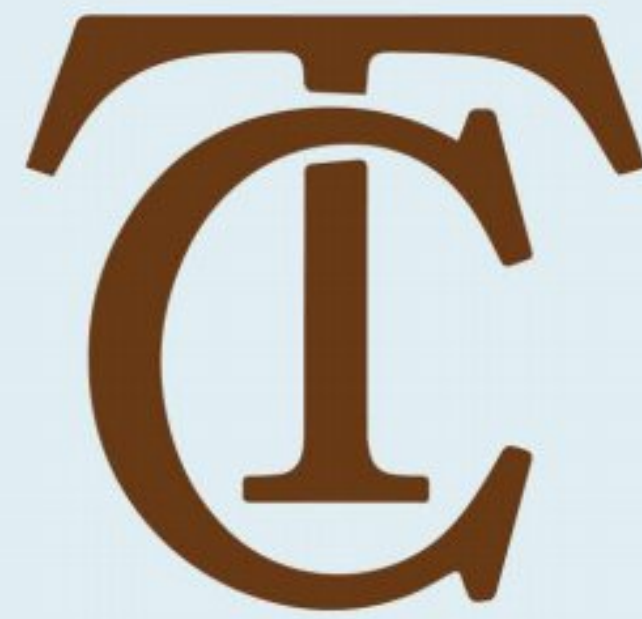




LAND SCIENCE
— INFRACON —



Terminal City

A LANDMARK ADDRESS

TERMINAL CITY



WHY YAMUNA EXPRESSWAY?

ARRIVE LIKE A CHAMPION

At NCR's most iconic destination

Yamuna Expressway has today evolved as one of the most vibrant real estate destinations. With a number of ongoing world-class developments and meticulous expansion, it is poised to change the face of Delhi-NCR.

- 
- World-class 165 km Yamuna Expressway
 - India's longest 6-lane controlled-access Expressway
 - Installed with 'Intelligent Transport' System
 - The faster connection between National Capital Region to Agra and Lucknow
 - The fastest growing Economic Zone
 - Home to the fast developing Noida International Airport
 - Mega Industrial projects are being commissioned in the region ensuring economic upliftment
 - 1000 acres Film City announced
 - Another Gurgaon story getting unfolded
 - Super connectivity with approved metro and proposed Mono-Rail projects
 - Zip drive to Noida and Gr. Noida in 15-20 minutes
 - The Only F1 circuit in the Country
 - Multiple Industrial Hubs being developed such as Textile Zone, Electrical Zone and Toy City
 - YEIDA region is currently the economic hotspot of the country.

THE THRIVING IT HUB

A large number of it & ITES companies

Various big companies are opening up

GROWING JOB OPPORTUNITIES

MODERN INFRASTRUCTURE

Wider roads with huge scope for expansion

Modern shopping malls & commercial spaces

WORLD-CLASS HOSPITALS, SCHOOLS, COLLEGES & OTHER EDUCATIONAL INSTITUTES

PROGRESSIVE GOVERNMENT INITIATIVES & SCHEMES

Investment-friendly infrastructure

Industrial parks, entertainment zones and SEZ's being developed

FAVOURITE AMONGST BIG INVESTORS

Aatm-Nirbhar Bharat - Homegrown Tech giant Intex is also looking for a big-time investment in Greater Noida.

Already made a deal of

650 CRORE

Right along Yamuna Expressway

Textile Park on 200 acres of land will generate

5 LAKH JOBS

Microsoft is likely to set up new 4,000-employee campus near the Upcoming Noida International Airport-the second-largest in India

