Contour Buildcon (P) Ltd.
Presents

VISTA FARMS

ONCE IN A LIFETIME OPPORTUNITY

Noida
International Airport

Own your own piece of land Starting @ **Just Rs.8 Lakhs Onwards**
Near the **Most Sought After** investment destination in **INDIA**

The Best Investment on Earth is Earth

-Louis Glickman

VISTA FARMS

Uber Luxury Living

Community Centre

Luxurious Community Centre for Social Interactions

Commercial

In-House Shopping Arcade

Wide Roads

30 Ft & 40 Ft wide Congestion Free Roads

2 Side Open Plots

10 Ft Wide Service Lane for All Plots

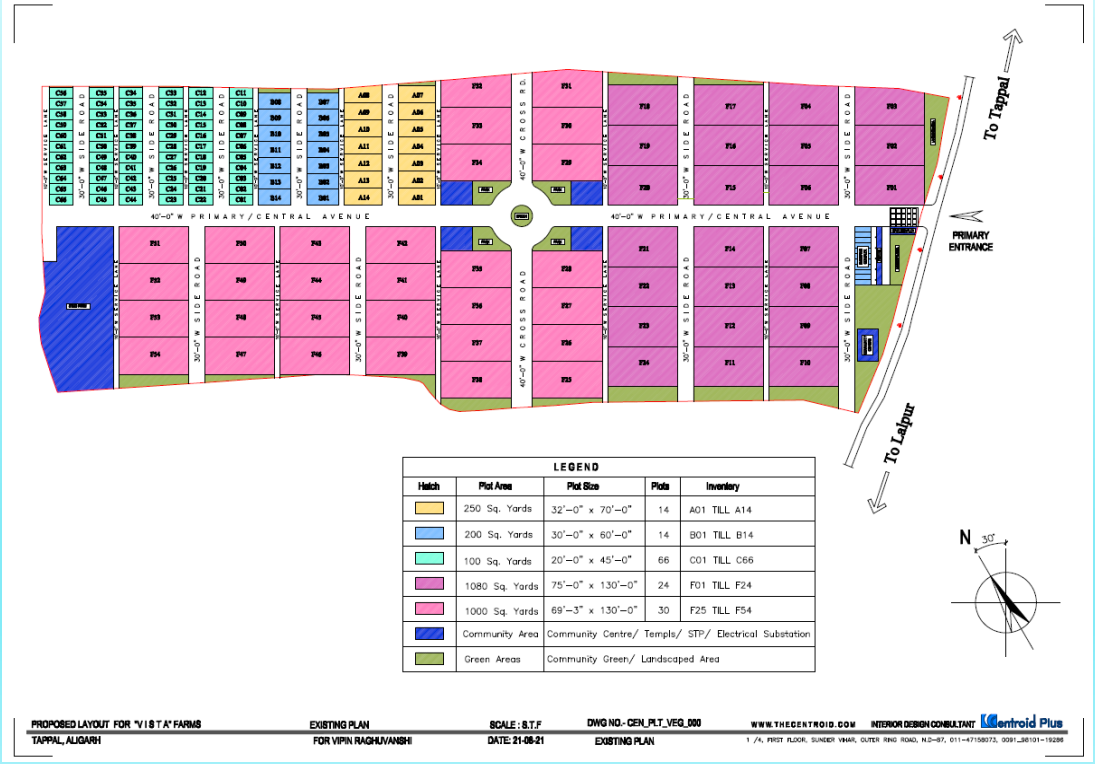
Stud Farm

Stud Farm Within The Town Ship For Uber Luxury Living

Overview

- Spread Over 50 Acres
- Two Sided Open Plots & Farm Houses
- Stud Farm, Cricket Stadium & Chip'n'Put Golf Course
- 40 ft & 30 ft Wide Roads
- In-House Commercial and Temple
- Plot Sizes Available in 100, 200 & 250 Sqyds
- Farmhouses Available in 1000 & 1080 Sqyds

