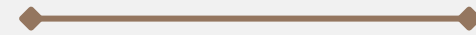




Maxpine Group



Recognized over the years as a trusted and most valuable source of real estate, Maxpine Group is the leading brand in the real estate industry



Anugrah Homes

Maxpine Group Presents Anugrah Homes Project Near to Upcoming Jewar International Airport & Film City Noida. The Anugrah Homes provides the best opportunity to invest in Residential Plots and Farmhouse Land with all luxurious amenities & modern facilities. The Anugrah Homes focuses on letting you detach from the world and reconnect with your spirit by creating a setting rich in peace and tranquility, surrounded by nature, while still offering all the amenities of luxury living. Anugrah Homes is the natural manifestation of a modern yet fashionably confident farm in the countryside. We create customized adventures and discoveries for our visitors through bespoke cultural, culinary, wellness, architecture, lifestyle, and personalized service experiences



Sizes

Plots Land

Minimum Area 100 sq.yd

Available Size: 100, 150 &
200 Sq.Yd



Location Advantages

- Noida International Airport
- Multi Modal Logistics Park
- Film City
- Defence Corridor
- Rapid Metro Connectivity
- Patanjali Food & Herbal Park
- Medical Device Park
- Raja Mahender Pratap University
- Olympics Villages & Park



Jewar Airport
10 Minutes

Film City
15 Minutes





Upcoming Industries

- Leather Manufacturing Park
- Plastic Processing Park
- Textile Park
- Toy Park
- Handicraft Park
- Data Centre Park
- MSME Park
- Electric Vehicle City

Leather Manufacturing Park

Toy Park

Electric Vehicle City

Noida International Airport (Jewar)


Noida International Airport at Jewar, Uttar Pradesh is being developed by Flughafen Zürich AG (Zurich Airport) south of Greater Noida with a 4 phase master plan to handle 60 million passengers per annum in the future. The project's final phase envisions 2 runways and 4 terminals – making it the largest airport in India.

- Area: 1,334 hectares
- Estimated Cost: Rs. 29,650 crore
- Architects: Haptic Architects, Nordic, Grimshaw and STUP

Master Plan The airport's final phase envisions a new Terminal 4 with an area of 1,60,000 Sqm, expansion of cargo terminal to 1,50,000 Sqm, apron expansion for 25 additional bays, 3 rapid exit taxiways in the northern runway and a 2nd parallel taxiway conforming to Code F CAT III operations.



ANUGRAH HOMES
dreams comes true...



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Multi Modal Logistics Park

- The Multi Modal Logistics Park will spread across 20 Km, off the Yamuna Expressway and extend between Tappal in Aligarh and Bajna.
- The first phase of project is on the track.
- Project objective to the development of the area with major thrust on industrial activities.
- Project will serve as an aggregation and serving point for both domestic and international markets.

Film City

- The proposed UP Film City site is only 6 km away from the upcoming Jewar Airport.
- Location: Sec 21 of Yamuna expressway YEIDA region
- Area: 1000 acres
- Facilities: pre-production and post production infrastructure, processing labs, VFX and digital technology
- Amenities: Star Hotels, Resorts, Cinemas and parks, Entertainment zones
- Land use: 780 Acres for industrial purposes and 220 acres for commercial purposes
- The production of movies from this location may start in 2024.



Defence Corridor

- The Defense Corridor would get a total investment of rupees 200 billion. Both the flagship projects are being pushed up with the active co-operation of the centre.
- The Government has identified 3000 hectares for the proposed corridor, which would span six districts in its catchment area viz, Aligarh, Agra, Jhansi, Kanpur, Lucknow & Chitrakoot.
- This project is also being showcased by upto global investors as a template for the state industrial development roadmap.

Rapid Metro Connectivity

- A 72km metro link from Noida International Airport in Jewar to IGI International Airport
- Distance covered only 1 Hours
- Cost: 4,000-5,000 Crore Approx.

Corridor will be developed in two phases

1st Phase

- Knowledge Park 2 to Jewar Airport 35km elevated cum underground

2nd Phase

- Knowledge Park 2 to IGI Airport 37km with Ashok Nagar.



