

INFORMATION DOCKET 2025

DEDICATED TO SUCCESS
WITH FORESIGHT



YEIDA-INTERNATIONAL FILM CITY



Yamuna Expressway Industrial Development Authority
Uttar Pradesh

YEIDA

On the map...

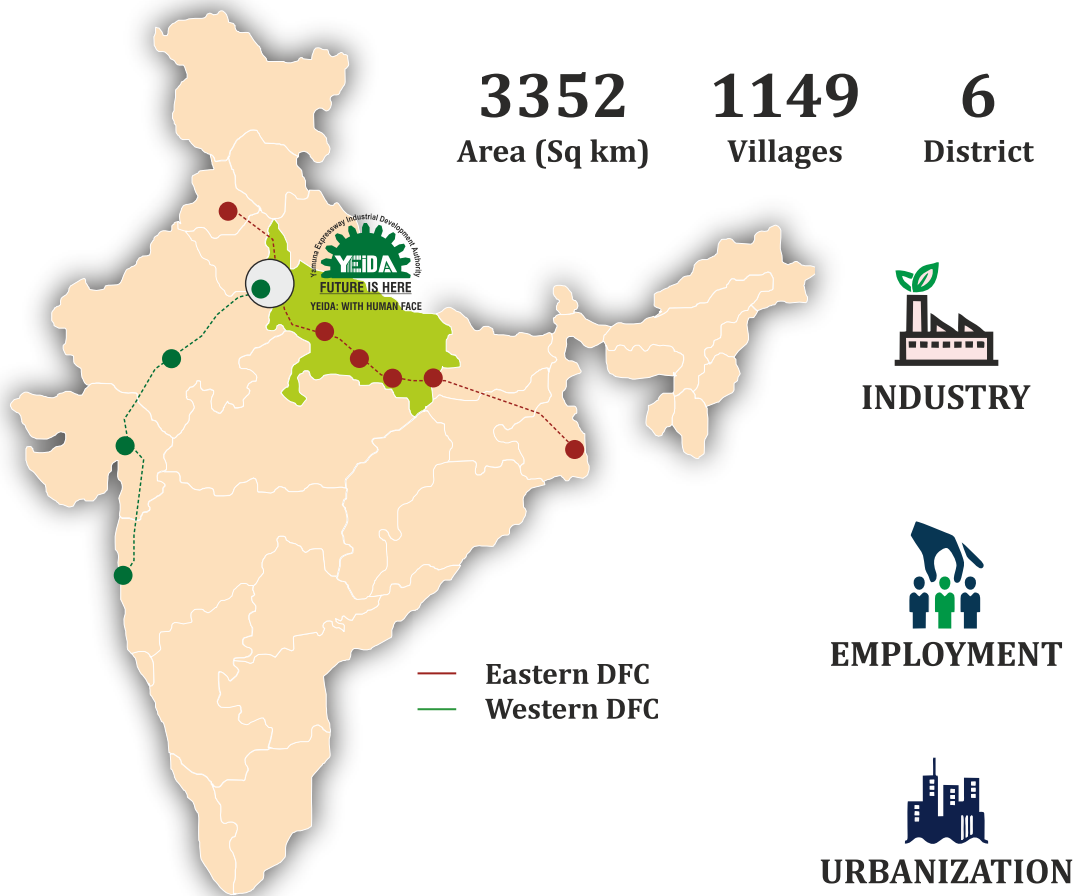
- a. Noida International Airport at Jewar
- b. Lies on the Yamuna Expressway
- c. Falls on the major tourist circuit - Delhi, Vrindavan and Agra
- d. 10 kms from the proposed DMICDC node and Early Bird Projects
- e. Direct connectivity with Delhi and Agra through expressways
- f. Direct connectivity to IGI Airport through Kalindi Kunj, Ashram and Palwal
- g. Proposed Eastern Peripheral Expressway passes through the region
- h. Dedicated Freight Corridor passes through Hathras
- I. Proposed rail and expressway link between Palwal and Khurja via Jewar connecting two major rail corridors



Yamuna Expressway Industrial Development Authority (YEIDA)

Uttar Pradesh

YEIDA – Establishment



The development of Yamuna Expressway Project and allied development in the region, the Government of Uttar Pradesh had constituted the Taj Expressway Industrial Development Authority (TEA) vide its Notification No.697/77-4-2001-3(N)/2001 dated 24th April, 2001, under Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976). Under clause (d) of section-2 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976), the area comprising the village mentioned in Schedule, annexed hereto shall be an "industrial development area" to be called "Taj Express-way". The Government of Uttar Pradesh vide Notification No. I 165 / 77-4-08-65 N/08 - Lucknow : Dated 11 July, 2008 reproduced below changed the name of the Authority as created above from Taj Expressway Industrial Development Authority to Yamuna Expressway Industrial Development Authority. The main responsibilities of the erstwhile TEA (now Yamuna Expressway Industrial Development Authority), inter alia, included:

- Execution of Yamuna Expressway.
- Acquisition of land for construction of Expressway and area development.
- Preparation of Zonal plan/Master plan for planned development along the Expressway.
- Development of drainage, feeder roads, electrification and other facilities in the area.

Yamuna Expressway stretching 165 kms. Connects international tourist destinations of Delhi and Agra. Yamuna Expressway, a 6-lane (extendable to 8 lane) access controlled Expressway, is planned to have 5 LFD (Land of concessionaire) with facilities of 4 Toll Plazas, and 6 Interchanges along the entire length. YEIDA notified area covers approx. 2,689 sq. kms. falling in six districts to be developed in two phases.

YEIDA

Phase - I (Master Plan 2031)

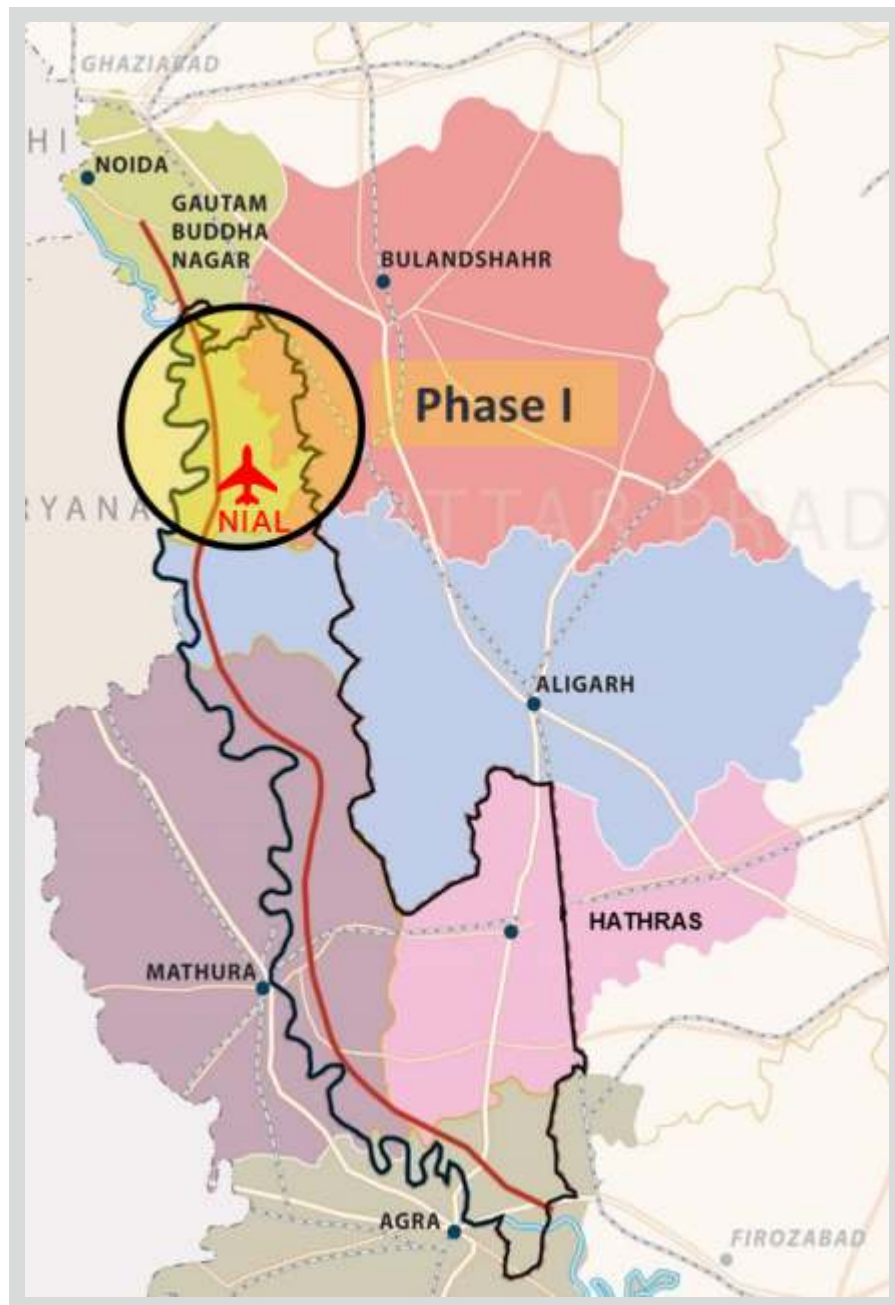
YEIDA is proposed to be developed in two phases-I and II. Phase-I lies in Gautam Buddha Nagar district, Bulandshahr district and is a part of NCR.