Layout Plan


40'-0" W PRIMARY/CENTRAL AVENUE
40'-0" W PRIMARY/CENTRAL AVENUE
30'-0" W SIDE ROAD
40'-0" W CROSS RD
To Tappal
To Lalpur
PRIMARY ENTRANCE
N
LEGEND
Hatch | Plot Area | Plot Size | Plots | Inventory
250 Sq. Yards | 32'-0" x 70'-0" | 14 | A01 TILL A14
200 Sq. Yards | 30'-0" x 60'-0" | 14 | B01 TILL B14
100 Sq. Yards | 20'-0" x 45'-0" | 66 | C01 TILL C66
1080 Sq. Yards | 75'-0" x 130'-0" | 24 | F01 TILL F24
1000 Sq. Yards | 69'-3" x 130'-0" | 30 | F25 TILL F54
Community Area | Community Centre/ Temple/ STP/ Electrical Substation
Green Areas | Community Green/ Landscaped Area
PROPOSED LAYOUT FOR "VISTA" FARMS
TAPPAL, ALIGARH
EXISTING PLAN
FOR VIPIN RAGHUVANSHI
SCALE : S.T.F
DATE: 21-06-21
DWG NO.- CEN_PLT_VEG_000
EXISTING PLAN
WWW.THECENTROID.COM
INTERIOR DESIGN CONSULTANT
Centroid Plus

Location

Locational Advantages

- ✓ Flim City Jewar - 10 Mins
- ✓ Noida International Airport - 10 Mins
- ✓ Metro Station - 10 Mins
- ✓ International Cricket Stadium - 15 Mins
- ✓ F1 Budh International Circuit - 15 Mins
- ✓ Patanjali Food Park - 15 Mins
- ✓ Tech Zone – 20 Mins
- ✓ Parichowk (Gr.Noida) - 28 Mins
- ✓ DLF Mall of India - 45 Mins
- ✓ Ashram Chowk (Delhi) - 55 Mins
- ✓ Mathura - 50 Mins
- ✓ Agra - 80 Mins