Patanjali Food & Herbal Park

- Proposed Patanjali Food & Herbal Park Projects Cost 1440 Crore (Approx.)
- Plant will be set up in 430 acres of land at the Yamuna Expressway Industrial Development Authority (YEIDA).
- Mega Food Parks will be implemented within 30 months.
- The units will come up in sectors 24 and 24A within 6 to 7 km. of Buddha International Circuit towards Jewar

Medical Device Park

- A medical device park would come up in an area of 350 acres along the Yamuna Expressway and just 3.5 km away from the upcoming Noida International Airport at Jewar
- The medical device park would focus on the industrial development of CT scans, MRI and ventilators and attract related big companies and manufacturers.
- Of the total 350 acre land for the park, 200 acre would be used in the first phase and 150 acre in the second phase

Raja Mahender Pratap University (Aligarh)

- The land has been proposed in the Lodha and Musaipur villages of Kol tehsil for a state-level university to be named after Raja Mahendra Pratap Singh.
- In this, the district administration is given 37 acres of land. Apart from this, 10 acres of land will be acquired.
- The cost of construction of the university will be more than Rs 100 crore.
- The outline of the university is shown in the 3D model of Raja Mahendra Pratap Singh University. In facilities are academic buildings, libraries, common facilities, Hostels, etc. it will be done in about 24917.94 sqm

Olympics Villages & Park

- An ultra-modern sports zone and village to host Olympic Games and other international events are set to be developed on over 1,200 acres along the Yamuna expressway.
- The sports park will be spread over 950 acres while the village, which will be developed along the lines of the Commonwealth Games (CWG) village sports complex in Delhi, will be built on 250 acres and have facilities like players' living quarters and practice areas among others
- It will be connected with the Delhi-Mumbai Expressway too. It will also be linked with metro and pod taxi facilities to make the sports hub to international standards.



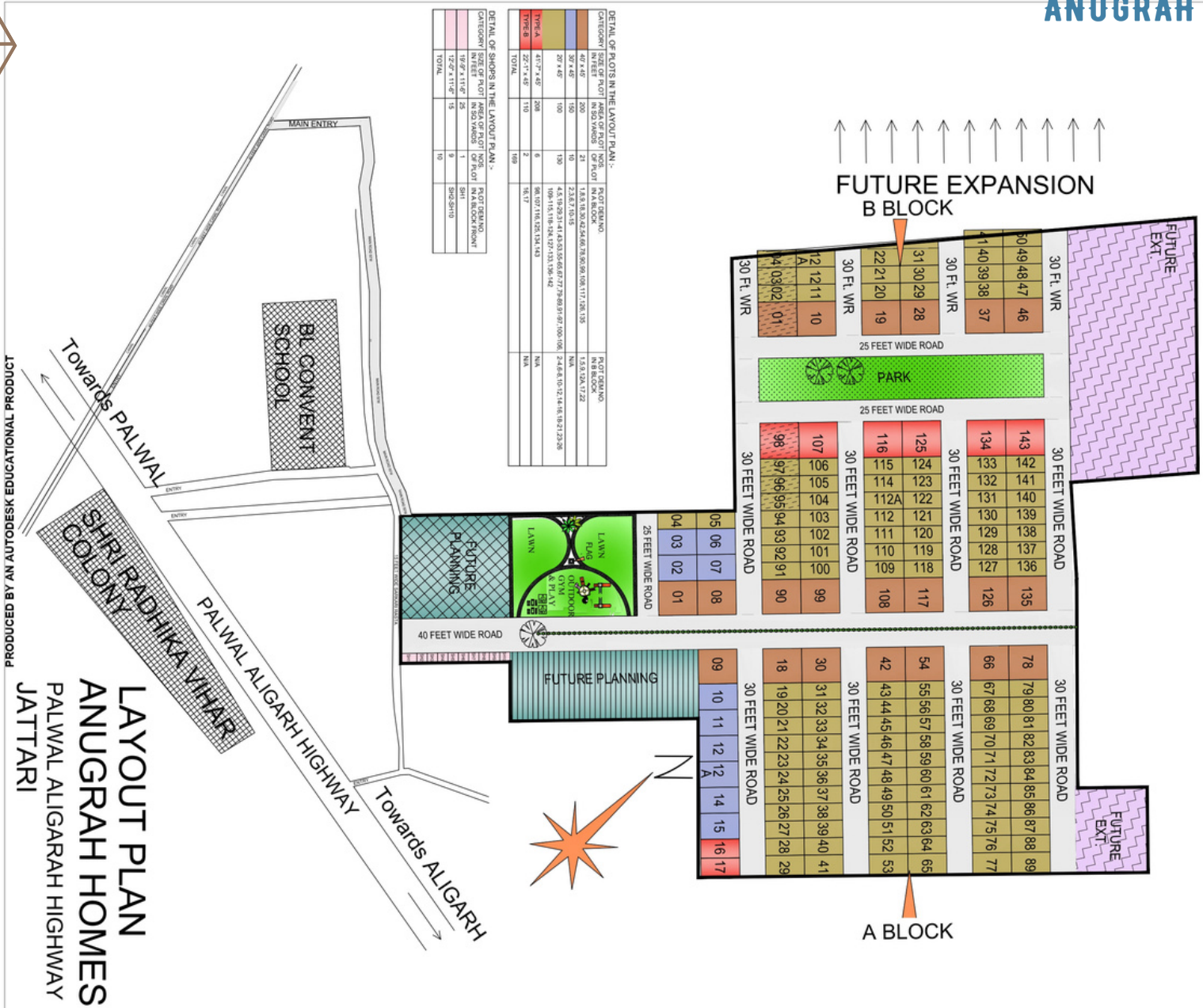
Chandrodaya Temple (Vrindavan)

