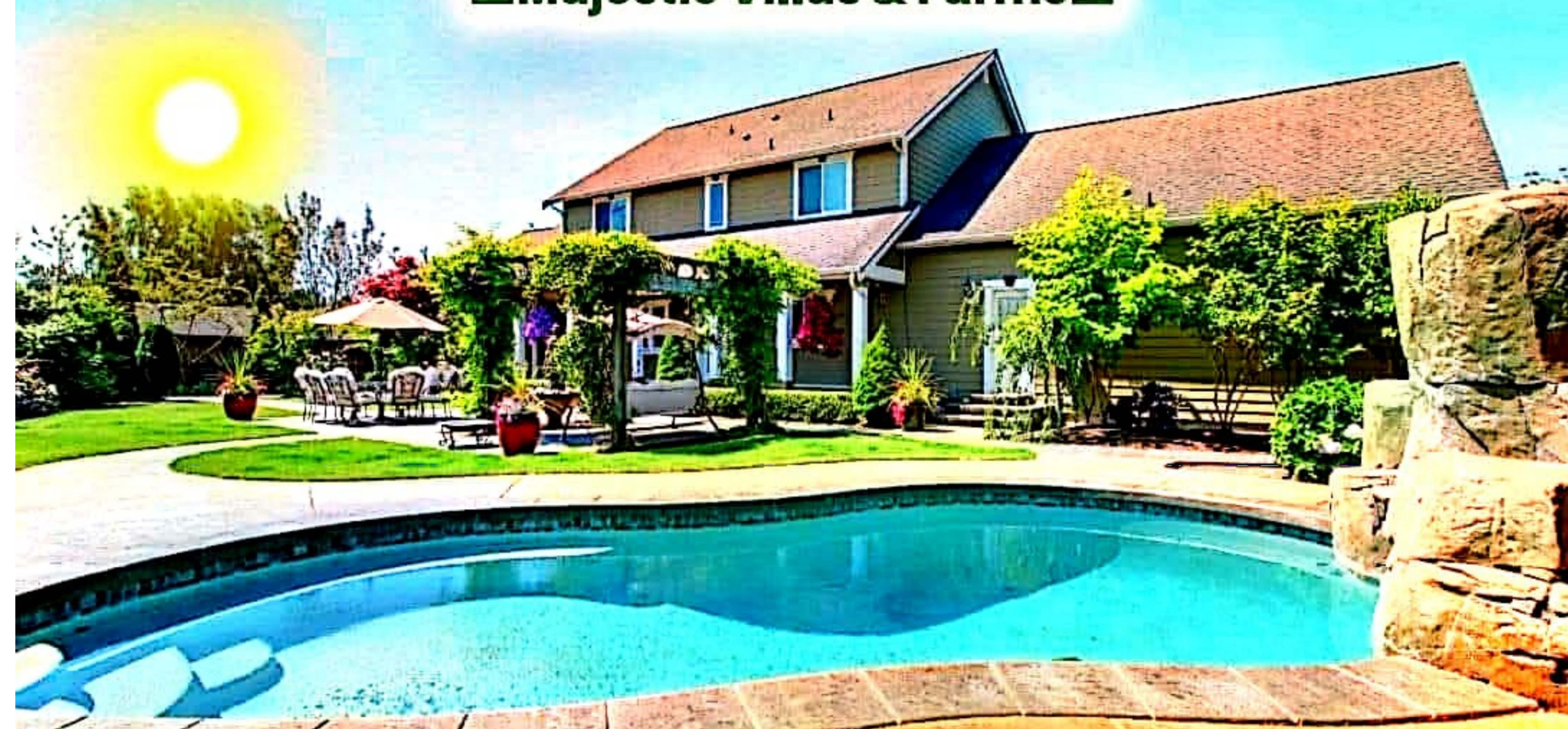


# MVF

**=Majestic Villas & Farms=**