Appreciation

20%
minimum increment per annum

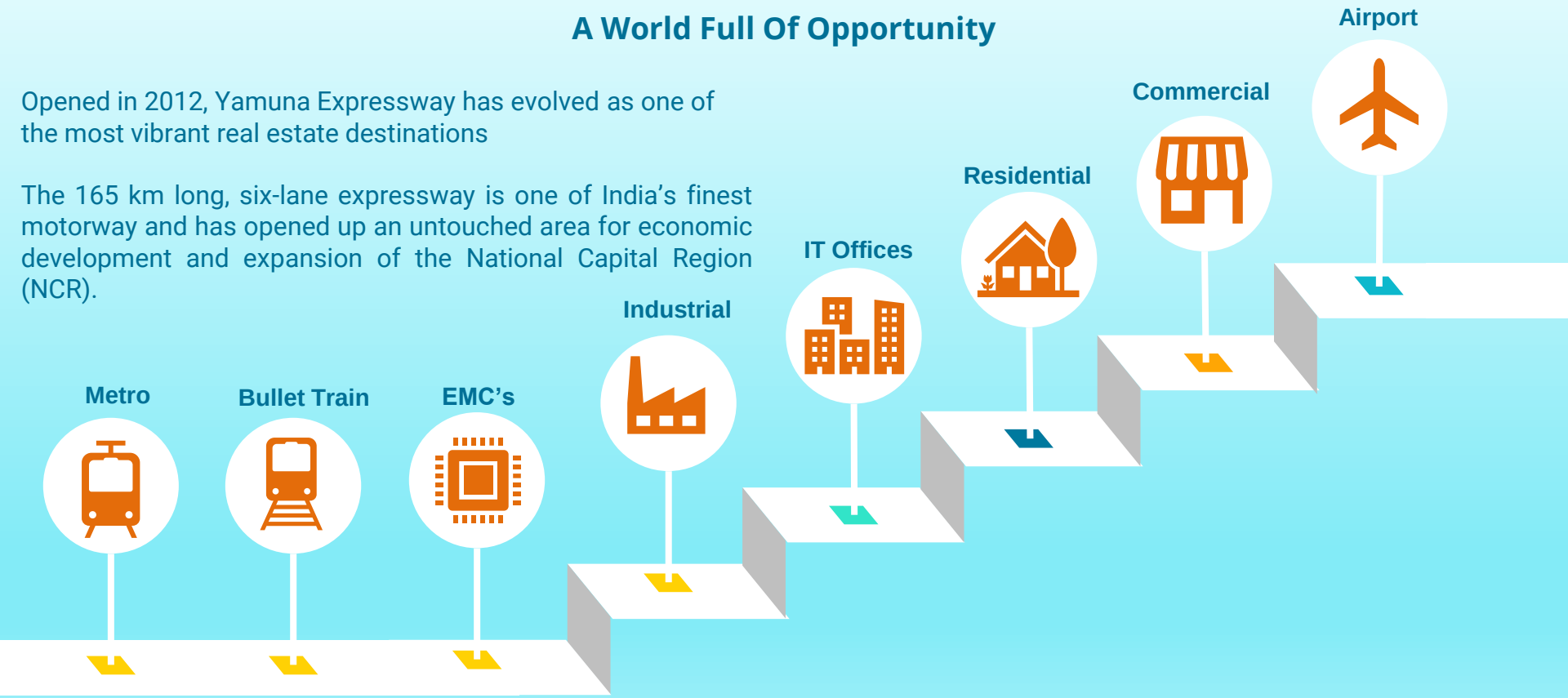
- ✓ **20%** minimum increment per annum
- ✓ Investment Starting at Just **8 Lakhs** and get min **16 lakhs** in just **5** years
- ✓ Hottest real estate area for investment in 2021
- ✓ Asia biggest International Airport nearby
- ✓ India's Biggest Film City nearby
- ✓ Gated township with markets and all amenities.
- ✓ Nearest to National Highway (just 1500m)
- ✓ Free Hold Property

Yamuna Expressway

A World Full Of Opportunity

Opened in 2012, Yamuna Expressway has evolved as one of the most vibrant real estate destinations

The 165 km long, six-lane expressway is one of India's finest motorway and has opened up an untouched area for economic development and expansion of the National Capital Region (NCR).



YAMUNA EXPRESSWAY

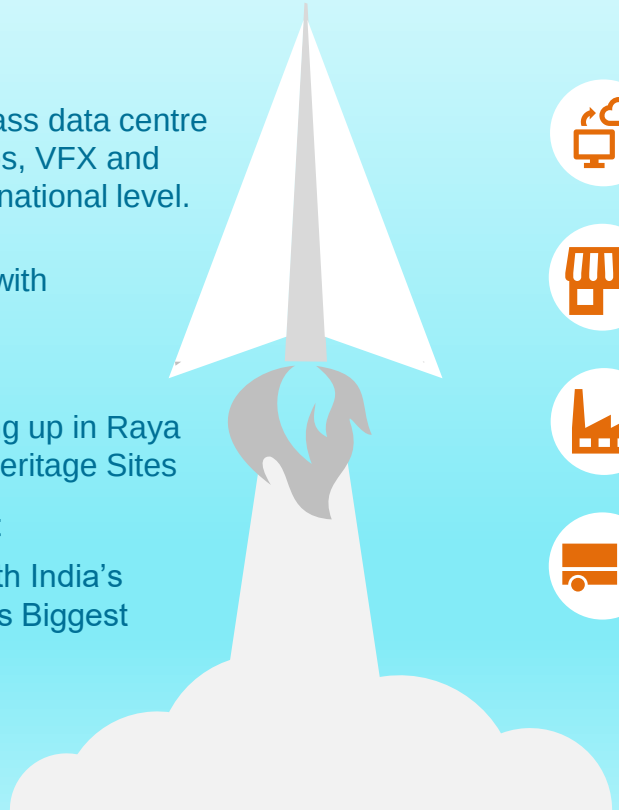
A COMMERCE DESTINATION

Film City
1000 Acres with world-class data centre along with processing labs, VFX and digital technology of international level.