- Location: Shubham Rd, near Akshaya Patra Temple, Vrindavan, Uttar Pradesh 281121.
- Distance: 77KM from Our Site (Anugrah Homes), Jattari.
- Nearest Railway Station: Mathura Junction at a distance of nearly 13.8 kilometers from Vrindavan Chandrodaya Temple.
- Height: About 700 feet i.e. 213 meters, which will be as high as a 70-storey building
- Creator: ISKCON Bangalore (International Society for Krishna Consciousness).
- Foundation: The foundation stone ceremony of Chandrodaya Mandir was performed on 16 March 2014 on the auspicious occasion of Holi.



Layout Plan

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DETAIL OF PLOTS IN THE LAYOUT PLAN:-

CATEGORY	AREA OF PLOT IN SQ. METERS	NO. OF PLOTS	TOTAL AREA IN SQ. METERS	PERCENTAGE	AREA OF PLOT IN SQ. METERS	NO. OF PLOTS	TOTAL AREA IN SQ. METERS	PERCENTAGE
TYPE A	407 x 45	200	18340	45.00	407 x 45	200	18340	45.00
TYPE B	227 x 45	110	10215	25.00	227 x 45	110	10215	25.00
TOTAL		310	28555	70.00		310	28555	70.00

DETAIL OF SHOPS IN THE LAYOUT PLAN:-

CATEGORY	AREA OF SHOP IN SQ. METERS	NO. OF SHOPS	TOTAL AREA IN SQ. METERS	PERCENTAGE
TYPE A	19.27 x 11.07	25	2132.25	7.47
TYPE B	17.25 x 11.07	15	1901.25	6.66
TOTAL		40	4033.50	14.13

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LAYOUT PLAN
ANUGRAH HOMES
PALWAL ALIGARH HIGHWAY
JATTARI

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Site Plan



FUTURE PLANNING



BL CONVET SCHOOL

SHRI RADHIKA VIHAR COLONY



SITE PLAN

01-01-2023

Ar.NARESH KUMAR

LAYOUT PLAN
PALWAL ALIGARH HIGHWAY
JATTARI

Towards PALWAL

Towards ALIGARH

PALWAL ALIGARH HIGHWAY

PALWAL ALIGARH HIGHWAY

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Key Plan





Actual Site Images





Contact Us



We'd love to hear from you! Here's how you can reach us



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Uttar Pradesh, 201301



Site Address: Jattari, Near
Jewar International Airport