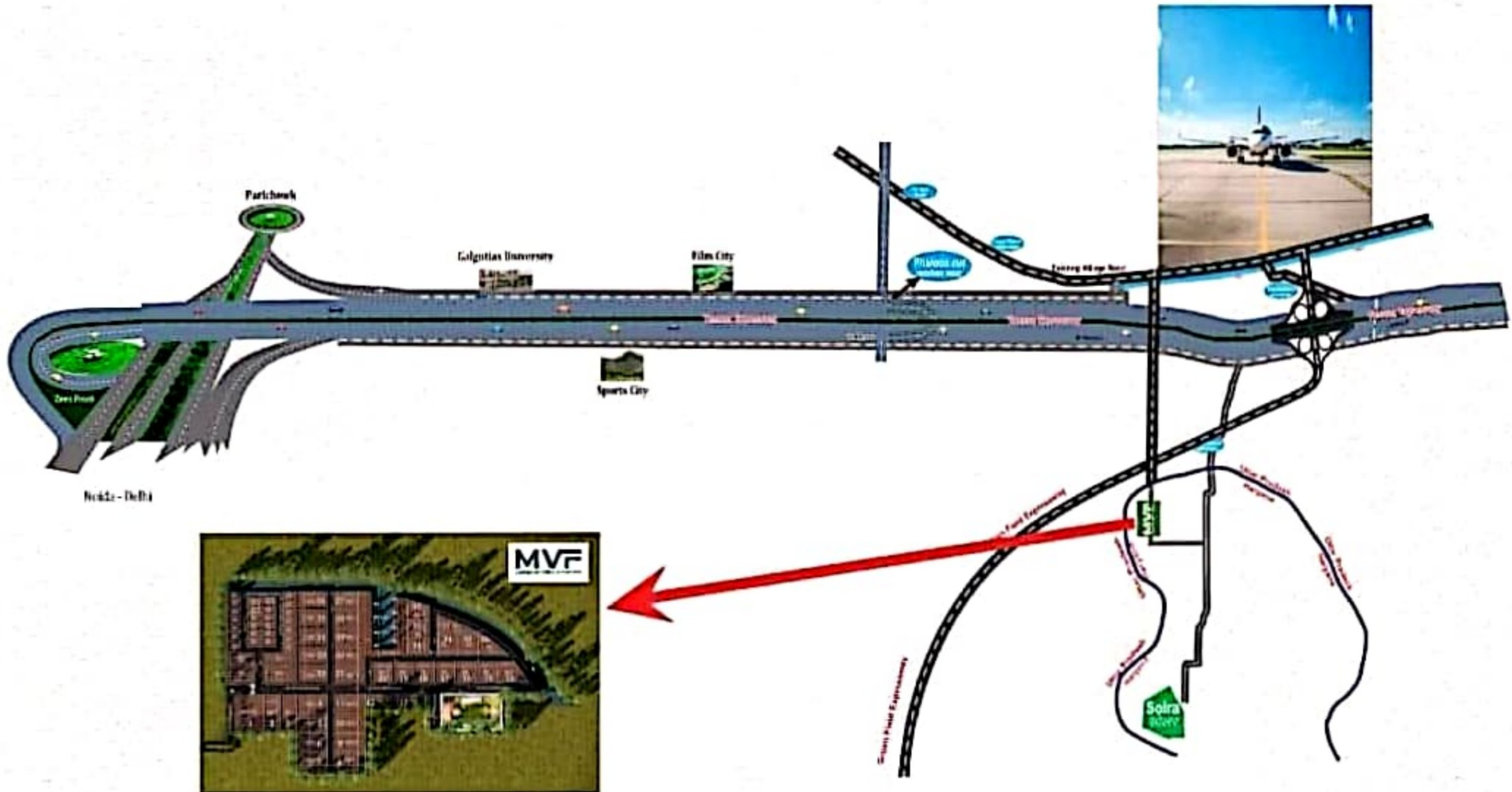
OPPOSITE  
NOIDA INTERNATIONAL  
AIRPORT