STAY AHEAD OF THE GAME

With endless growth opportunities

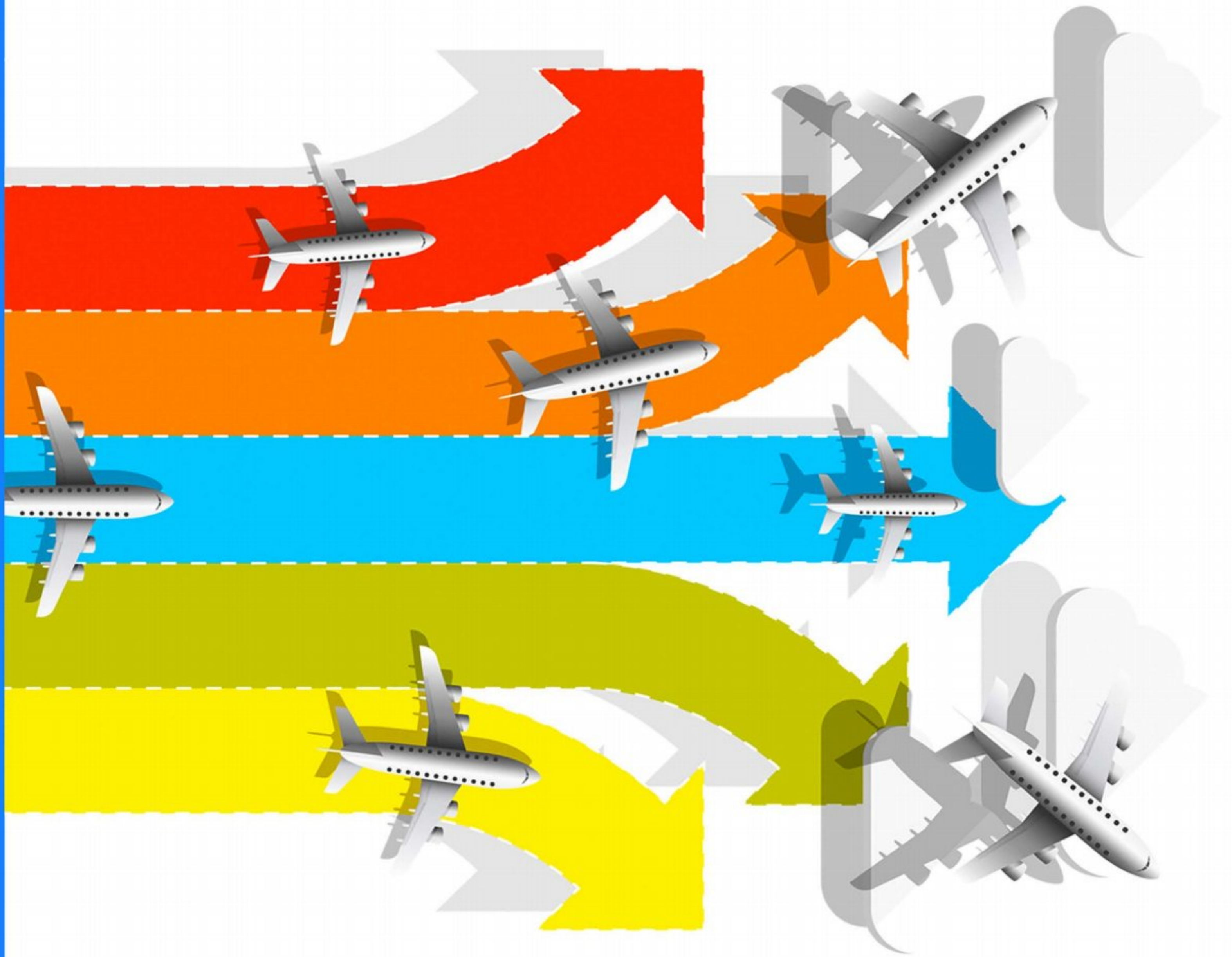


YEIDA stands for Yamuna Expressway Industrial Development Authority and today has the largest industrial land bank even to accommodate the Airport & the proposed Film City in the region which would see rapid development. The initial budget set for YEIDA was Rs. 12,500 crore approximately. With an area of 2,689 sq km under its belt, it is the biggest industrial township project that covers connectivity, industrial development, and infrastructure development. YEIDA also promises to develop smart villages along the 165 km stretch. It is one of the driving forces behind Noida's growth and development. YEIDA's master plan of 2031 predicts rapid and extensive real estate development. Yamuna Expressway is a development that connects Delhi/Noida/Gr. Noida with Western UP/Agra and Lucknow.



LET YOUR DREAMS TAKE FLIGHT

Truly World Class



Noida International Airport at Jewar, Yamuna Expressway is poised to be India's largest airport and among the world's largest airports. Only the O'Hare International Airport and the Dallas/Fort Worth International Airport are larger, with eight and seven runways respectively. The airport is giving a major fillip to infrastructure, employment creation, demand for residential, commercial, retail, hospitality, while changing the property market dynamics in the region.

- Proposed as a **2-runway airport** by OCTOBER.-24
- Future expansion into a **7200-acre 6-runway airport**
- It will handle **5 million passengers per annum (MPA)** initially
- **Up-to 60 MPA** after its expansion over a period of 10 years

- January 2020: Land acquisition completed for phase-1 which required 1334 hectares out of 5000 hectares.
- Phase-1 of the airport project to be completed by year 2024.
- 7 October 2020: Final Agreement signed between NIAL (Noida International Airport Limited) and Zurich AIRPORT INTERNATIONAL AG, the Swiss company selected to build MAJOR UPDATES NOIDA International Airport (DXN).