759

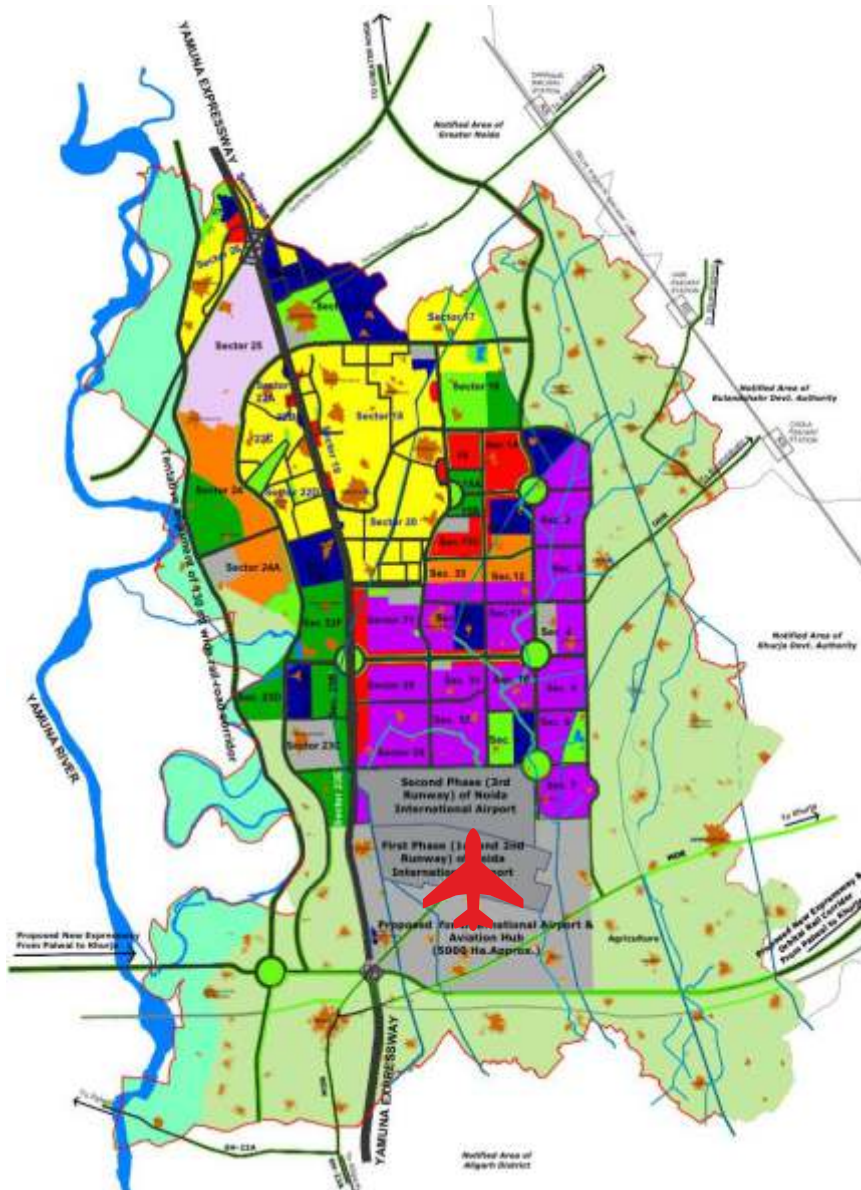
Area (sq km)
Phase-I (Notified Area)

12000

Acquired land (hectare)
in Phase 1 & 2



YEIDA Phase - I (Master Plan 2031)

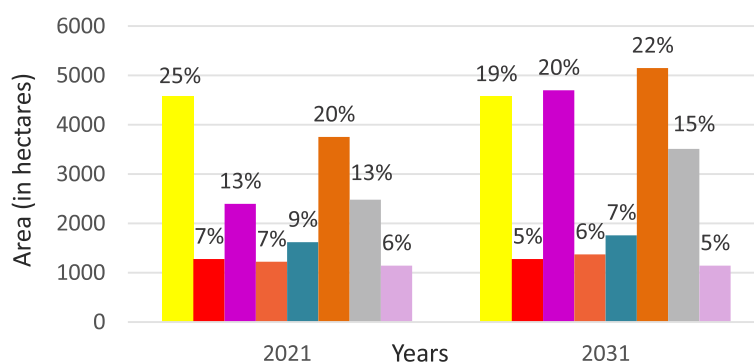


LEGEND:-

	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	INSTITUTIONAL
	MIXED USE
	SDZ / SPORTS CITY
	TRANSPORTAT (Including city level transport facilities)
	GREENBELTS & PARKS
	RECREATIONAL GREENS
	AGRICULTURE
	WATER BODIES
	VILLAGE ABADI
	RAILWAY STATION
	LOCATION FOR GRADE SEPARATOR
	ROAD NETWORK
	130m ROW
	120m ROW
	100m ROW
	75m ROW
	60m ROW
	45m ROW
	30m ROW
	CANAL WITH GREEN BELT
	RAILWAY TRACK
	NOTIFIED AREA BOUNDARY

APPROVED IN BOARD MEETING (BY CIRCULATION)
DATED :- 19.08.2013

Master Plan (2021-2031)



Area of Industrial and Mixed used land - 6068.38 Hect. (25.85%)

YEIDA

Phase - II (Master Plan 2031)

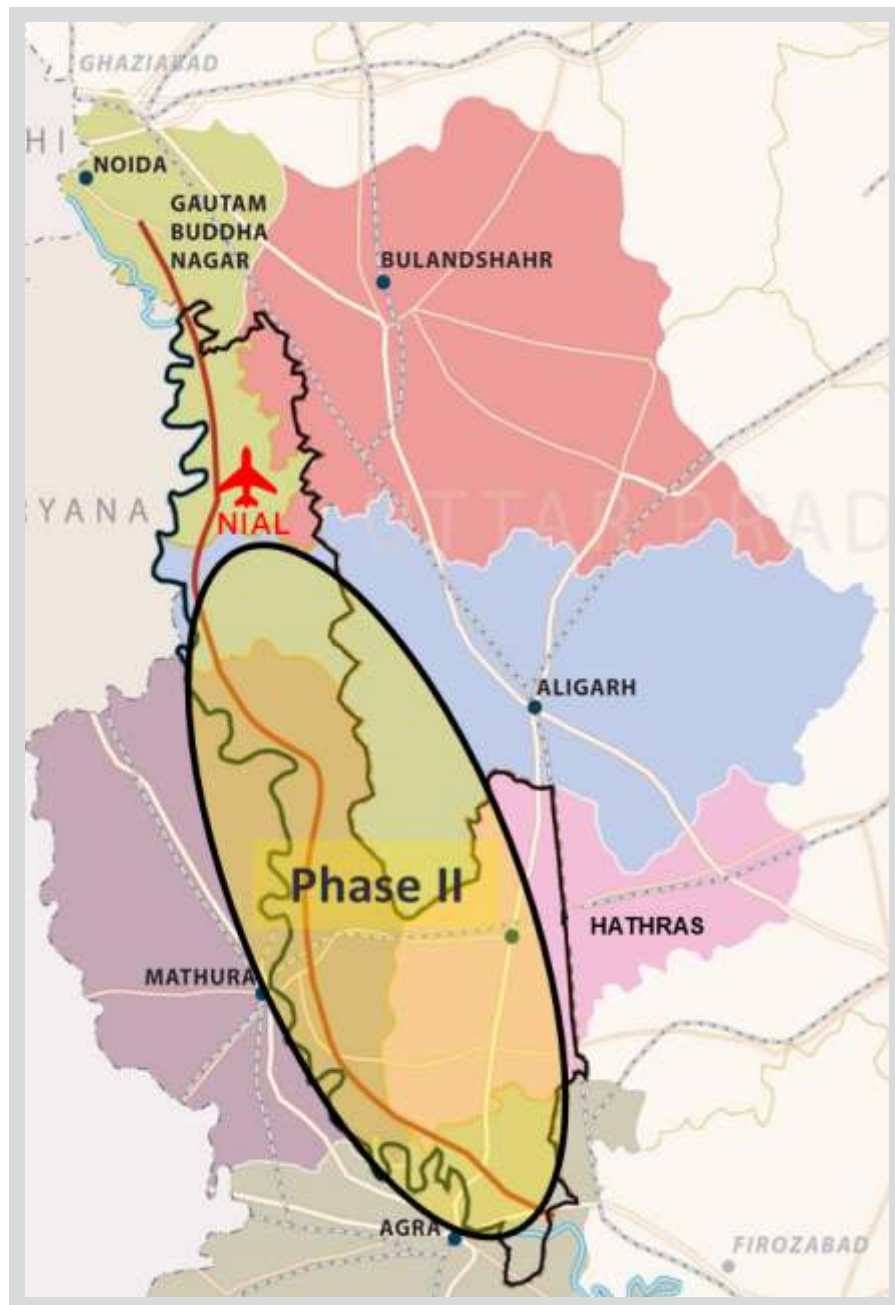
YEIDA is proposed to be developed in two phases- I and II. Phase II is surrounded by 4 districts i.e. Mathura, Agra, Aligarh and Hathras.

2593

Area (sq km)

4

Urban Centres

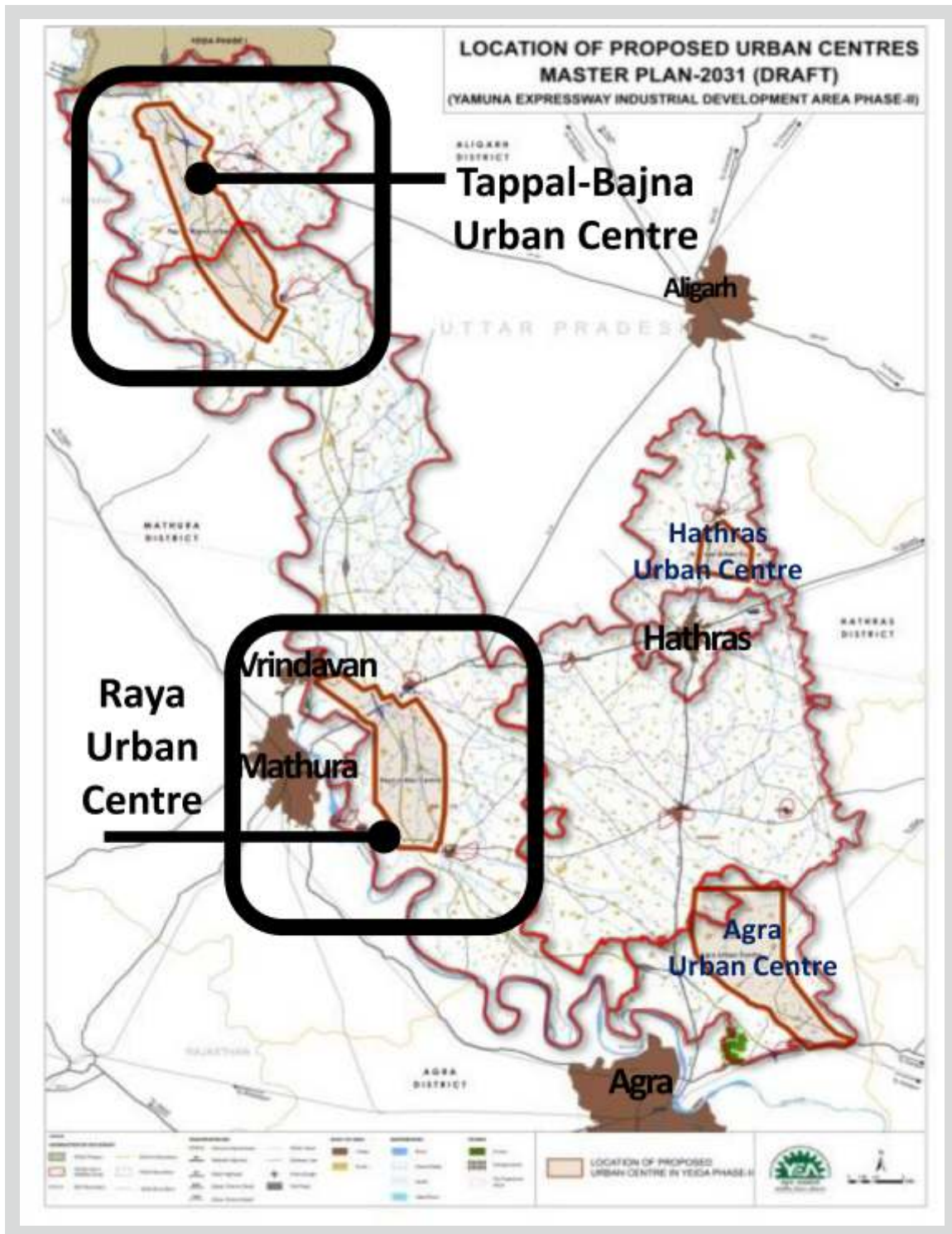


The Master Plan of two urban centres are approved by UP Government:

- Tappal- Bajna Urban Centre-11, 104 ha
- Raya Urban Centre-9, 336 ha

Urban Centres in Phase-II

Location of proposed Urban Centres
Master Plan-2031 (Draft)
(Yamuna Expressway Industrial Development Area Phase-II)



YEIDA

Master Plan 2041

VISION

“A sustainable, efficient, well-connected, and globally recognized City that capitalizes on the economic opportunity surrounding the Noida International Airport and economic corridors while ensuring high living standards for its citizens”.

OBJECTIVES



To provide high quality and affordable infrastructure ensuring quality of life



To strengthen the economic base and generate an employment surplus region through creation of an Aerotropolis and cities within the city



To create a unique identity for the city through culture and public life

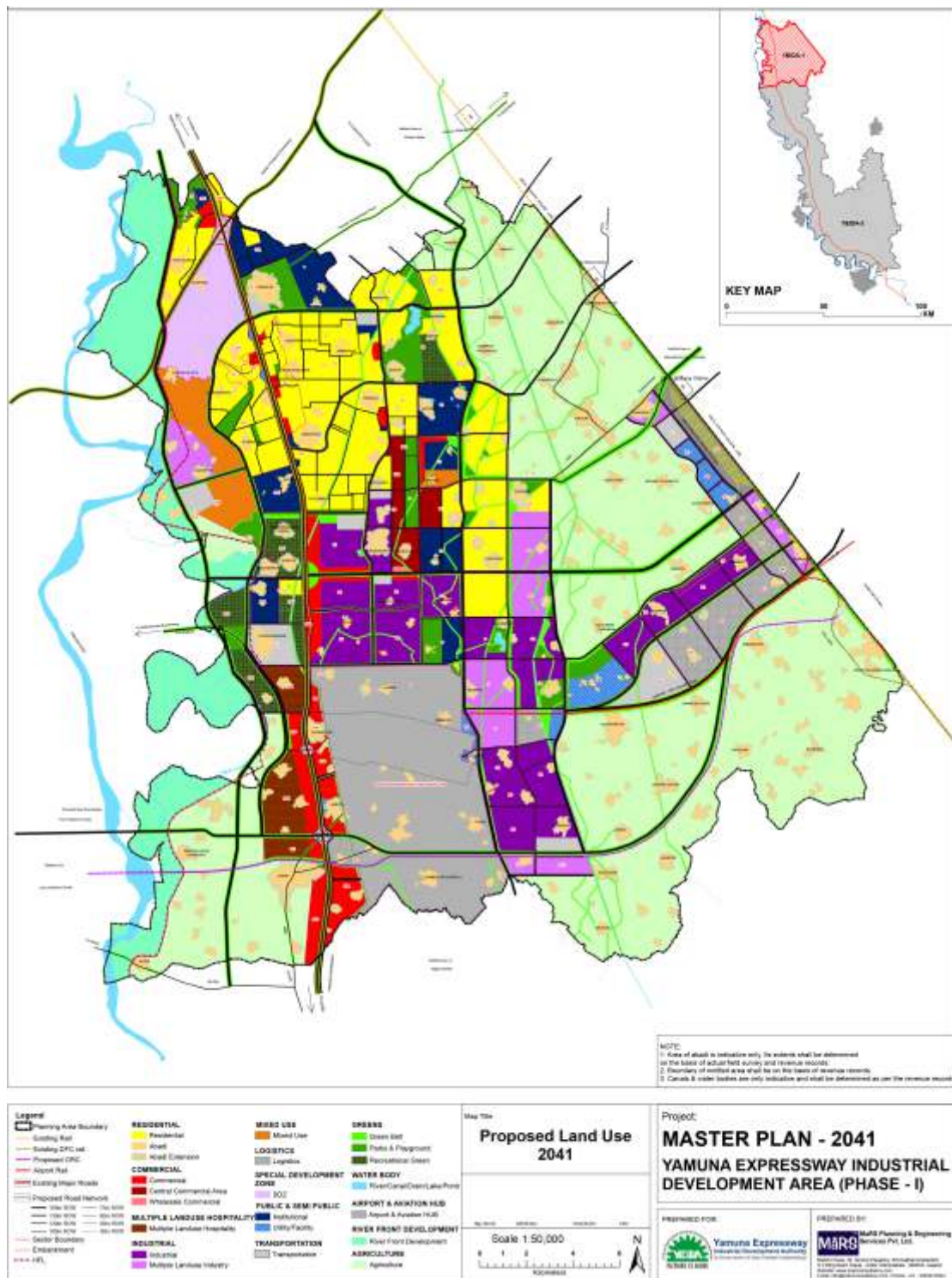











To provide safe, reliable, economical and environment friendly mobility

Salient Features

Olympic Park	Data Centre Park	Apparel Park
Expo Center	Electronic City	Sports City
Aerotropolis	Film City	PRT Connectivity
Medical Device Park	Toy Park	Metro Connectivity
Transport Nagar	Semiconductor	E.M.C.

Master Plan (Phase-1) 2041

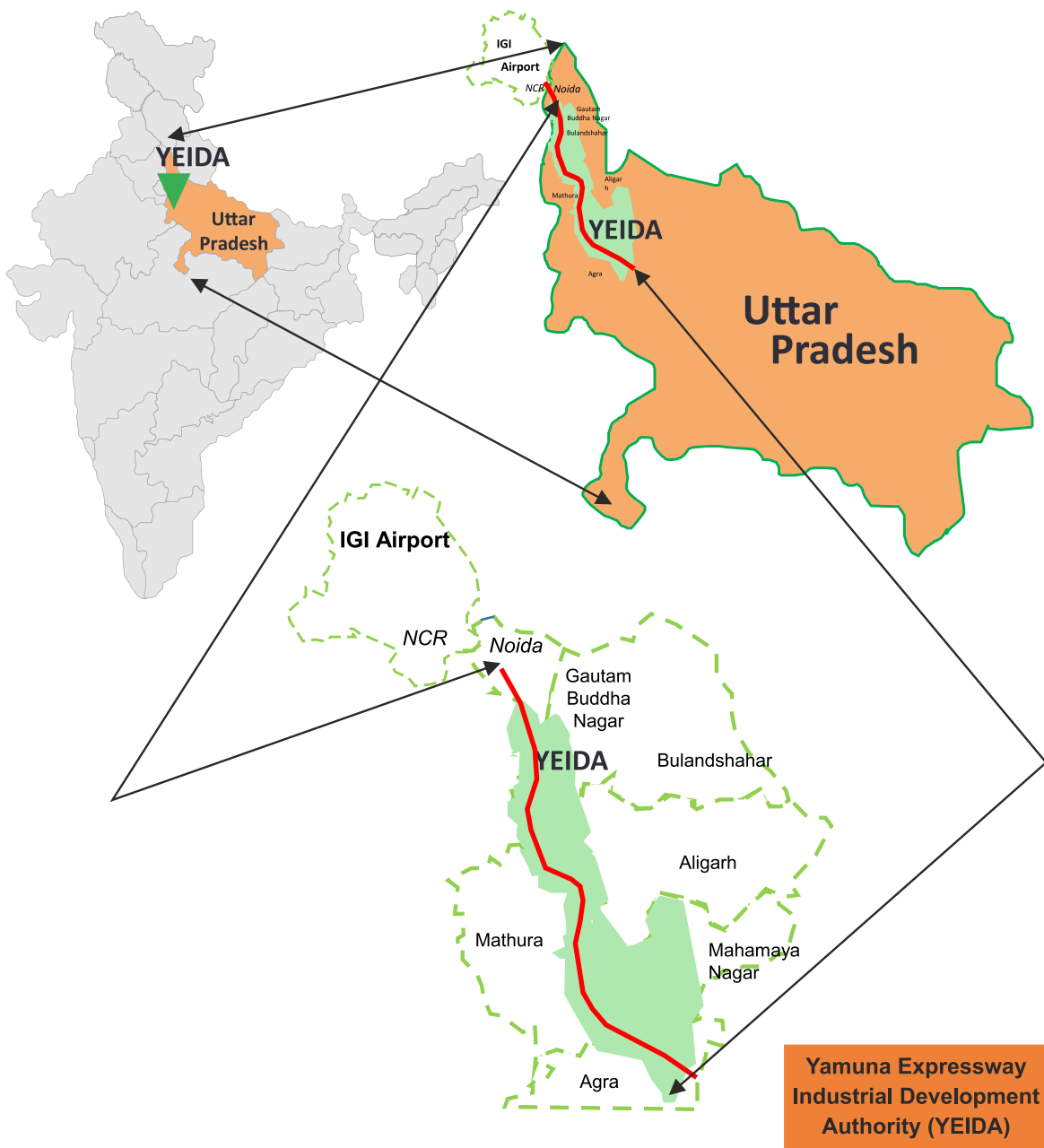


 <p>Logistics facilities to cater to industrial demand</p> <p>1</p>	 <p>Adequate space for city side development near the airport</p> <p>2</p>	 <p>Smart city with Low Rise residential with horizontal mixing of land uses</p> <p>3</p>	 <p>Flexibility in landuse to respond to dynamic and evolving market conditions</p> <p>4</p>	 <p>Prioritization of affordable housing for industrial workers</p> <p>5</p>	 <p>"Image of the City:" City level CBD with world-class infrastructure along with iconic pedestrian promenade</p> <p>6</p>	 <p>Integration of public transport system through MetroNeo, buses, cycle track, pedestrian Street & IPT</p> <p>7</p>	 <p>Facilities and movement of heavy industrial traffic through peripheral road</p> <p>8</p>	 <p>Proposing Olympic City designed to boost or alter the image of the cities</p> <p>9</p>
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YEIDA