3 km or Max 10 Minutes Once You Start From Airport

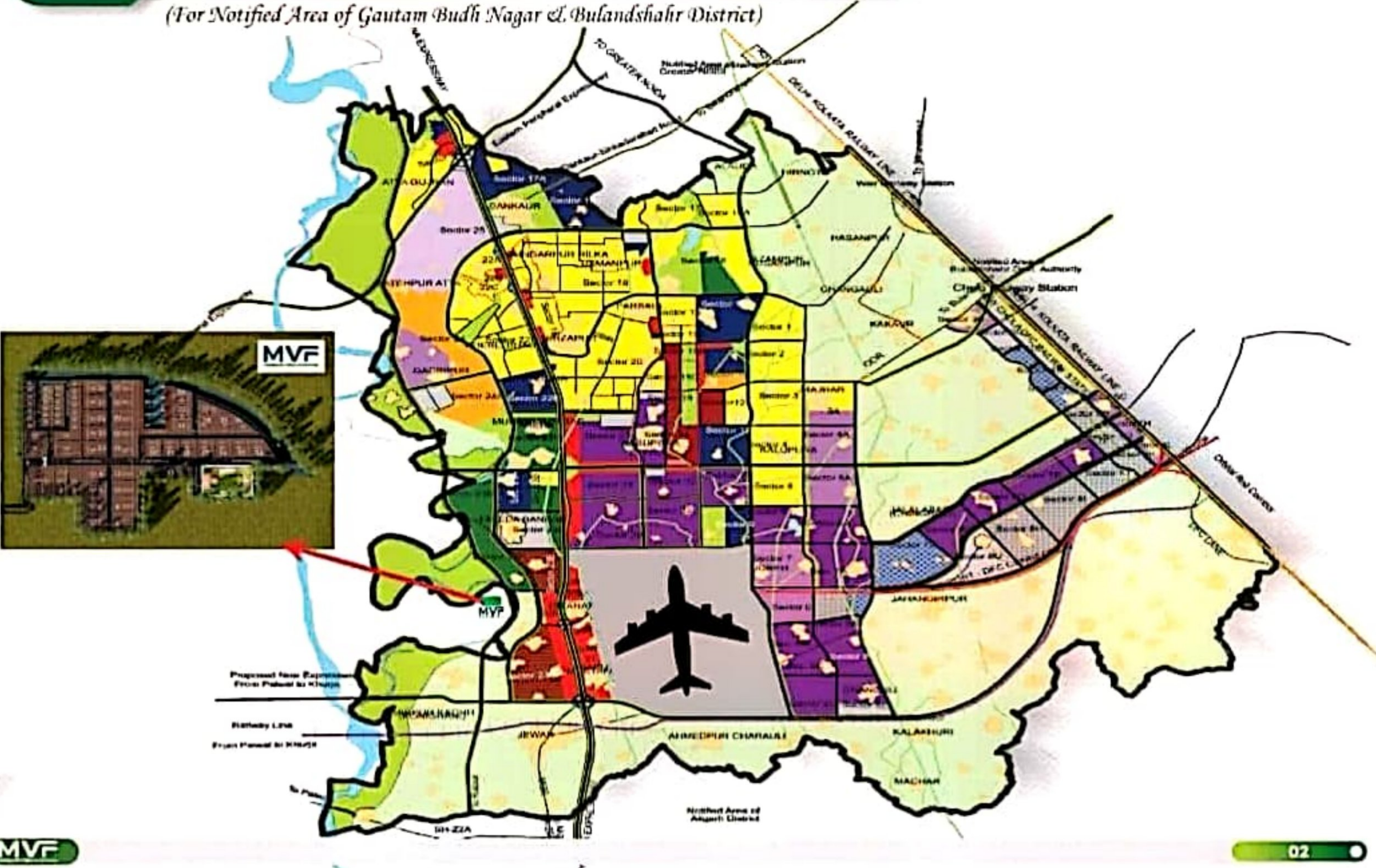
Noida International Airport





*Master Plan for Yamuna Expressway Industrial Development Area 2041*

(For Notified Area of Gautam Budh Nagar & Bulandshahr District)