MAJOR UPDATES



NOIDA INTERNATIONAL AIRPORT AT JEWAR

SUPERFAST CONNECTIVITY

Noida International Airport at Jewar will be connected to the [Yamuna Expressway](#), allowing domestic and international tourists to reach Agra, Mathura and Vrindavan. The six-lane road will provide direct connectivity from the Yamuna Expressway to the site of the airport. Also to be connected to [Delhi Metro via the Noida Metro route](#) and via the [Delhi-Faridabad- Ballabhgarh-Palwal- Jewar route](#).

GET READY FOR THE BLOCKBUSTER WIN

INDIA'S 'BIGGEST' FILM CITY

While it will revive the region's fortunes, there will be unprecedented boost to price appreciation and increased infrastructure activity. It will see a spurt in demand for luxury residential, commercial and hospitality segments also, reviving the property market in nearby areas like Noida, Greater Noida and Yamuna Expressway.



- Proposed over a huge 1,000-acre area in Sector 21, situated along the [Yamuna Expressway](#)
- 5-6 km approx. from the upcoming [Noida International Airport at Jewar](#)

*Dedicated
Infotainment Zone
with all world-class
civil, public &
technological
facilities*

*Industrial area
(studios, sets)
will spread over
780 acres*

*The remaining
220 acres for
commercial
purposes*

*Composing outdoor
locations, open
grounds, food court
(s), a shopping
complex (es), a theatre
& a film university.*

*Proposed as
meticulous
development
of 5 zones*

*Government's
one-of-the-most
ambitious projects*

*Massive boost to
investment, growth
& employment*



OVERVIEW

TERMINAL CITY – A LANDMARK ADDRESS

The Terminal City is spread over a vast stretch of 22 acres, and ideally situated on what will soon become the corridors of power, lying as it does on the cusp of the national capital and the fastest growing area surrounding it. And the Plots, along with the amenities, are designed with an aim to bring the best of the world home to you.

Imagine the luxury in one Land Science presents the exclusivity of owning your own Plot. Situated on the rapidly developing Yamuna Expressway, The Terminal City is set to be a landmark. And the home of those in power.

The Terminal City is dotted with individual plots. Pick from the few and the exclusive sites to make it your home. Whatever your heart settles on, in the Terminal City, you will have settled on something special.

Nothing could be better than a Plot in a Terminal City.