Hospitality
World-Class Aero Cities with Renowned Hotel Chains

Tourism
New Heritage City Coming up in Raya with Redevelopment of Heritage Sites

Sports & Entertainment
2500 acres sports city with India's only F-1 Track and India's Biggest Cricket Stadium



Tech Zone
Campuses planned by World's biggest IT companies

Commercial
Malls, Multiplexes, Amusement parks,

Industrial Zone
Dedicated zones for Apparels, Toys, Medical Equipments Etc.

Logistic & Warehouse Park
Logistic and Warehousing Park coming up in New City of Tappal-Bajna Urban Centre

FAQ's

- Why to invest in Tappal

Printed from
THE TIMES OF INDIA

Warehouse, logistics hub may come up close to Noida airport

May 25, 2021, 04.22 AM IST

Greater Noida: Tappal Bajna, some 7km from the upcoming Jewar international airport, could become one of the region's largest logistics and warehousing hubs, if Yamuna Expressway Industrial Development Authority (YEIDA) moves ahead with its proposal for the same under its Master Plan Phase-II.

A preliminary report submitted by consultant Deloitte Touche Tohmatsu India engaged in preparing the feasibility study and the detailed project report has recommended rail connectivity of the hub — proposed across 465 hectares — with the Delhi-Palwal route. Once ready, it will be a major point of industrial goods offload, officials said. "We have proposed the logistics and warehousing hub in Tappal Bajna Urban Centre under the Master Plan Phase-II. We have appointed Deloitte Touche Tohmatsu India for preparing the feasibility study-cum-DPR of the proposed logistics and warehousing hub in the area," said Monika Rani, additional CEO of YEIDA .

While the inception report has been submitted by the consultant, it has also recommended that the logistics and warehousing hub be well connected via road and rail. The report suggests connecting this hub with the Delhi-Palwal rail road, with 16km of track laid for the purpose.

FAQ's

- Why to invest in Tappal

Seventeen agencies apply to prepare DPR of two major projects being developed by Yamuna Expressway authority

The Yamuna Expressway industrial development authority (Yeida) has received proposals from 17 agencies to prepare the detailed project report (DPR) for two mega projects -- Logistics Park and Heritage City --to be developed along the 165-km Yamuna Expressway areas

By HT Correspondent, Greater Noida

PUBLISHED ON JAN 19, 2021 11:38 PM IST

Printed from

THE TIMES OF INDIA

Why logistics hub, heritage city will be key to 2nd NCR airport's footfall

TNN | Jan 6, 2021, 07.41 AM IST

The logistics centre will spread across 20km, off the Yamuna Expressway, and extend between Tappal in Aligarh and Bajna, a town in neighbouring Mathura. YEIDA had initially planned to develop the two regions — situated at a distance of about 30km and 80km from Jewar toll plaza — after 2025. But with its schemes in the 2020-21 fiscal year generating good response because of the airport project, YEIDA has begun preparing a blueprint for the two clusters.

FAQ's

What is the Name of The Airport on Yamuna Expressway

Business Today

ONLINE PARTNER MoneyToday

Print Close

Noida International Airport! Jewar airport gets official name

BusinessToday.In December 18, 2020

The proposed greenfield airport at Jewar in Uttar Pradesh's Gautam Buddha Nagar will now be officially known as Noida International Airport. The nomenclature of the greenfield airport was finalised by Zurich Airport International and UP government in the presence of Chief Minister Yogi Adityanath, according to an official statement.