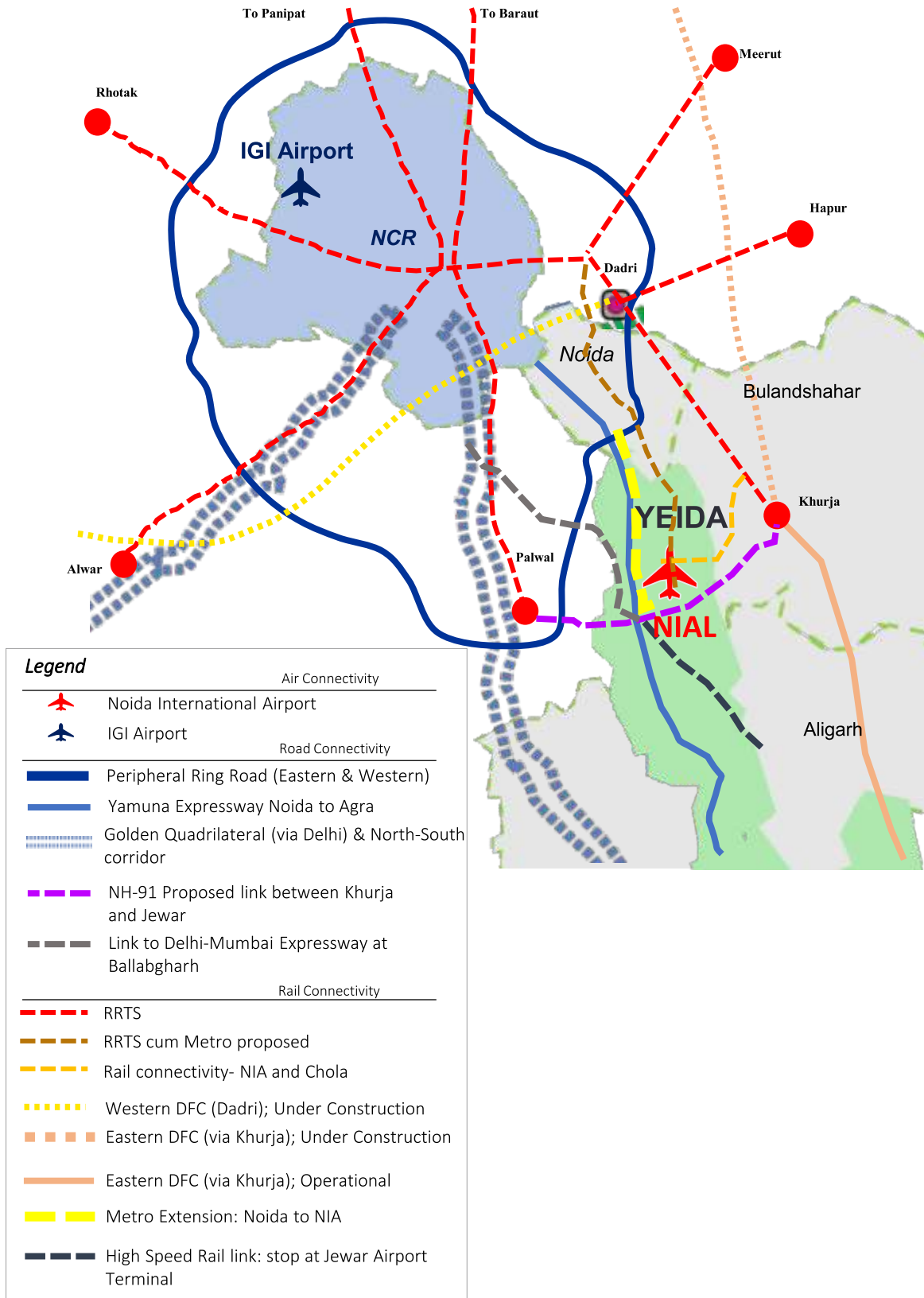
Regional Connectivity

The Yamuna Expressway Industrial Development Authority (YEIDA) was established in April 2001 under the UP Industrial Area Development Act, 1976. YEIDA is the nodal agency responsible for implementing the Yamuna Expressway Project and allied development in the region.



	6 Districts	3,352 sq .km. YEIDA Notified Area
2 PHASES	759 sq.km. PHASE-I Notified area	2593 sq.km. PHASE-II Notified area

YEIDA Regional Connectivity



Noida International Airport, Jewar

The upcoming Noida International Airport (NIA) in Jewar, Gautam Buddha Nagar, announced the “successful” completion of its validation flight, marking a significant step towards acquiring its aerodrome licence. The validation flight, verified the airport’s approach procedures and confirm the accuracy and functionality of its navigational aids and air traffic control systems.

Zurich Airport International AG selected as concessionaire/ developer of Jewar Airport.

- Phase 1 Project Site Area: 1334 Ha.
- The Airport is expected to be operational in 2025.
- Two years before IGI Airport reaches its threshold traffic handling capacity



Noida International Airport Jewar

July 2017	<i>Site Clearance given by Ministry of Civil Aviation</i>
October 2017	<i>NOC from Ministry of Home Affairs received</i>
November 2017	<i>Approval of Immigration Services</i>
January 2018	<i>NOC from Ministry of Defense</i>
May 2018	<i>In Principal approval of Ministry of Civil Aviation (MOCA)</i>
March 2018	<i>Techno-Economic Feasibility and Social Impact Assessment</i>
August 2018	<i>Approval of Social Impact Assessment Report</i>
May 2019	<i>Issuance of Bid Documents</i>
October 2019	<i>Bid submission by 4 private developers</i>
November 2019	<i>Financial Bid opened</i>
December 2019	<i>Zurich Airport International AG declared as a Selected Bidder</i>
March 2020	<i>Environment clarence by MOEFCC</i>
October 2020	<i>Signing of Concession Agreement</i>
1st October 2021	<i>Appointed Date (Construction under Prograss)</i>
April 2025	<i>Expected date of Airport Commencement</i>



Noida International Airport Jewar

Stage 1: Two runway (1334 Ha) Airport (70MMP)
is under construction

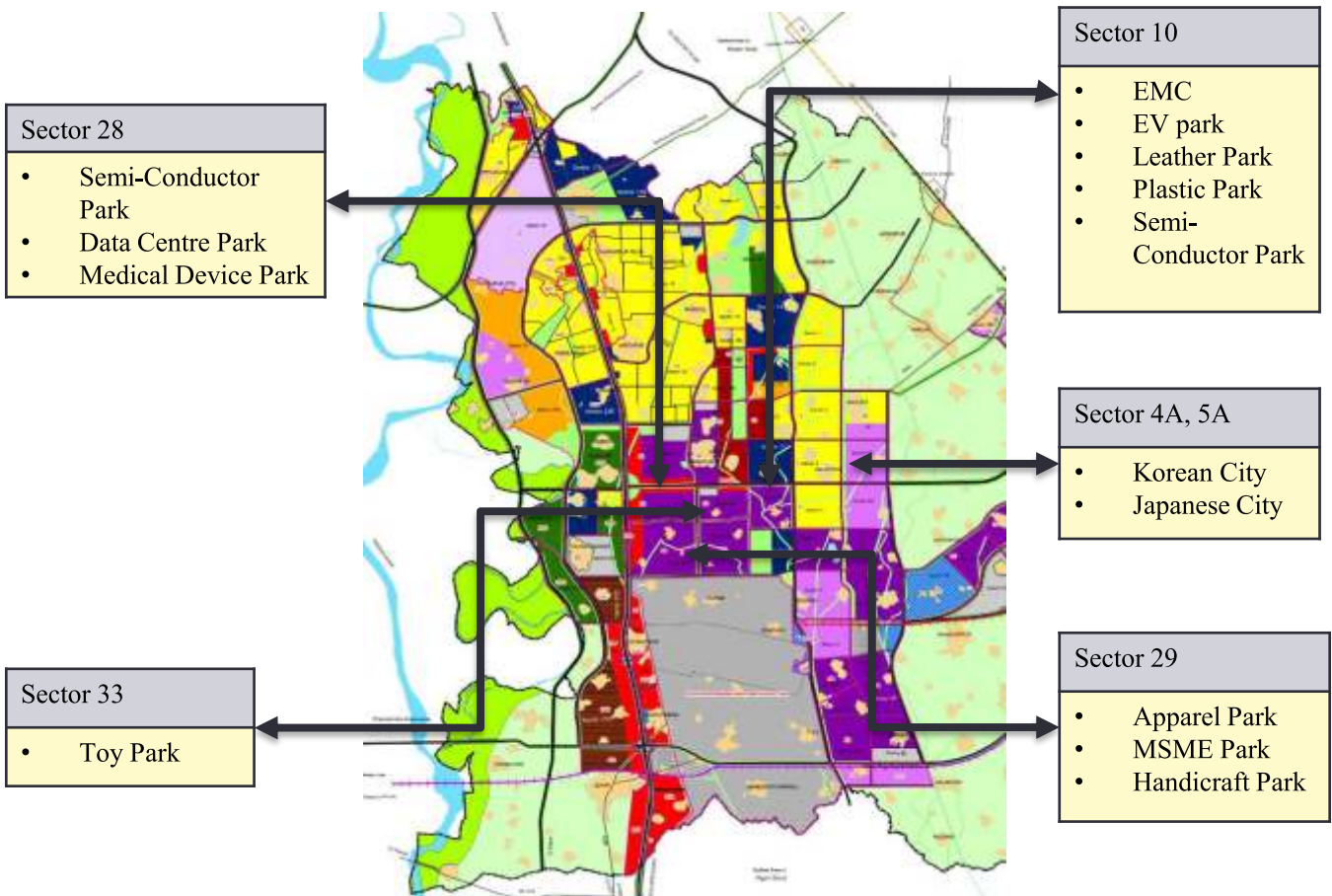


Stage 2: Three more runways (1365 Ha, 1318 Ha, 735 Ha) has been approved by State Govt. Land acquisition for 1318 Ha, 735 Ha has been approved by the State Govt. For Aviation Hub and MRO (Maintenance, Repair, & Overhauling) 1365 Ha, land acquisition is notified. Global bid is to be floated.