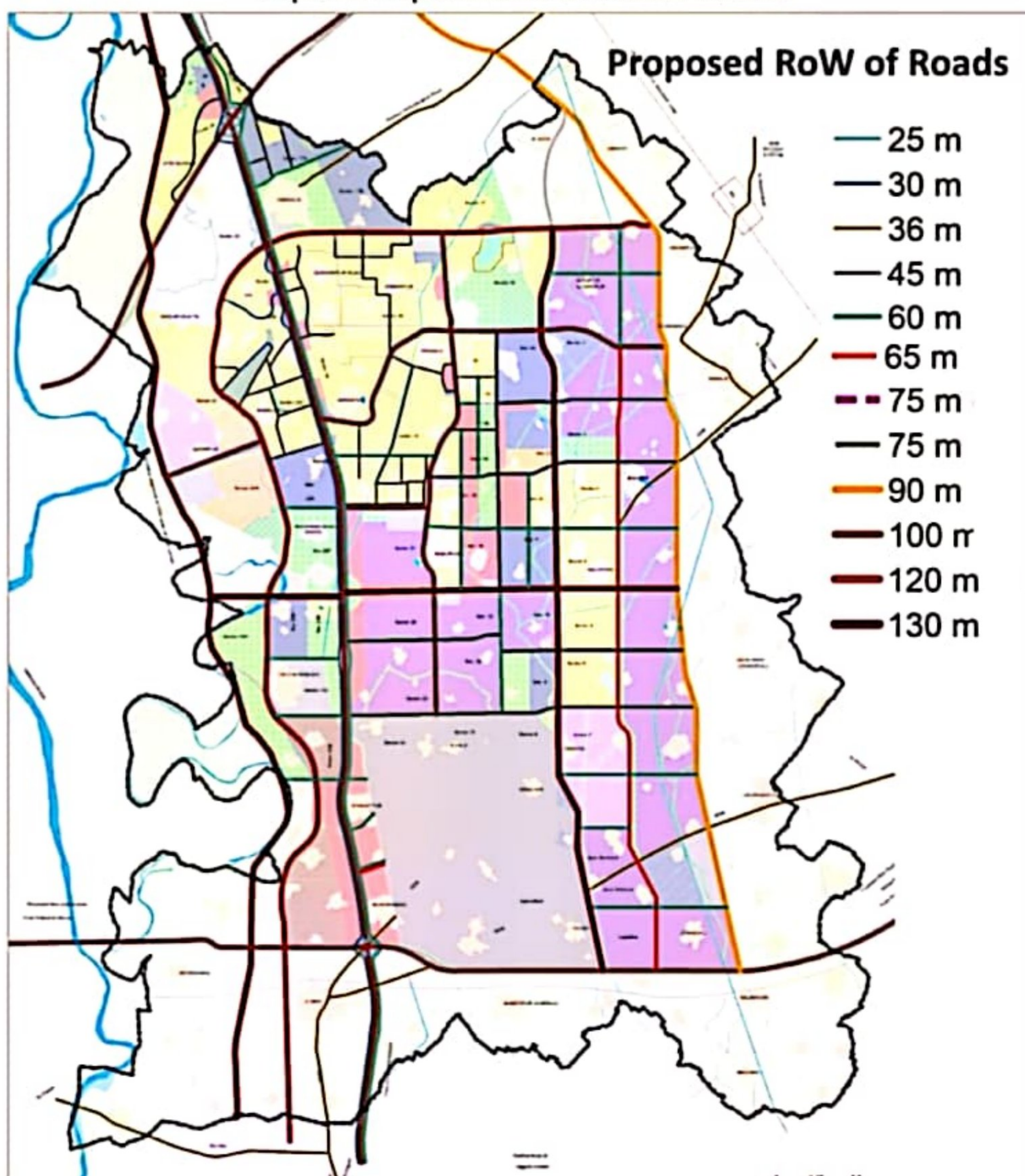




### 11.4.3 Proposed Road network of YEIDA-I 2041

For an efficient public transport system and also for multiple movement options thereby facilitating better dispersal of traffic, Grid iron pattern of road network has been proposed as the basic structure of the urban form for the YEIDA planning area. It is also framed by a ring road all around to provide connectivity to the expressway and surrounding connections. The next step is to plan and classify the hierarchy of proposed road network based on importance and right of width of the road. These also considers the length of the street, land use characteristics etc. First hierarchy of roads include- Yamuna expressway, Eastern Peripheral expressway and proposed new expressway from Palwal to Khurja. Then Peripheral expressway, Arterial Road, sub arterial road, collector road and local road. Hierarchy of proposed road network is as follows-

**Map 11-2: Proposed Roads for Master Plan 2041**





Central business district is known as the most frequently used and most expensive area of the city. It is the business hub of the city and has high real estate value. Thus, the city is planned with a prime location of CDB that will consist of high-quality infrastructure, skyscraper along with the provision of pedestrian promenade.

**10. Facilities and movement of heavy industrial traffic through peripheral road.**

Peripheral roads are planned in such way that most of heavy industrial traffic can be directed outside the city without causing any traffic congestion within the city and at the same time it ensures the safety of the citizens.

**11. Logistics facilities near airport to cater to industrial demand**

Air cargo logistics play a vital role in the economic development. Speedier services in the Air Cargo supply chain facilitate large number of business entities to become more competitive. The air cargo industry incorporates an industrial supply chain, which includes airlines, customs, ground services, air cargo forwarders, brokers, domestic transportation, air cargo terminals, distribution centres and integrated international express services.