FAQ's

- When will the operations start at the Airport

THE TIMES OF INDIA

Government clears Noida International Airport master plan

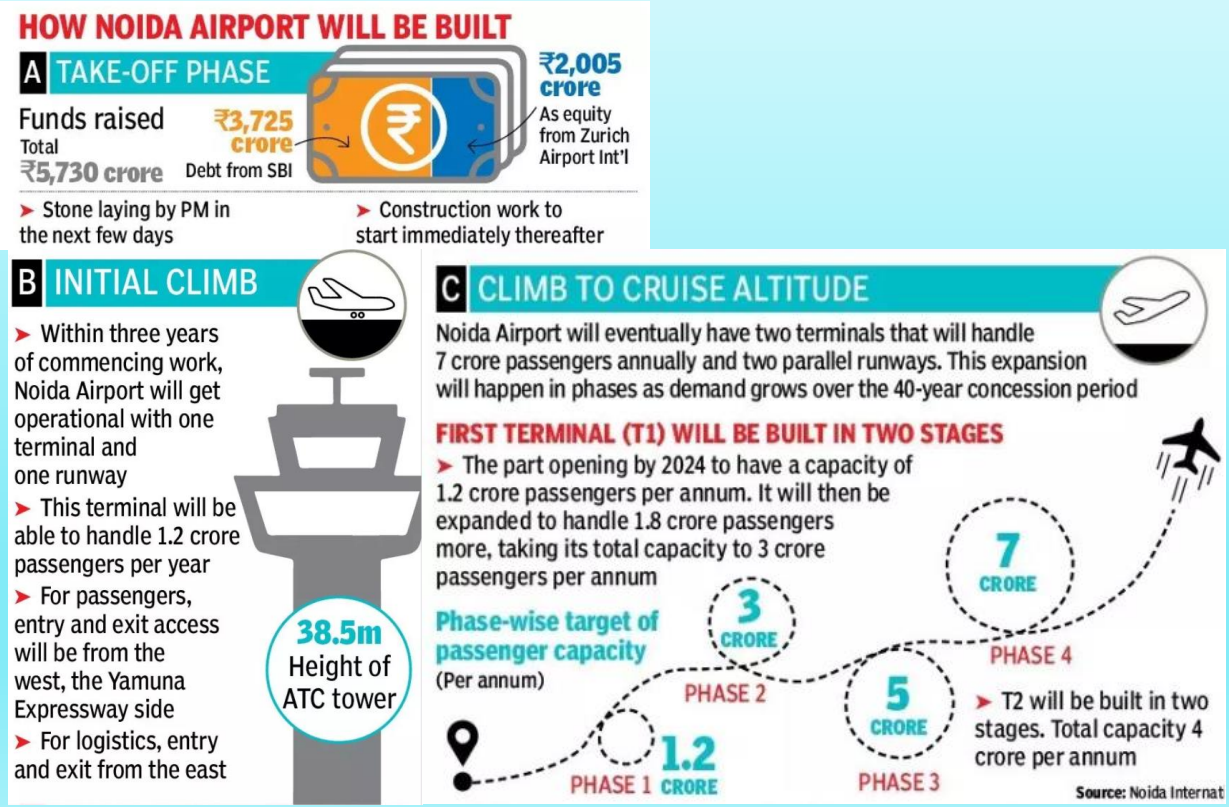
TNN | Aug 31, 2021, 03.25 PM IST

NEW DELHI: The government has approved the master plan for the upcoming Noida International Airport (NIA) which will begin operations in about three years by handling 1.2 crore passengers annually with one terminal and a runway.

During its 40-year concession period, it will reach a peak capacity of 7 crore passengers in a four-phase expansion through two runways and as many terminals.

The master plan, prepared by aviation consultants Landrum & Brown and Zurich Airport International, has been cleared by DGCA, AAI, BCAS and environmental authorities.

