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## Yamuna Expressway Plots

Residential Plots in Greater Noida

**Present Rate Rs 6000/- to Rs 7000/- Expected Rate in 3 to 5 years - Rs.10000/- to Rs 15000/- (approx)**

The Yamuna Expressway - YEA (erstwhile Taj Expressway) Project is conceived with the idea to not only reduce the travel time between New Delhi and Agra but also to open up avenue for Industrial and Urban development of the region and provide the base for convergence to tourism and other allied industries. The expressway will be operational in the year 2011 making it the preferred route from Delhi / NCR to Agra. The present travel time between Delhi and Agra of 4 ½ hours will be reduced to less than 2 hours after the Expressway is operational.

### CLEAN TITLE AND MARKETABILITY

YEA allows free legal transfer of these plots with transfer charges @ 2.5% of allotment rate. So, one gets clean and marketable title straight from the Authority

### QUICK FACTS ABOUT THE EXPRESSWAY

Length	165.537 KM
Right of Way	100 m
Number of Lane	6 Lanes extendable to 8 lanes
Type of Pavement	Rigid (Concrete)
Interchange	7
Main Toll Plaza	3
Toll Plaza on Interchange Loop	7
Underpass	35
Rail Over Bridge	1
Major Bridge	1
Minor Bridge	42
Cart Track Crossing	68
Culverts	204

### DISTANCES FROM SECTOR 20 TO KEY AREAS

Greater Noida Expressway	16 kms
Jaypee Sports City	05 kms
Formula 1 Track	05 kms
Pari Chowk	17 kms
Sector 18, Noida	33 kms
Bulandshahar	55 kms
Aligarh	117 kms
Ferozabad	259 kms
Khurja	72.3 kms
Hathras	152 kms

### THE RESIDENTIAL PLOT SCHEME – SECTOR 20

The Govt. of Uttar Pradesh has formed an autonomous body and created a new authority namely the Yamuna Expressway Authority. The Authority had launched its first Residential Plots scheme at Sector 20, earlier this year and the 1st ever draw happened in October – November 2009. Applications were invited for residential plots ranging from 300 sq mtrs to 4000 sq mtrs. Allotments were made @ Rs. 4750/- These allotments are available at a premium of Rs 500/- to Rs 1000 per sq mtr.

### OTHER PRIVATE DEVELOPMENTS

Jaypee Group has planned about 4 projects along the Expressway. The Sports City and the Highway city have already been launched. The plots in the sports city are being offered @ Rs. 18,000/- per sq yd (less inaugural discount of Rs. 3000/- per sq yd).

The Yamuna Expressway Industrial Development Authority has also invited applications from interested eligible parties, with suitable project /projects, for allotment of plots of any size between 25 Acres to 250 Acres for implementing their project with any of the following key activities: 1) Industrial 2) Information Technology (IT)/ (ITES) 3) Bio-Tech 4) Institutional 5) Sports 6) Recreational 7) Service Industry

### INVESTMENT RATIONALE

- **Price:** At a price of approximately Rs. 6000/- TO Rs 7000/-per sq mtr, these are one of the lowest priced Government approved / developed plots in the near vicinity of NCR.
- **Payment Plan:** Only 30% payment + premium is the initial investment and the balance in easy installments spread over 8 yrs.
- **Perfect Timing Match:** the highway will be completed in 3 yrs, the possession of the plots will happen in 4 yrs. This is approximately also the time needed for other related private as well as public developments to finish.
- **Comparative rates of small towns:** Plot rates in small bustling towns 10 - 50 Kms away along the expressway are in the region of Rs. 15000/- to Rs. 30000/- per sq yds presently.
- **Comparative rates of Greater Noida:** Average rate of plots in Greater Noida are in the region of Rs. 20,000/- per sq mtr

- **Comparative rates of Jaypee Projects:** Jaypee Group has priced their residential plots in the projects along the expressway (Sports City, Highway City) at 18,000/- per sq yds. (After an initial discount of Rs. 3,000/- per sq yd)
- **Safety of Investment:** Since only 30% of the payment along with premium has to be paid presently and the balance payments have to go directly to the authority, it is safe to say that this investment is perfectly safe.
- **Rate Difference:** We do acknowledge that the rates of plots in a private development will sometimes be higher than government developed projects, but we feel that the difference should not be more than 50% ... (if not less). Keeping that in mind, the Yamuna Expressway Residential plots are already under-priced.
- **Sq Yd V/S Sq Mtrs:** Yamuna Expressway plots are being sold at per sq mtr rate and all the other private developments such as Jaypee are being sold at per sq yd rate. That is already a 20% difference in price. These plots definitely are under-priced at the moment.
- **Formula One:** The formula one race track is well under construction and the first race is scheduled to be held on 06 November, 2011. Greater Noida is sure to attract a lot of Race enthusiasts from then.
- **Large Size Plots:** Yamuna Expressway Plots are also available in large sizes such as 1000 sq mtrs, 2000 sq mtrs and 4000 sq mtrs. Such large sized plots are not available anywhere in the NCR and this may be its most specific highlight in the future.
- **Icing on the Cake:** We are all aware of the fact that the International Airport Project has been put on hold by the Govt. of India. But we feel that the way and the speed at which NCR is growing, there is bound to be a requirement and need for an additional International Airport in the future. Once that happens, Greater Noida will be in top contention for as a location for the airport. What that will do to the prices of Real Estate in the region post that is anybody's guess.
- **Future Demand:** the affluent families of Small bustling towns 10 - 50 Kms away along the expressway like Bulandshahar, Hathras, Aligarh, Ferozabad, Mathura etc would certainly like to upgrade their living standard and move closer to the new Expressway because of the quality of development that it will offer.
- **The Eastern Periphery Highway:** The Eastern Periphery Highway will connect Greater Noida with Noida, Ghaziabad, Gurgaon, Faridabad and Bahadurgarh making this corridor as one of the busiest in the future.

**BRAND REALTY** recommends investment in the Yamuna Expressway Residential plots with a 3-5 year horizon. Returns are expected to be more than 100% in this time frame. Great opportunity for investors who had been on the lookout for a long term safe investment.

**FOR FURTHER DETAILS CALL SHARAD SHARMA on +91 – 98716-95001 / EMAIL: [sharad@brandrealty.in](mailto:sharad@brandrealty.in)**

**Disclaimer: Investments in Real Estate are subject to market risks .Investors should invest and/or choose a property based on their own judgment and they themselves will be responsible for any loss or profit incurred.**