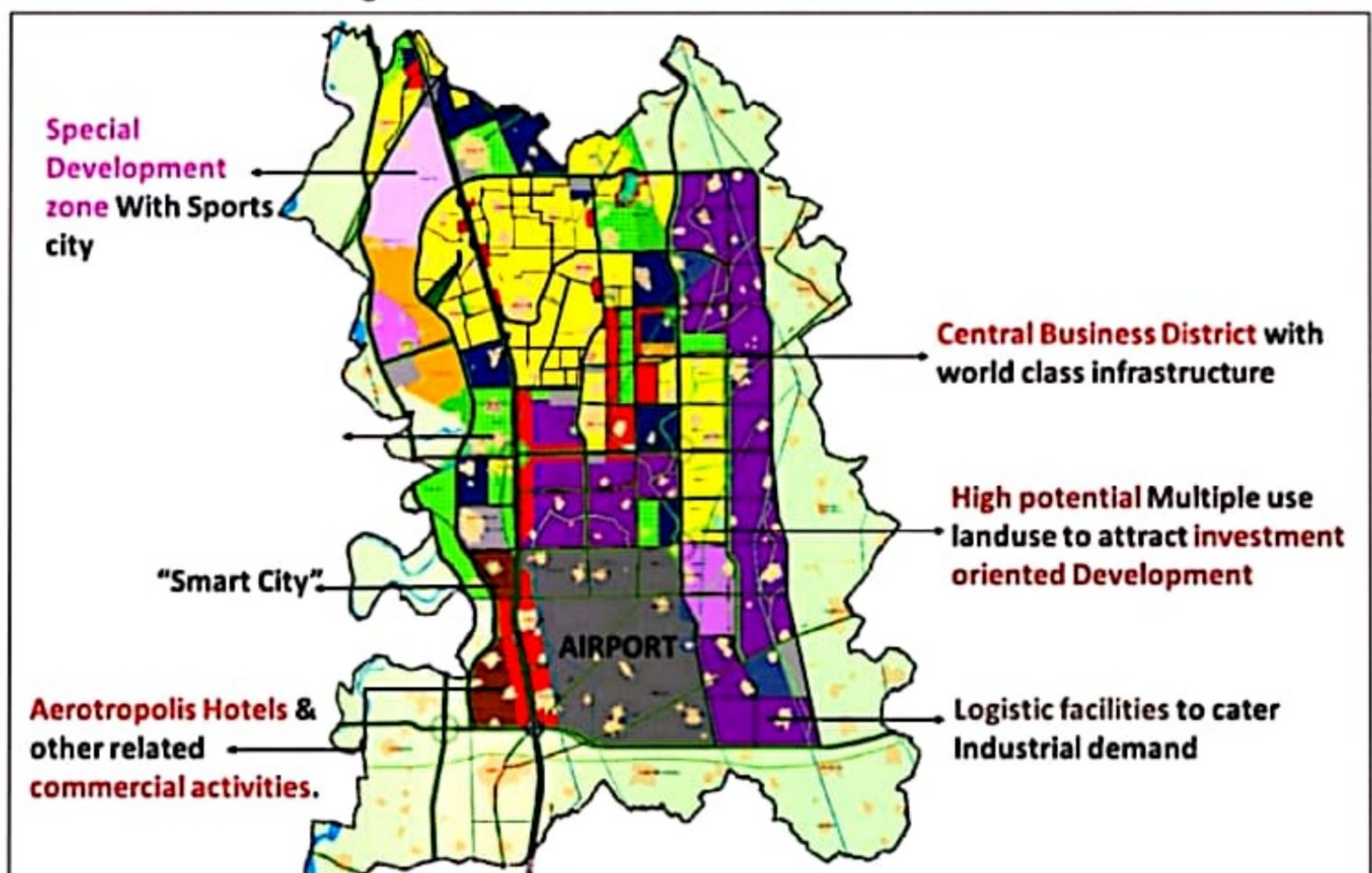
**12. Integration of existing villages :**

All the existing villages in the city should be integrated so that the development can be done in a regulated manner

**13. Green buffer along Yamuna River, water bodies and canals.