FAQ's


HOW NOIDA AIRPORT WILL BE BUILT
A TAKE-OFF PHASE
Funds raised
Total
₹5,730 crore
₹3,725 crore
Debt from SBI
₹2,005 crore
As equity from Zurich Airport Int'l
➤ Stone laying by PM in the next few days
➤ Construction work to start immediately thereafter
B INITIAL CLIMB
➤ Within three years of commencing work, Noida Airport will get operational with one terminal and one runway
➤ This terminal will be able to handle 1.2 crore passengers per year
➤ For passengers, entry and exit access will be from the west, the Yamuna Expressway side
➤ For logistics, entry and exit from the east
38.5m
Height of ATC tower
C CLIMB TO CRUISE ALTITUDE
Noida Airport will eventually have two terminals that will handle 7 crore passengers annually and two parallel runways. This expansion will happen in phases as demand grows over the 40-year concession period
FIRST TERMINAL (T1) WILL BE BUILT IN TWO STAGES
➤ The part opening by 2024 to have a capacity of 1.2 crore passengers per annum. It will then be expanded to handle 1.8 crore passengers more, taking its total capacity to 3 crore passengers per annum
Phase-wise target of passenger capacity
(Per annum)
1.2 CRORE
PHASE 1
3 CRORE
PHASE 2
5 CRORE
PHASE 3
7 CRORE
PHASE 4
➤ T2 will be built in two stages. Total capacity 4 crore per annum
Source: Noida Internat

FAQ's

What is the status of Bullet Train

Ministry of Railways

High Speed Rail work gathers momentum

LiDAR (Aerial Ground) Survey for Delhi - Varanasi High Speed Rail Corridor begins

Posted On: 10 JAN 2021 7:59PM by PIB Delhi

High Speed Rail work gathers momentum. With the start of LiDAR (Aerial Ground) Survey today, High Speed Rail work gathered momentum for Delhi - Varanasi High Speed Rail Corridor.

Detailed project report for Delhi Varanasi High Speed Rail Corridor has been submitted to Ministry of Railways on 29th October 2020. The proposed plan for DVHSR Corridor will connect the National Capital Territory (NCT) of Delhi with major cities like Mathura, Agra, Etawah, Lucknow, Raebareli, Prayagraj, Bhadohi, Varanasi and Ayodhya. The main corridor from Delhi to Varanasi (Approx. 800 km) will also be connected to Ayodhya. The High Speed Rail (HSR) route will also connect the upcoming international airport at Jewar in Gautam Buddha Nagar District of Uttar Pradesh.

FAQ's

- What is the status of Bullet Train

THE ECONOMIC TIMES | Industry
English Edition | 02 September, 2021, 11:54 AM IST | E-Paper

You'll soon be able to get off at Delhi IGI airport and board your connecting flight less than half hour away at Greater Noida's Jewar

Synopsis
Transit flyers could soon take their connecting flight just 21 mins away from Delhi IGI airport by boarding a rapid train to Sarai Kale Khan and then take the Varanasi bullet train. The 95km distance will no more be daunting.

In a few years the tiresome 95km ride between Delhi IGI airport and **Noida** International Airport will be reduced to a 21 minute ride.

Transit flyers soon could get off at Indira Gandhi International Airport, take a rapid train to **Sarai Kale Khan**, change to **Varanasi** bullet train and here you go. You're at Noida International Airport in just 21 mins.

FAQ's

- What is the Status of Film City

Printed from
THE TIMES OF INDIA

Construction of UP's first film city near Noida likely to start in January 2022

PTI | Aug 30, 2021, 08.53 PM IST

NOIDA: The construction of Noida Film City, a pet project of Uttar Pradesh Chief Minister Yogi Adityanath, is likely to start in January 2022, state government officials said Monday.

The film city, to be developed on a public-private partnership model at an estimated cost of Rs 6,000 crore, is proposed to come up in Sector 21 of the Yamuna Expressway Industrial Development Authority (YEIDA) in Gautam Buddh Nagar district, the officials said.