Phase, Design- Capacity and Project Cost (Stage 1)

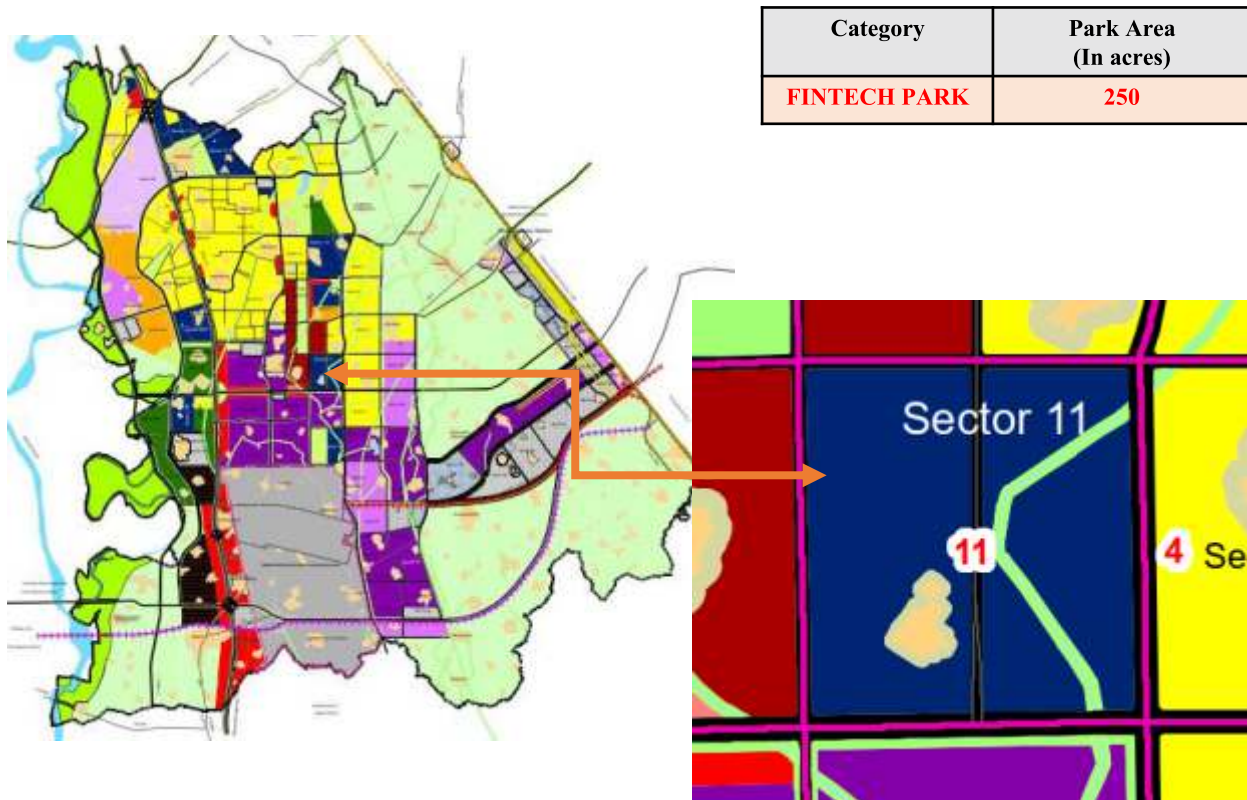
Phasing	Traffic Design Capacity (Million Passengers per annum - MPPA)	Project Cost (Final CapEx) (Incl. Interest During Construction (IDC)) (in Crores) (Stage-1)	Operation Period
PHASE-I	12	4588	FY25-FY27
PHASE-II	30	5983	FY31-FY32
PHASE-III	50	8415	FY36-FY37
PHASE-IV	70	10575	FY40-FY50
Total		29561	

Industrial Park



Fintech Park – Sector 11

The Vision of the FinTech Hub is that it would develop into the fulcrum of core Financial Services and related activities, largely driven by next-generation technologies in this region. Also create a world-class ecosystem that hosts top-notch Core Financial Sector Activities, Transaction Processing and related services, IT Services, Customer Servicing etc.



Category	Park Area (In acres)
FINTECH PARK	250

Major Segments under Fintech
Banking
Lending
Payments
Fintech Saas
International Money Transfer
Personal Finance / InvesTech
Equity Financing
Insurance / InsurTech
Trading & Cryptocurrency

Fintech Park area: 250 Acres

Location: Sector 11

RFP for Selection of Consultant for Feasibility Study cum Detailed Project Report (DPR) for Development of Fintech Hub in YEIDA was floated on 20-Nov-2023.

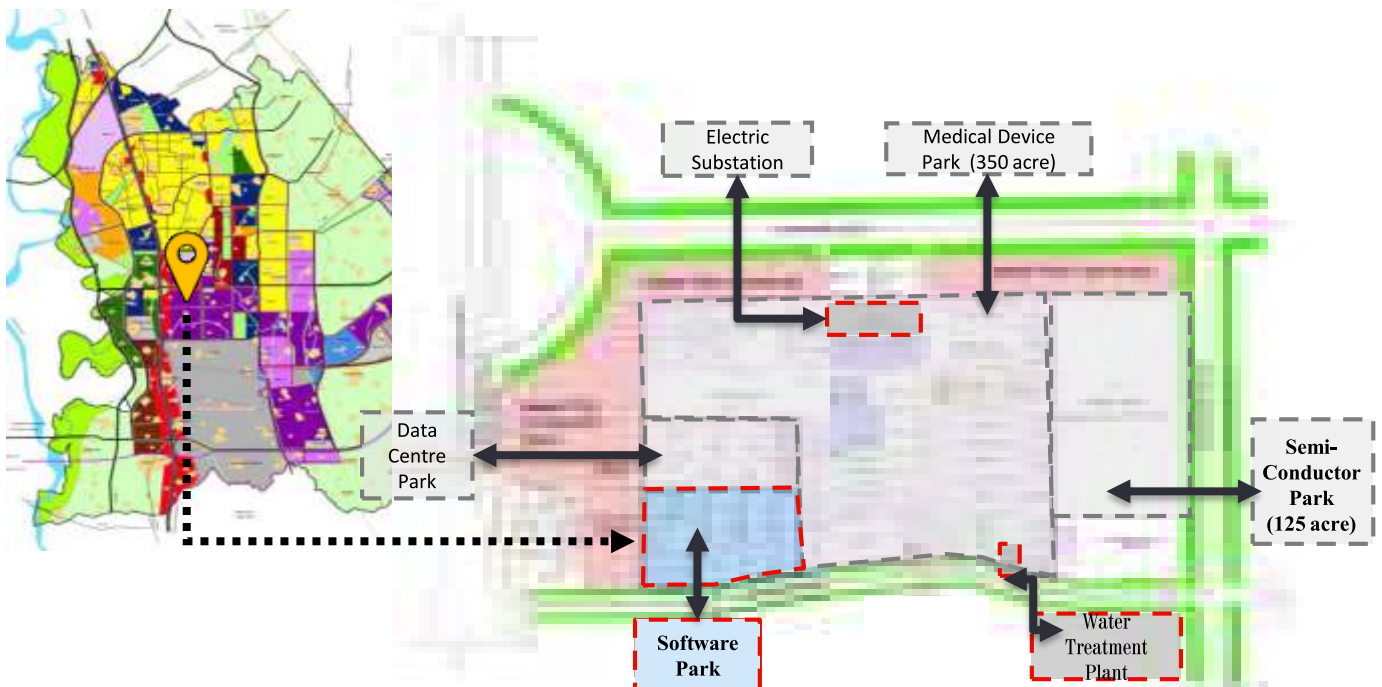
The work has been awarded to **Cushman & Wakefield** and preparation of DRP in under process.

Software Technology/ IT Park Sector-28



INFRASTRUCTURE FACILITIES

- **Area – 60 Acre**
- Total 19 Plots are planned in various sizes in Software/ IT Park
- Distance between proposed Software/ IT Park & Aviation Hub (2.5 Km)
- **Electrical Sub-stations:** 400/220/132 KV and 33/11 KV.
- **Water supply:** 2,500 KL
- **STP:** 60 MLD in Sector 29
- No Plots allotted

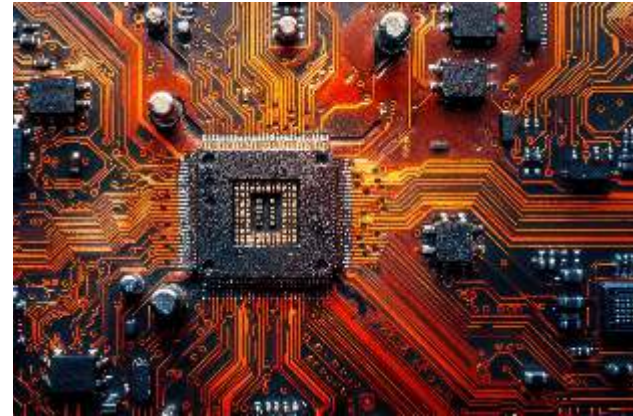


Semiconductor Park

(DESIGN AND FABRICATION OF SEMICONDUCTORS AND SEMICONDUCTOR DEVICES)

India Semiconductor Mission (GoI Policy):

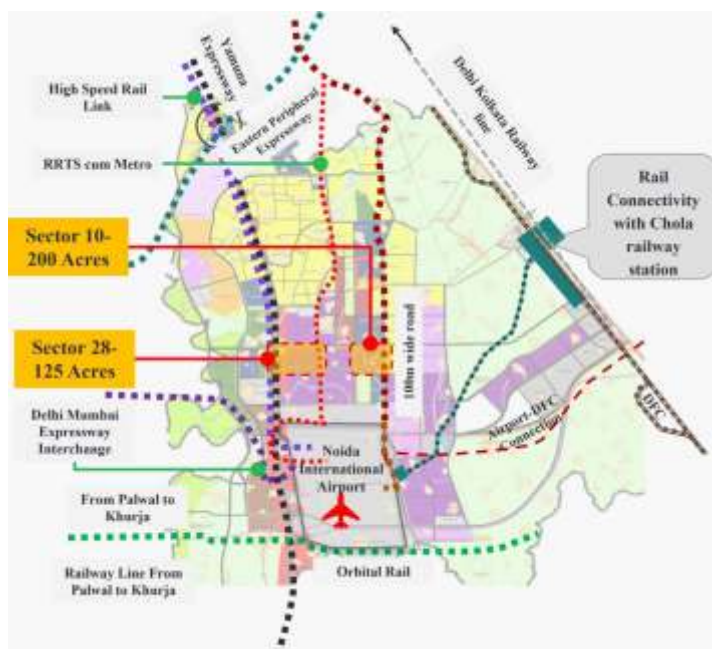
- **Scheme for setting up of Semiconductor Fabs in India:**
 - Scheme for setting up of Compound Semiconductors / Silicon Photonics / Sensors Fab and Semiconductor Assembly, Testing, Marking and Packaging
- **Design Linked Incentive (DLI) Scheme:**
 - 25% Fiscal Support (SPECS–Scheme for Promotion of Electronic Components and Semiconductors) for Ecosystem Development
- **Additional Government Support**
 - Development of High-Tech Clusters: Electronic Manufacturing Clusters and Common Facility Centre
 - Demand Aggregation: Purchase preference in Government procurement
 - R&D, Skill Development and Training: 85,000 manpower Roadmap for R&D, Skill Development and Training.