LOCATION MAP

Noida

Greater Noida

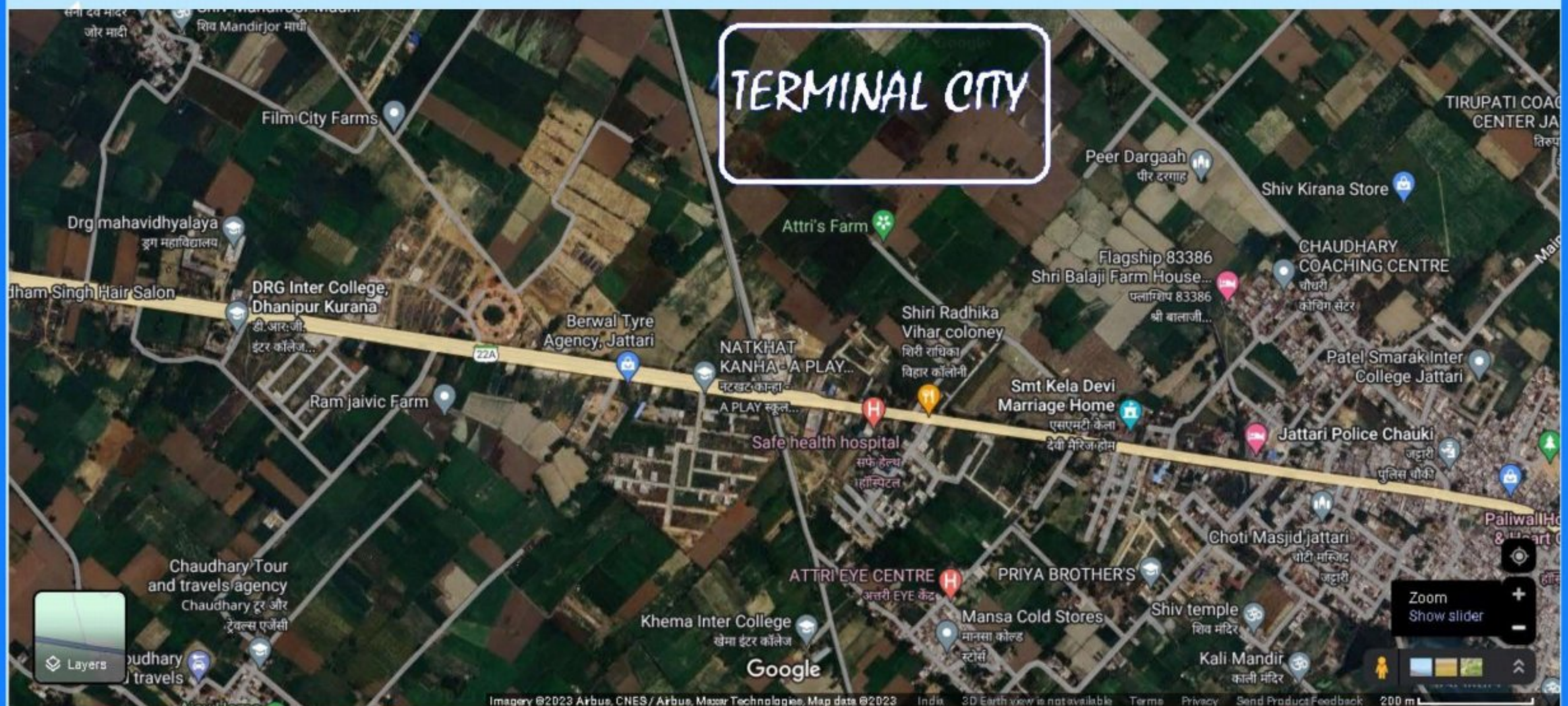


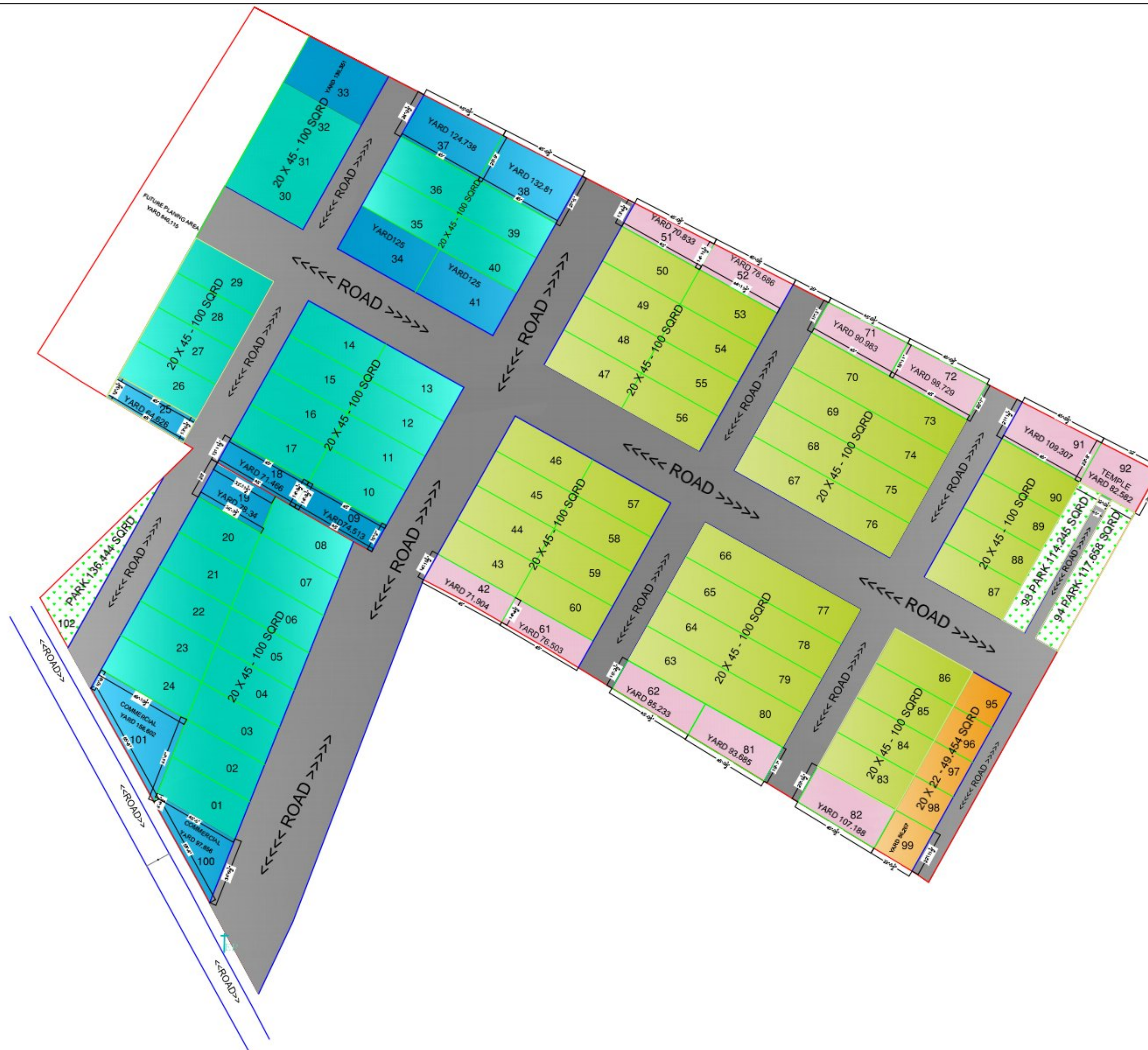
Palwal

Jewar

Jattari

Satellite view of Terminal City





NOTES

1. ALL DIMENSIONS AND LEVELS ARE IN METERS.
UNLESS OTHERWISE MENTIONED.
2. NORTH SHOWN ON THE DRAWING IS MAGNETIC NORTH.

LEGEND:

Sl. No.	Description	Symbol
01	BOUNDARY	—
02	ROAD	—
03	ELECTRIC POLE	EP
04		
05		
06		

Sl. No.	Date	Description of revision	Prints Issued
	25.09.2024		

Project : Topographical Survey Plan At
JATTARI UP

AREA STATEMENT

TOTAL AREA IN Sq yards. =15724.1
ROAD TOTAL AREA IN Sq yards. =4912.574
PLOT TOTAL AREA IN Sq yards. =10811.526

SUPER SURVEYORS

H.O. F-284- Fourth Floor, Thokar No.8, Shaheen Bagh,
Abul Fazal Enclave, Part-II, Jamia Nagar,
Okhla, New Delhi-110025
website www.supersurveyors.in
E-mail : supersurveyors786@gmail.com
MOB:- +91- 9958162974, 9899045874

*SURVEYORS *CONSULTANTS *DIGITIZING *ASBUILT SURVEY
TOPOGRAPHIC & BUILDING SURVEY & LAYOUT SURVEY
HEAD OFFICE GROUND FLOOR CHARYARI SHEIKHPURA BIHAR 811105
BRANCH OFFICE PATNA FLAT NO 201, 2ND FLOOR IQBAL SHAFAT MANZIL.
SEC 2, HAROON NAGAR, PHULWARISHARIF. 801505

Drawn By: ZAID ALI	Surveyor: DANISH	Scale: N.T.S
Checked: NADEEM ALAM		
Drawing No. S/S/2023/SEP/P-23	Sht. No.	Rev. No.



Terminal City
A LANDMARK ADDRESS

Price List Plots – Phase 1

B.S.P.	₹ 42,500 per Sq.Yds