**

Dhanauri wetland, forest cover, tributaries of Yamuna are some of the existing natural resources that must be protected. Thus, green buffer along the natural resources shall be provided to conserve and to avoid encroachment.

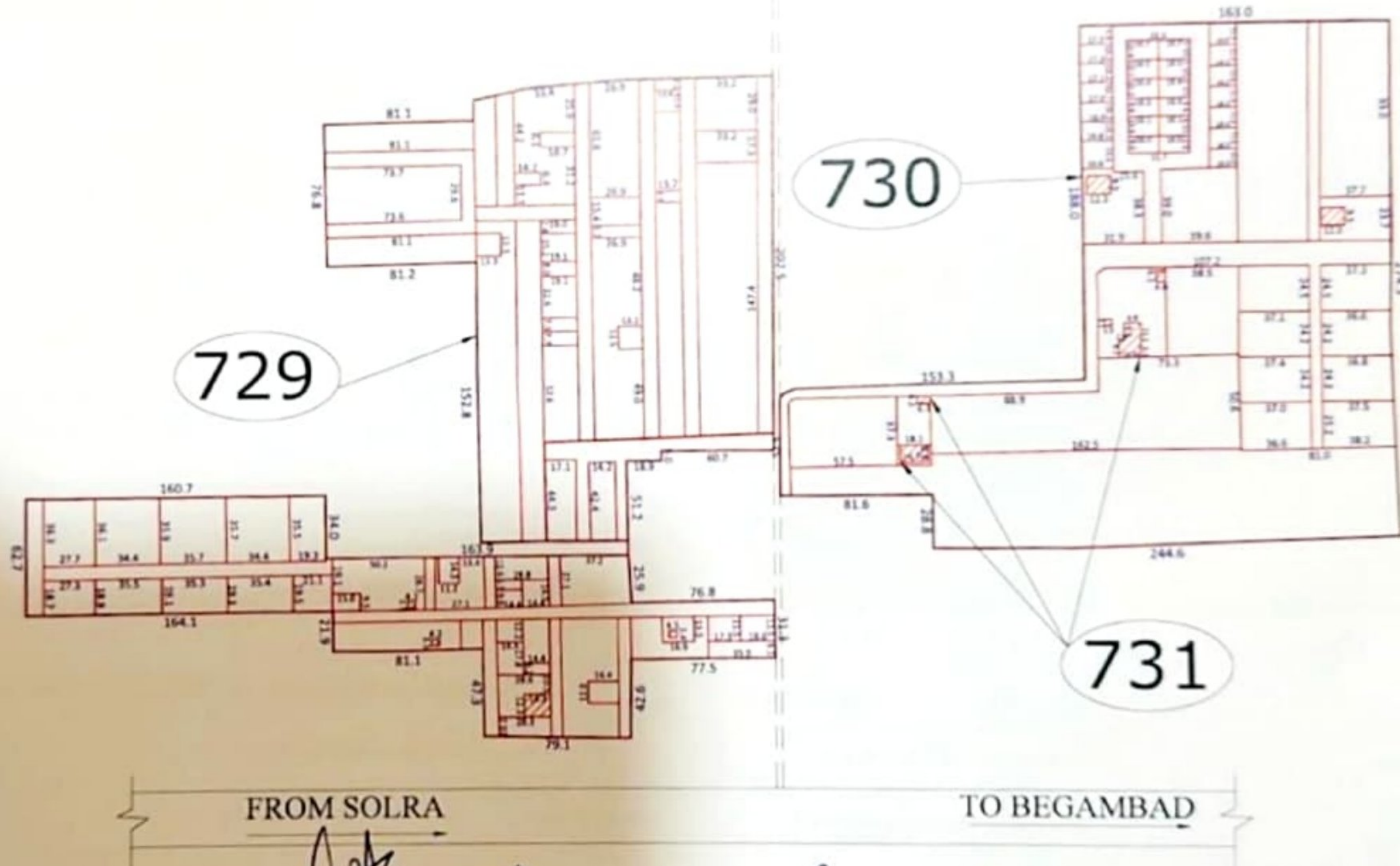
**Figure 11-1: Salient Features of the Plan**