Semiconductor Policy (Government of Uttar Pradesh):

- **Land Rebate:** 75% Land Rebate on the first 200 acres of land and 30% on additional purchase (ATMP/OSAT);
- **Stamp Duty and Registration fees Exemption:** 100% Stamp Duty and Registration fees Exemption on purchase/lease of land
- **Capital Subsidy:** 50% Additional capital Subsidy on the capital subsidy approved by Govt. of India.
- **Interest subsidy:** 5% Interest subsidy of 5% per annum for units with investment up to ₹200 Cr maximum up to ₹1 Cr per annum per unit for 7 years•
- **Electricity Duty Exemption:** 100% exemption on electricity duty for a period of 20 years
- **Net SGST Reimbursement:** Net SGST reimbursement at a rate of 100% for 10 years, with an annual ceiling of 10% of the eligible project cost. Reimbursement will be equivalent to the maximum limit of eligible project cost.
- **Dual Power Grid Network:** Shall be provided to the FAB units established in the state. The cost of one grid (lower of the two) shall be reimbursed by the Department of IT & Electronics while the cost of the other grid shall be borne by the investor.
- **Transmission and wheeling charges:** Exemption of 50% on wheeling charges/transmission charges on Intrastate purchase of power shall be provided for the period of 25 years from the date of commissioning of the project.
- **Center of Excellence:** 50% of the total CoE project cost (subject to a maximum of ₹10 Crore to establish CoEs in collaboration with reputed academic institutions and/ or industry associations/ industry or any other Govt./ Private entity.

Semiconductor Parks (YEIDA, Uttar Pradesh)



Salient Features:

- 2 Semiconductor clusters earmarked (Sector 28, Sector-10) in Yamuna Expressway Authority
- Land Bank: 325 acre
- Power: 400/200/132 KV substation
- Water: 8 MLD
- STP 60 MLD

Multimodal Connectivity:

- **Noida International Airport** (Distance from sector-28 & 10-4km, CoD April-2025)
- **Rapid Rail Transit System** (DPR Approved By UP Government)
- **High Speed Rail** planned from Delhi to Varanasi with a station at Noida Airport
- **Interchange of Delhi-Mumbai Expressway** constructed at Yamuna Expressway

Semiconductor & EMC Sector (Sector-10)



Infrastructure Facilities:

- **Electrical Sub-stations:** 400/220/132 KV and 33/11 KV
- **STP:** 60 MLD in Sector 29
- **Travelling Distance (Multi-modal) from Sector 10:**
 - Noida International Airport, Jewar: 5.0 km.
 - Sector 29: 2.5 km.
 - Sector 28: 4.5 km.
 - Sector 32/ 33: 3.5 km.
 - Sector 24/ 24A: 10 km.
 - Common ETP is proposed in Semiconductor & EMC Sector

Semiconductor Park (Sector-28)

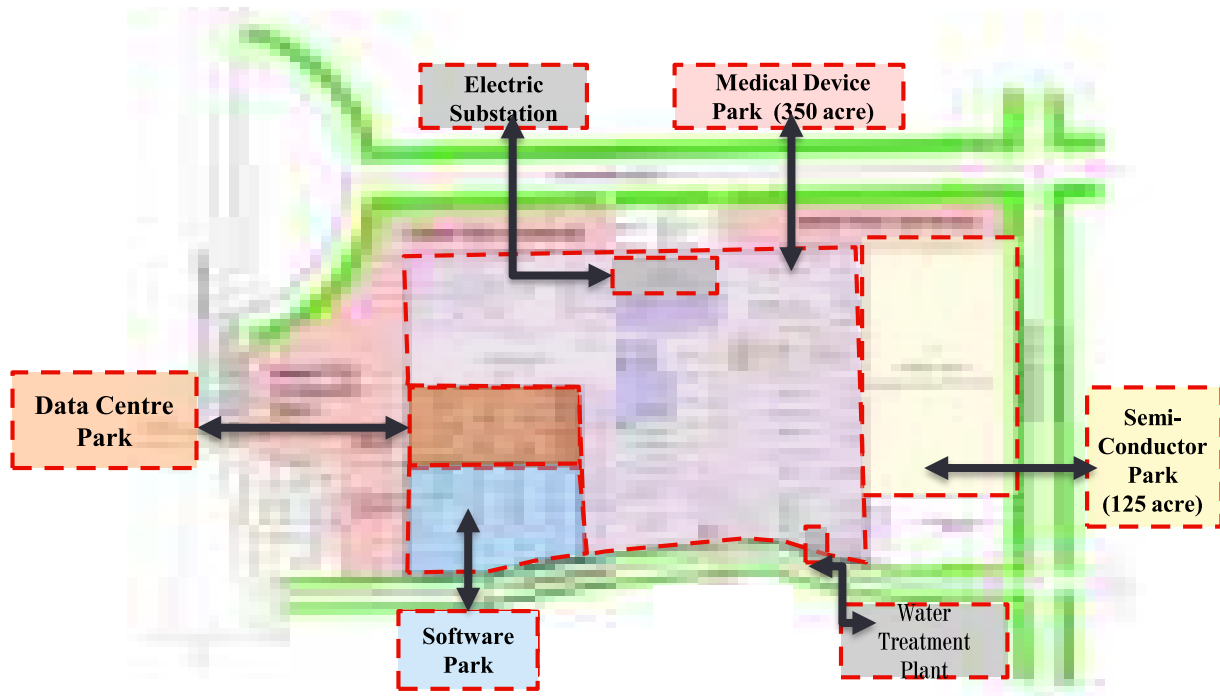
Infrastructure Facilities:

- **Electrical Sub-stations:** 400/220/132 KV and 33/11 KV.
- **Water supply:** 2,500 KL
- **STP:** 60 MLD in Sector 29

Travelling Distance (Multi-modal) to Sector 28:

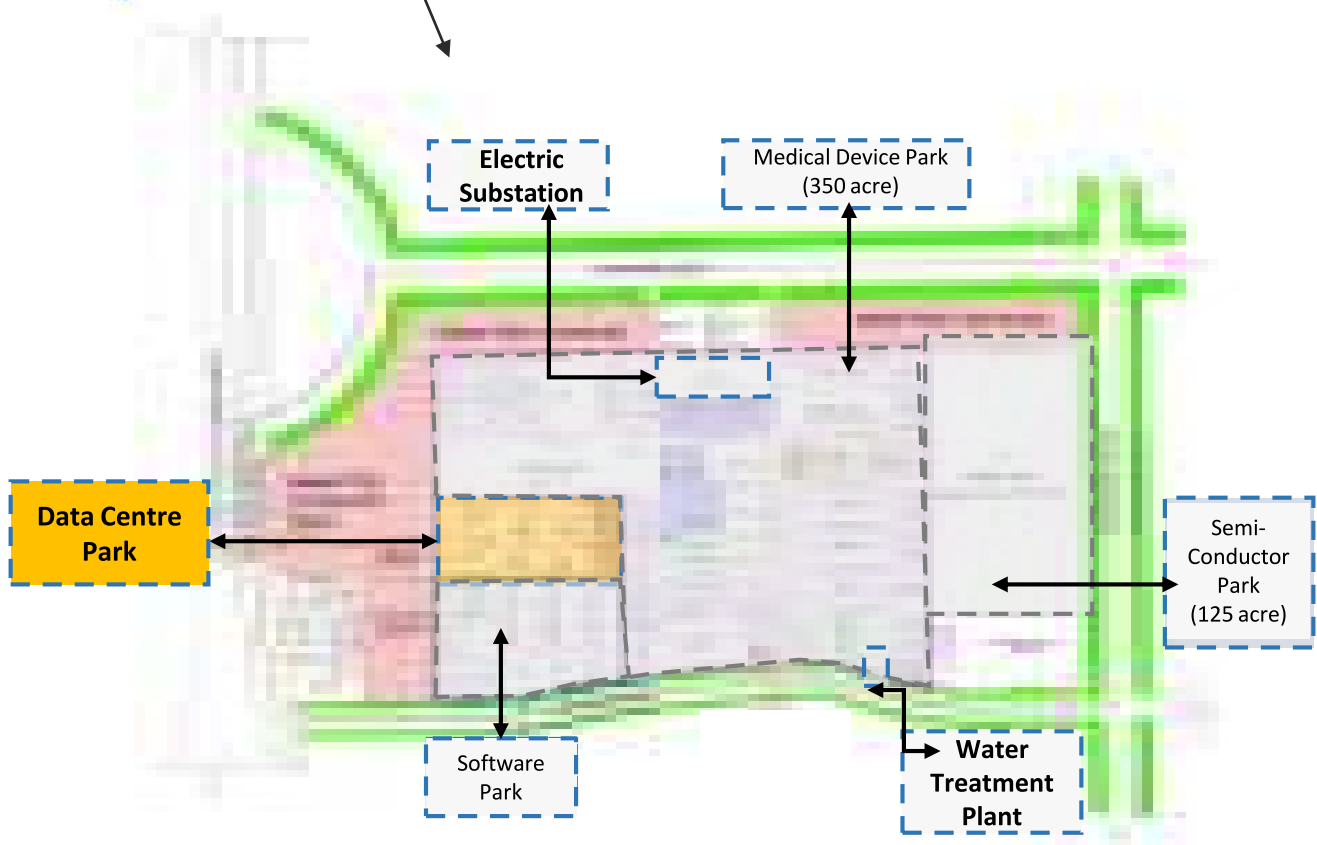
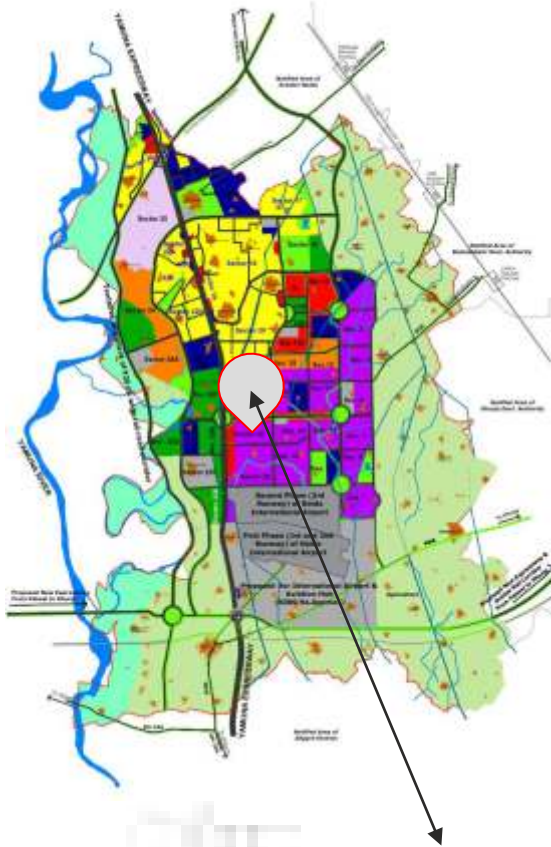
- Noida International Airport, Jewar : 4.0 km.
- International Film City:-1.5 km.
- Delhi-Mumbai Expressway (YEA Interchange)- 5.0 km
- Eastern Peripheral Expressway (YEA Interchange): 13 km
- Yamuna Expressway: 300m

