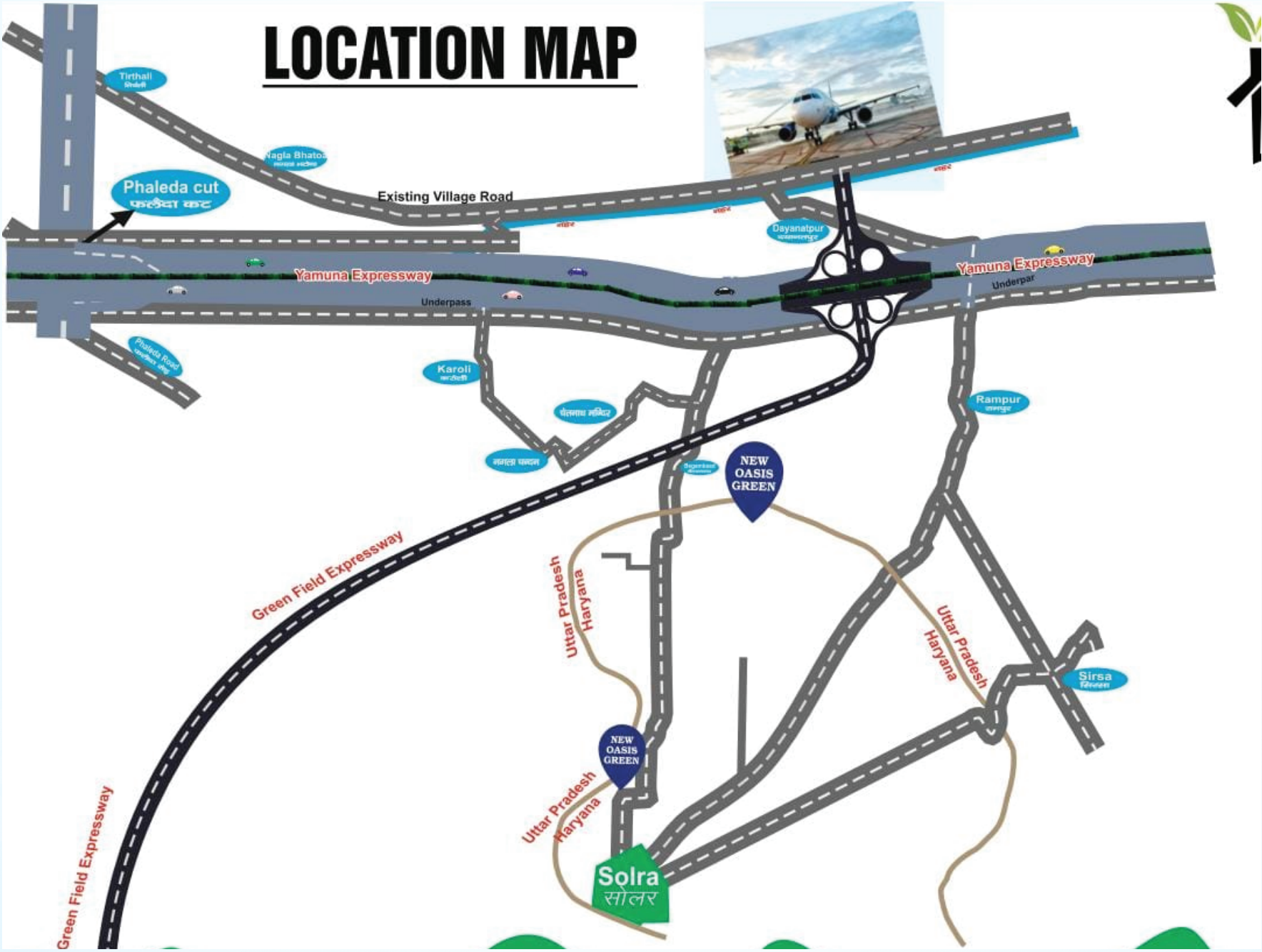
This whole area would get converted in private farmhouses in the next 5-7 years with narrow roads, like Mehroli and Chhattarpur in Delhi.