SURVEY OF CONTROLLED AREA AROUND JEWAR AIRPORT CONNECTIVITY DISTRICT-PALWAL, HARYANA

STRUCTURE NO.- 729, 730, 731



PATWARI

JE

JD

PA

DTP

DEPARTMENT OF TOWN & COUNTRY PLANNING HARYANA.

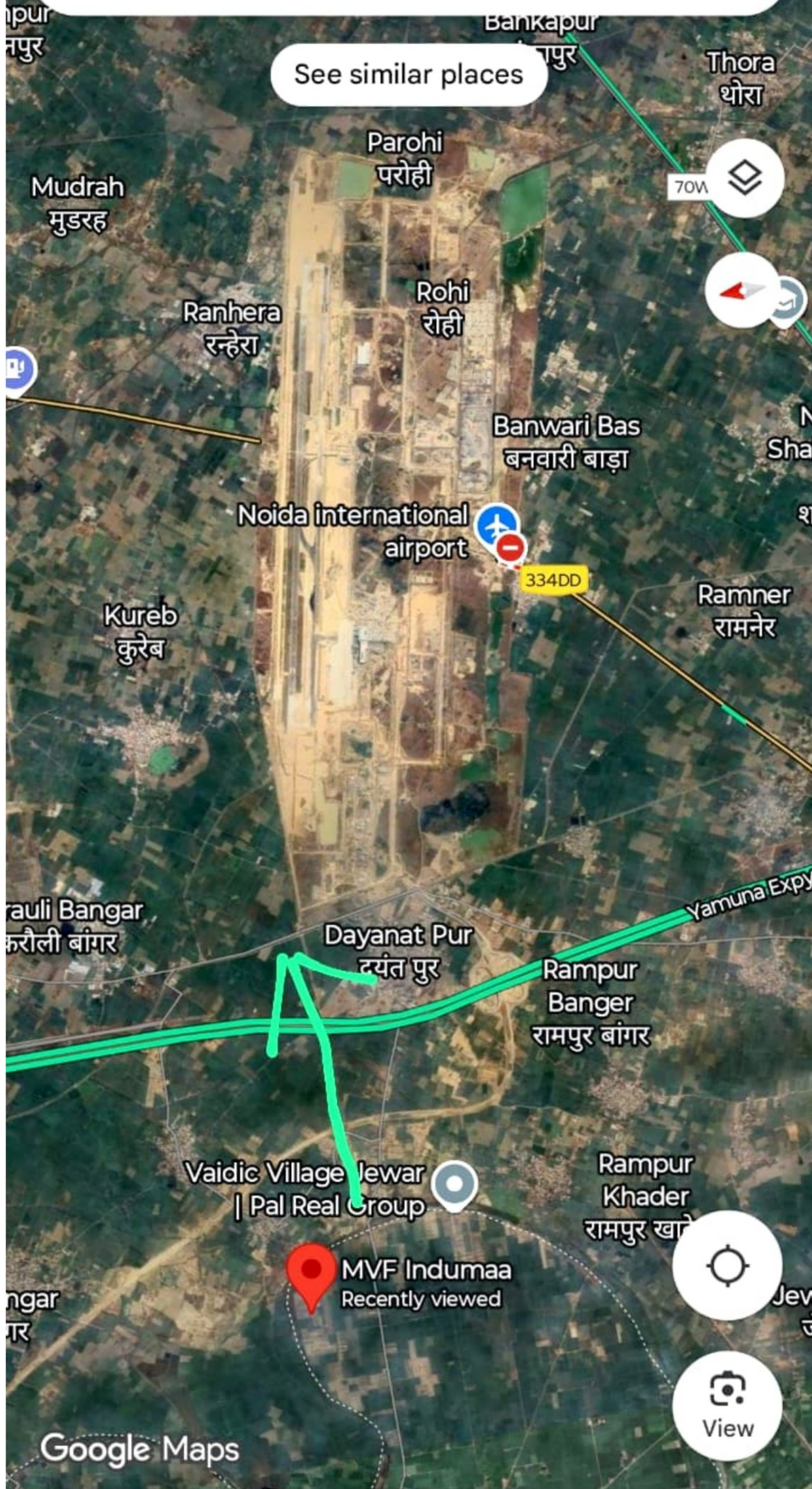




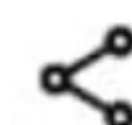
MVF Indumaa, Bagpur Khurd, Har...



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MVF Indumaa



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# AGF MAJECTIC VILLAS & FARMS (MVF)





# PALWAL

(DISTT. PALWAL)

## CONTROLLED AREA ALONG JEWAR AIRPORT CONNECTIVITY

UNDER SUB-SECTION (1) OF SECTION (4) OF HARYANA SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT ACT, 1963 (PUNJAB ACT 41 OF 1963).

### LEGEND :-

PROPOSED CONTROLLED AREA BOUNDARY	
ALREADY DECLARED CONTROLLED AREA BOUNDARY	
STATE BOUNDARY	
DISTRICT BOUNDARY	
VILLAGE BOUNDARY	
EXISTING EXPRESSWAY	
EXISTING VILLAGE LINK ROAD	
YAMUNA RIVER	
VILLAGE ABADI/ HB.NO	
RECTANGLE NO.	24