•Common ETP is proposed in **Semiconductor & EMC Sector**



Data Center Park

- Location: Sector 28
- Data Center Park area: 40 Acres
- Total 6 Plots are planned in various sizes in Data Center Park
- 2 Plots are allotted (10 Acres)
- Distance between proposed Data Center Park & Aviation Hub (2.5 km)



Japanese & Korean City

Japanese City, Sector 5A YEIDA

Area : 500 Acre

Location: 4km away from Noida International Airport

Land Use: Mixed Use

Korean City, Sector 4A YEIDA

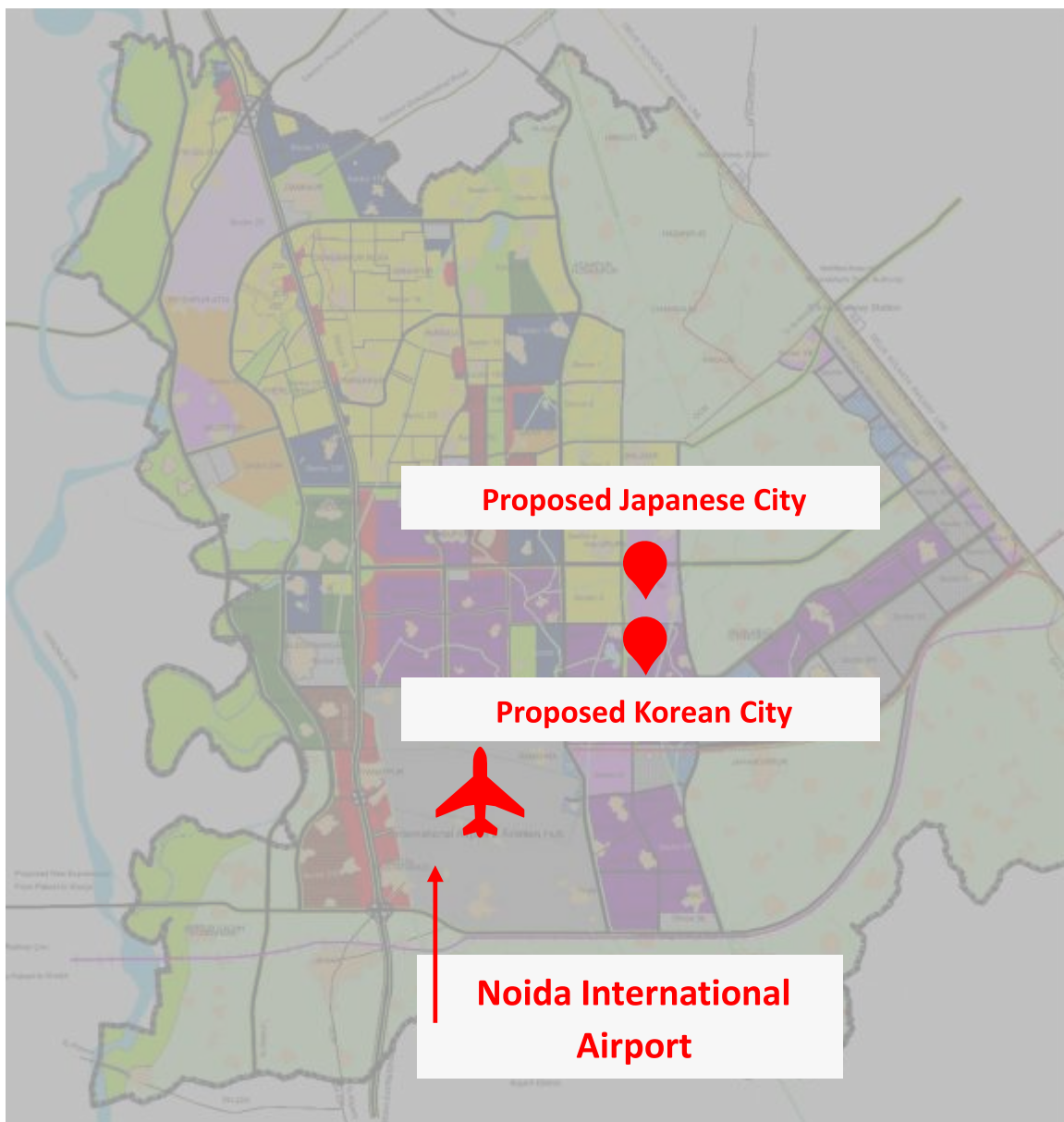
Area : 500 Acre

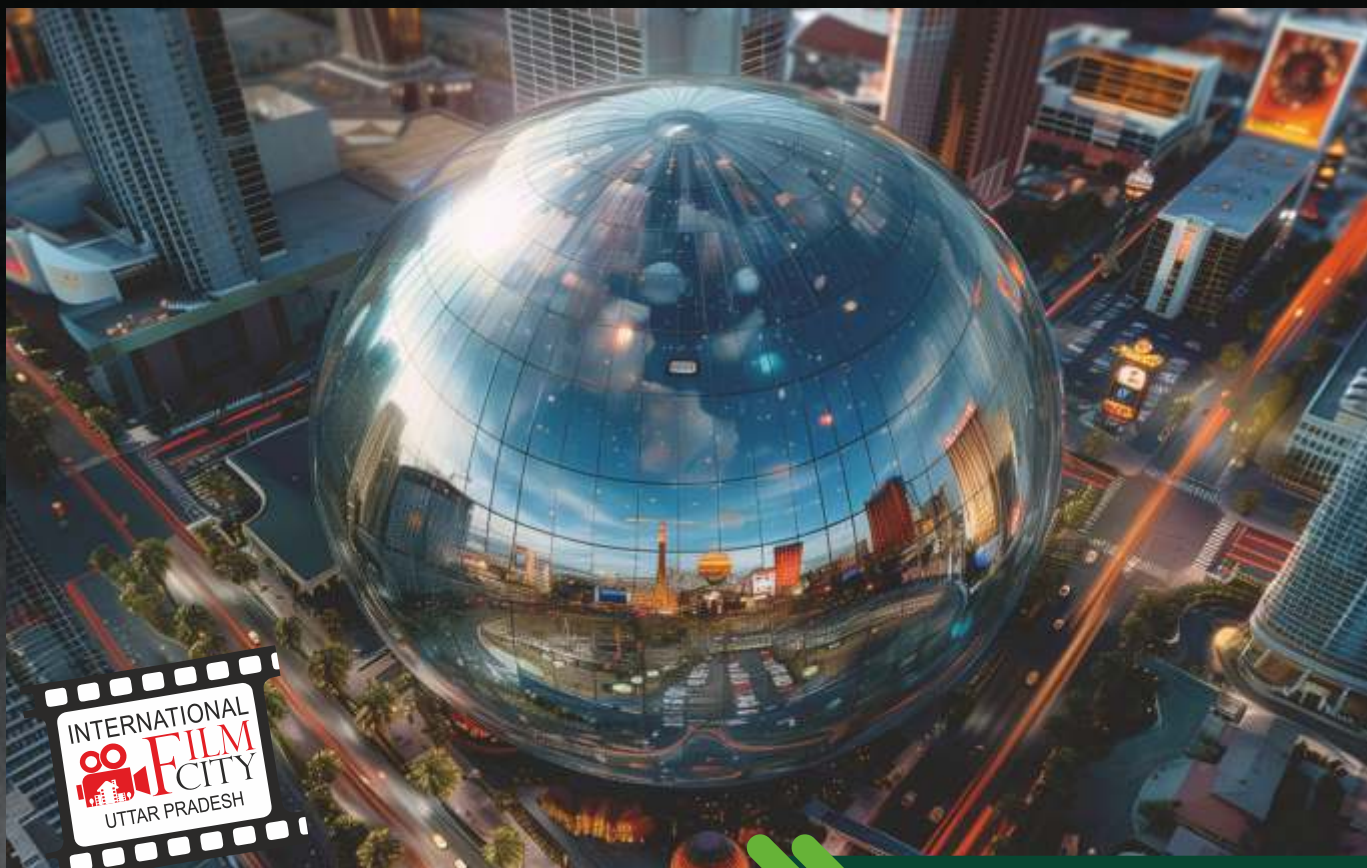
Location: 5km away from Noida International Airport

Land Use: Mixed Use

Multiple Land Use Industrial

Land Use	Percentage
Industrial	Maximum 70%
Residential	Maximum 10%
Commercial	Maximum 13%
Institutional (facilities)	Maximum 05%
Informal Use	Maximum 02%





FILM CITY - FACTS

LAND AREA

230 ACRES
SECTOR-21

OBJECTIVE

To provide an integrated media infrastructure for the entire value chain

■ FILM PRE – PRODUCTION

■ FILM TOURISM

■ POST – PRODUCTION

CBRE South Asia is working for the development of Film City with commercial component(s) envisaged near Jewar for Yamuna Expressway Industrial Development Authority (YEIDA).