"The preparations for the construction of the film city at YEIDA city are in full swing with the approval of the detailed project report (DPR) that was submitted to the state government recently by consultant company CBRE South Asia Private Limited," YEIDA CEO Arun Vir Singh said.

FAQ's

What is the Impact Of Film City on Real Estate Prices

Exclusive: Noida Film City expected to have a five-fold impact on real estate prices in the region, says YEIDA CEO

Adityanath had on September 18 directed YEIDA to submit its proposal for establishing a film city to the state government.

"There are massive opportunities associated with the film industry, not to mention the investment potential. It is expected to lead to five times growth in real estate values – the Rs 5,000 crore investment is expected to generate benefits worth Rs 25,000 crore," Singh told Moneycontrol, a day after YEIDA announced that Fortune 500 company CBRE would prepare the blueprint for the film city.

"The biggest benefit of establishing a film city is that it generates huge employment. All big projects such as the Jewar airport project and now the film city project are expected to have a multiplier effect," he said.

Housing would be required for everybody working in the film city, he added.

FAQ's

What is the Status of Metro Connectivity to The Airport

Major decision on Metro connectivity for upcoming Noida International Airport; Read the details here

Both the central and state governments will provide around Rs 1,050 crore for the metro connectivity project, while the remaining Rs 450 crore will be borne by the Yamuna Expressway Industrial Development Authority. The responsibility of the project will be given to Uttar Pradesh Metro Rail Corporation. Yamuna Authority is keen on taking Metro connectivity for Jewar before the Noida International Airport starts in 2023. About three

FAQ's

What is the Status of Metro on Yamuna Expressway

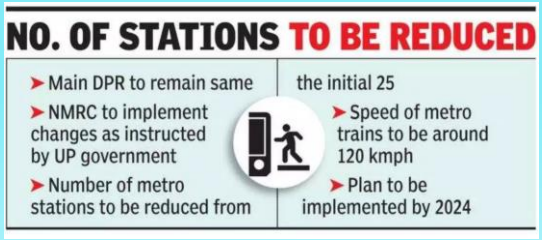
Printed from
THE TIMES OF INDIA

Jewar airport line may have fewer stations

TNN | Jan 23, 2021, 07.02 AM IST

NOIDA: The Uttar Pradesh government has through a letter asked the Noida Metro Rail Corporation (NMRC) to revise the detailed plan report (DPR) that was drawn by the Delhi Metro Rail Corporation (DMRC) for a metro line from Greater Noida's Knowledge Park to Jewar International Airport.

DMRC had handed over the DPR of Rs 5,708-crore metro project to the Yamuna Expressway Industrial Development Authority (YEIDA). After approval, the DPR was sent to the state government. The track length from Pari Chowk to the terminal is 35.64km. YEIDA CEO Arun Vir Singh said, "The state government has asked NMRC to revise the DPR designed by DMRC. The number of stations is likely to be reduced from the initial plan. The new stations will now be built at strategic locations to increase airport accessibility. There is no change in the main budget and we will be meeting the NMRC very soon on this. The plan once cleared is likely to be implemented by 2024."



FAQ's

- Aligarh Defence Corridor

Defence Corridor: Aligarh node in UP becomes favourite destination of investors

Among six nodes of the Defence Corridor project of the Uttar Pradesh government, the Aligarh node has emerged as the favourite destination for industrialists to set up their units as all land earmarked for the project has been allotted to investors

By Pawan Dixit, Lucknow
PUBLISHED ON AUG 18, 2021 12:14 AM IST

The entire 55.401 hectares land earmarked for the Aligarh node has already been allotted to 19 companies who will invest ₹1245.75 crore (HT File photo)

Among six nodes of the Defence Corridor project of the Uttar Pradesh government, the Aligarh node has emerged as the favourite destination for industrialists to set up their units as all land earmarked for the project has been allotted to investors.

Success
Is
Finding the Balance of Risk,
reward, Return
And
Property

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