RF:-1:25000  
IN ORIGINAL DRG. ONLY

DRG. NO. D.T.P. (PAL) 97/2023 DATED:- 16.03.2023

JUNIOR ENGINEER *Rajesh*

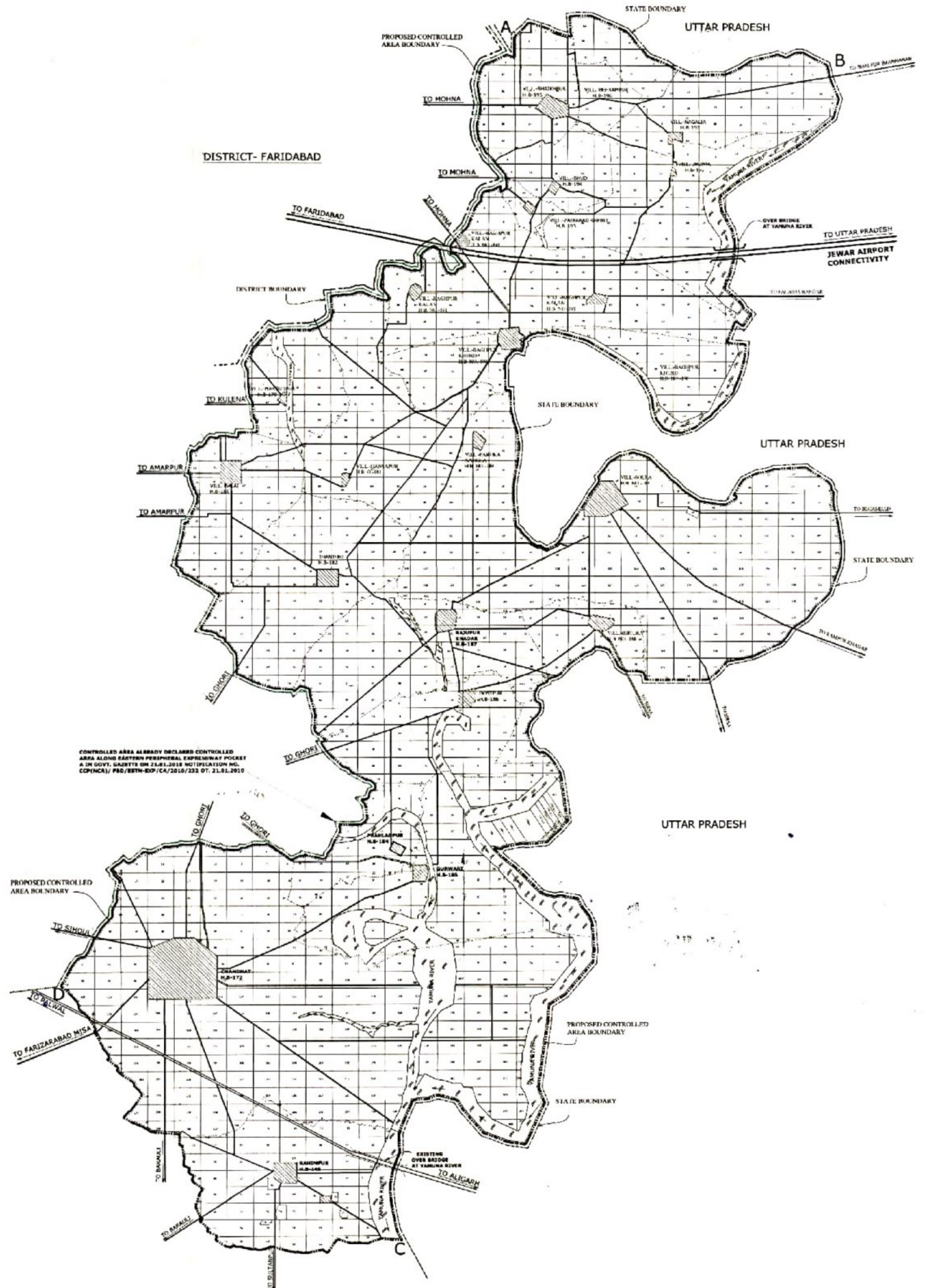
JUNIOR DRAFTSMAN *Va*

PLANNING ASSISTANT *Shw*

DISTT. TOWN PLANNER, PALWAL *Lain*

SENIOR TOWN PLANNER, FARIDABAD *Q*

DEPTT. OF T&C. PLG. HARYANA



CHIEF CO-ORDINATOR PLANNER(NCR)  
HARYANA, CHANDIGARH,

DIRECTOR GENERAL  
TOWN AND COUNTRY PLANNING  
HARYANA, CHANDIGARH



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हिं

En



Listen

In Haryana, "R Zone" refers to areas designated for residential development, governed by zoning regulations that dictate permissible land uses and construction parameters. Solra, located in Palwal district of Haryana, is likely a designated R Zone area, indicating it is primarily intended for residential housing. 

Oops, something went wrong.



Q r zone solra haryana















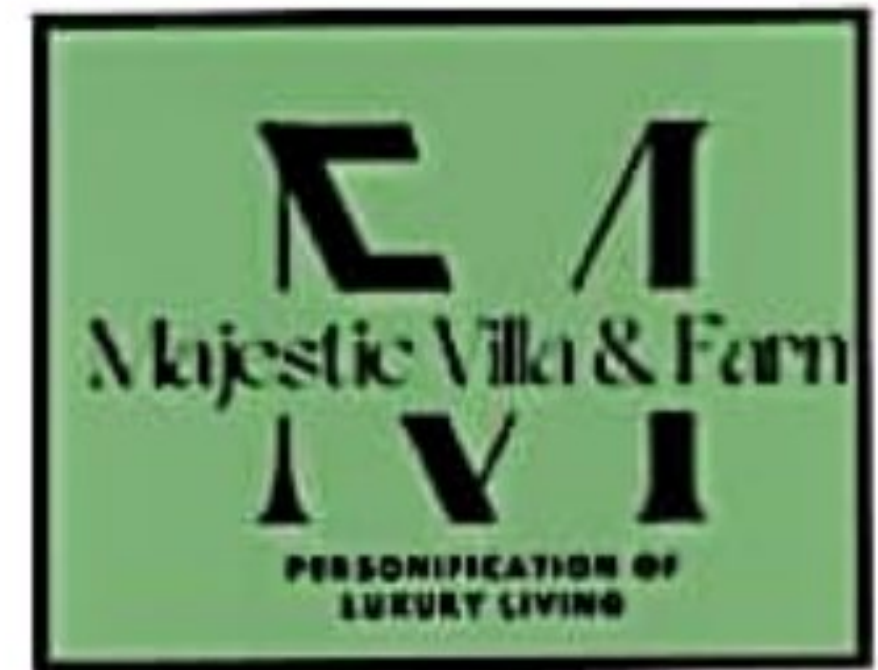












## Price List Of Residential Plots. (W.E.F. 01.12.2024)

BASIC RATE	Rs. 33,499 /- Per Sq. Yd.
DEVELOPMENT CHARGE	Rs. 1,500 /- Per Sq. Yd.
Nett. RATE	Rs. 34,999 /- Per Sq. Yd.

### PLC

CORNER	5 %
On 40 feet road	10 %

### E.M.I. PAYMENT PLAN

At The Time Of Booking	10 %
Within 15 Days From Booking	50 %
Within 30 Days From Booking with Registry	40 %



**Indumaa Evolution Pvt Ltd**  
A/C No.: 259990347428  
IFS Code: INDB0000755  
Current Account  
Indusind Bank  
Noida-Sector 119 Branch