Development Charges	₹ 500 per Sqyds
Corner PLC	5% of BSP

Payment Plan

Booking Amount	10%
Within 30 Days	40%
On or before possession	50%

TERMS AND CONDITIONS

1. Unit allotment on first come first serve basic
2. Cheques/Bank Draft to be issued in favour of 'LAND SCIENCE INFRACON PVT. LTD.' Payable at Noida.
3. Price List as on date of Booking shall be applicable
4. Registration, Stamp Duty and Misl. charges shall be payable at the time of offer of possession.
5. Timely payments of the installments are the essence of Booking
6. PLCs and Other Charges shall be charged along with installments.
7. Service Tax ,VAT & Other Govt. Levies are extra as applicable.
8. This Price List supersedes all previous Price Lists
9. All plans, layouts are subject to change and modifications as decided by the company, architect or any competent authority.

Roundabout



Main Gate



24x7 Security



Ready Farmhouse



Residential Club



Farmhouse Underconstruction



**Location: Adjoining Tappal Anaj Mandi, Tappal,
Tehsil: Khair, District: Aligarh**



Terminal City

A LANDMARK ADDRESS

**Site Address: Terminal City, Opposite to Krishna Vihar,
Jattari, Tehsil- Khair, District - Aligarh (U.P.)**

**Corporate Address: Land science Infracon Pvt. Ltd. IS-17,
2nd Floor, Urbtech Trade Center, Sector 132, Noida,
201301 (U.P.)**

Website: www.landscience.in