PRESENT ROAD CONNECTIVITY FROM OUR PROJECT

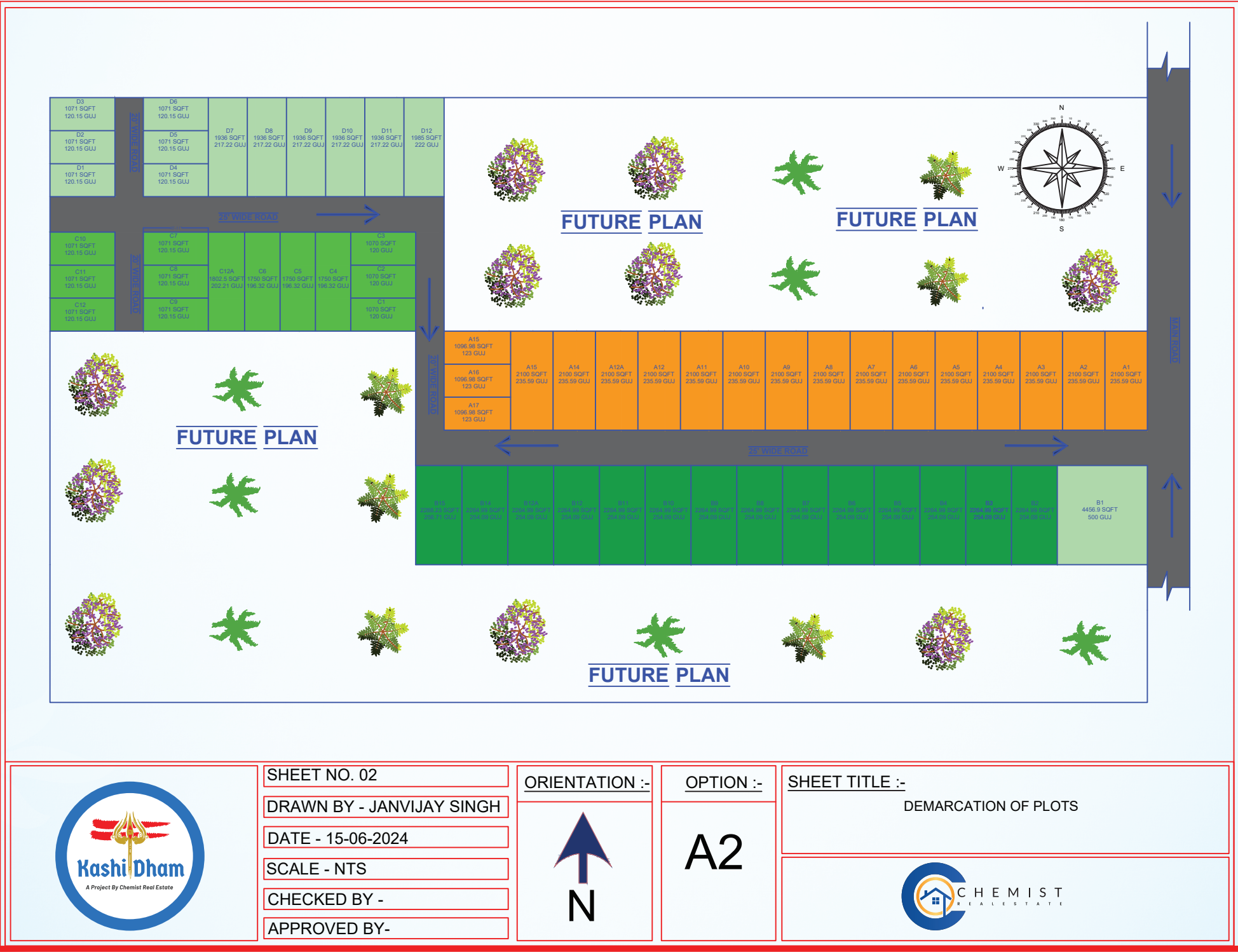


1. 3 km from Jewar Airport
2. 7 km from Film City
3. 16 km from International Circuit
5. 17 km from Galgotia University
6. 32 km from Pari Chowk
7. 12 km from Logistic Hub Nodia
8. 45 km from Botanical Garden
9. 65 km from Aligarh
10. 60 km from Mathura
11. 70 km from Agra
12. 52 km from Ghaziabad
13. 40 km from Faridabad

YAMUNA EXPRESSWAY MASTER PLAN



LAYOUT PLAN



SHEET NO. 02
DRAWN BY - JANVIJAY SINGH
DATE - 15-06-2024
SCALE - NTS
CHECKED BY -
APPROVED BY-

ORIENTATION :-
N

OPTION :-
A2

SHEET TITLE :-
DEMARCATON OF PLOTS





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