MISSION

VISION



Space for creative media art production



Opportunities for enjoyment & learning



Healthy & Safe Occupancy



Good On-site Connectivity



Environmentally sensitive Development



Provision of common facilities and post-production facilities

YEIDA International Film City

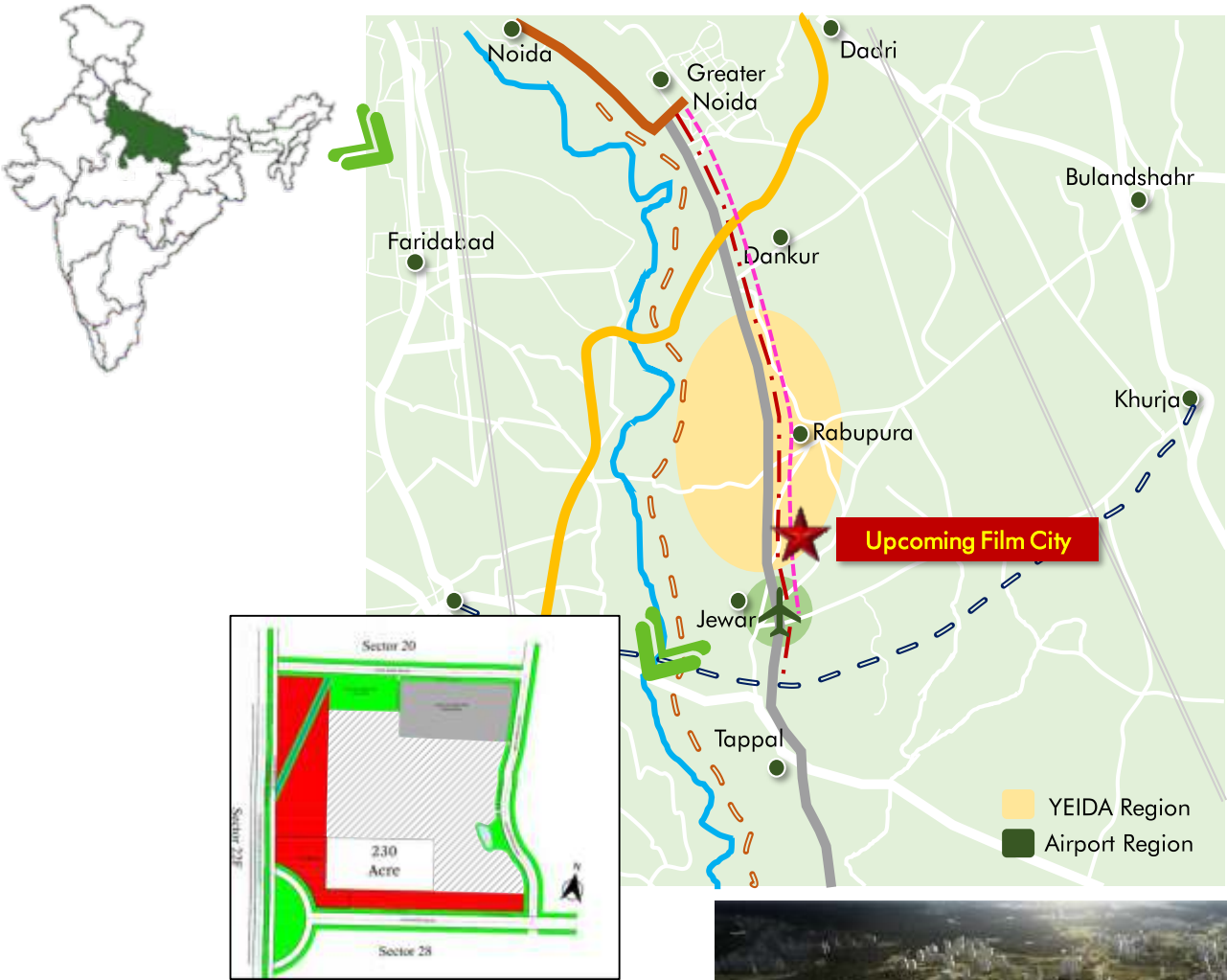
The Ideal Partner for Media & Entertainment

Comprehensively envisaged to be developed as a media and entertainment cluster with access to film schools, institutions and support retail estate to augment the growth of media industry in the region.

COMMITTED REVENUE POTENTIAL FOR THE REGION; LEVERAGE ON UTTAR PRADESH'S ECONOMIC LANDSCAPE AND INFRASTRUCTURE DEVELOPMENT EXPERTIES.



WHY SECTOR 21 ?










Strategically located alongside Yamuna Expressway, well connected with NCR and key nodes of western Uttar Pradesh

Key Hubs	Travel time (in mins)
Noida, Sector-18	55-56
Pari Chowk, Greater Noida	30-40
Indira Gandhi International Airport	90-100
Taj Ganj, Agra	150-160
Civil Lines, Aligarh	140-150
Anandpuri, Mathura	120-130



YEIDA International Film City

TASKS AND TIMELINES

	2 nd October , 2020	→	Project Conceived: Concept note approved in 70 th board meeting)
	14 th December, 2020	→	Selection of consultant
	9 th January, 2021	→	Singing of Contract
	12 th January, 2021	→	Submission of Inception report
	22 nd February, 2021	→	Submission of Draft feasibility report
	9 th July, 2021	→	Submission of Detailed feasibility report
	9 th July, 2021	→	Approval of DFR by Empowered Committee
	27 th August, 2021	→	Approval of RFQ cum RFP & Concession Agreement by PPPBEC
	22 nd November, 2021	→	Floating of first RFQ cum RFP
	27 th August, 2022	→	Revision of RFQ cum RFP approved by PPPBEC
	14 February, 2023	→	updated RFQ cum RFP (global tender) due date 14 th February 2023
	September, 2023	→	Revised RFP under Preparation
	February 2024	→	Award of Tender
	27 June, 2024	→	Contract Signed with Bayview Projects LLP

YEIDA

International Film City

BOLLYWOOD-STYLE SETS



ELABORATE WEDDING HALLS:

Decorated with vibrant colors, intricate patterns, and traditional Indian motifs.



ROYAL PALACES AND FORTS:

Reflecting India's rich historical architecture, suitable for period dramas.



GOVERNMENT AND MILITARY ESTABLISHMENTS

(Police Station, Military Headquarters, Indian Services)

RURAL INDIAN VILLAGES:

Complete with mud houses, wells, and agricultural fields.



BUSTLING STREET MARKETS (BAZAARS):

Colorful and crowded, with various stalls and vendors.



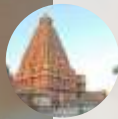
FESTIVE SCENES:

Sets designed for popular Indian festivals like Diwali, Holi, or weddings



DANCE STUDIOS:

For choreographed song and dance sequences, a staple in Bollywood cinema.



SACRED PLACES:

Temples, mosques, and churches, integral to many Bollywood narratives.

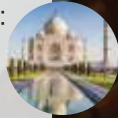


TRANSPORTATION HUBS

(Railway Station, Airport, Bus Stops)

ICONIC U.P. LANDMARKS:

Decorated with Replicas of famous places like the Taj Mahal in Agra, ghats of Varanasi, or the Bara Imambara in Lucknow.



TRADITIONAL INDIAN HOMES:

Showcasing interiors with Indian decor and design.



HISTORICAL PALACES AND FORTS:

Reflecting the rich architectural heritage of U.P., suitable for period dramas set in places like Lucknow or Agra.



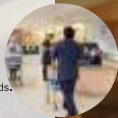
SCHOOLS AND COLLEGES:

American or European style educational institutions.



HOSPITAL SETS:

Modern medical facilities, emergency rooms, and wards.



MODERN CITYSCAPES:

FEATURING SKYSCRAPERS, DOWNTOWN STREETS, AND URBAN SETTINGS.



SUBURBAN NEIGHBORHOODS

Typical American-style houses with lawns and garages.



SCI-FI SETS:

Futuristic designs for science fiction movies, including space stations or dystopian worlds.



HISTORICAL EUROPEAN/AMERICAN SETTINGS:

For period dramas, including Victorian-era streets, Western saloons, etc.

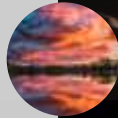


HIGH-TECH LABORATORIES:

For science fiction and thriller genres.

NATURAL LANDSCAPES:

Artificial forests, deserts, and beaches that can be modified as per the script requirements.



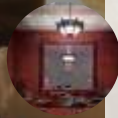
CORPORATE OFFICES:

Sleek, modern workspaces for dramas and thrillers.



COURTROOMS AND POLICE STATIONS:

Styled according to Western legal and law enforcement standards.



YEIDA

International Film City

ZONE 6: FILM UNIVERSITY (20 ACRES)



ZONE 6: FILM UNIVERSITY SPANNING 20 ACRES

FACILITIES:

Equipped with state-of-the-art classrooms, studios, editing suites, and a VR lab.

COURSES OFFERED:

Diverse programs in filmmaking, including directing, screenwriting, cinematography, and more.

PRACTICAL LEARNING:

Hands-on experience with real film projects and access to the latest film technology.

INDUSTRY CONNECTIONS:

Partnerships with production houses for workshops, internships, and guest lectures.

RESEARCH & LIBRARY:

A comprehensive resource center with films, scripts, and academic materials.

CULTURAL ACTIVITIES:

Hosts film festivals, exhibitions, and competitions for student engagement.

RESIDENTIAL AMENITIES:

On-campus accommodation with a cafeteria, health center, and recreational areas.

ROLE IN FILM CITY:

Serves as a talent hub, fostering new filmmakers and contributing to the film city's vibrant community.

ZONE 7 COMMERCIAL AREA (70 ACRES)



ZONE 7: COMMERCIAL AREA

MALL & SHOPPING CENTER:

- A sprawling retail complex with a range of stores, from high-end brands to local artisans.
- Features cinema-themed décor, interactive installations, and film memorabilia shops.

LUXURY HOTELS:

Deluxe accommodations offering premium services, thematic rooms inspired by famous films and celebrities. Facilities include spas, fine dining restaurants, and private screening rooms.

ECONOMICAL HOTELS:

Budget-friendly options for visitors and film city students. Comfortable, well-equipped, and conveniently located near major attractions.

SERVICE APARTMENTS:

For longer stays, offering a blend of home comfort with hotel-like amenities. Ideal for film professionals working on long-term projects.

CULINARY EXPERIENCES:

A diverse range of dining options, from gourmet restaurants to street food stalls. Emphasis on international cuisines, along with local flavors of Uttar Pradesh.

ENTERTAINMENT VENUES:

Multiplex cinemas showcasing both Bollywood

YEIDA

International Film City

ZONE 1: ADMINISTRATIVE & CREATIVE HUB (10 ACRES)

CENTRAL LOCATION: POSITIONED NEAR THE ENTRANCE OF THE FILM CITY.

SIGNATURE TOWER: As a landmark, visible from various points in the city.

THEATRE IN THE ROUND & ECO-CINEMA CENTER: Accessible to the public, located near the Signature Tower.

STUDIOS - HEAD OFFICE & MARKETING AND PR BUILDING: Centralized for easy coordination with all zones.

FILM EQUIPMENT MALL & FILM MARKET: Located for easy access by professionals from other zones.

ZONE 2: PRODUCTION & STUDIOS (60 ACRES)

ADJACENT TO ZONE 1: FOR SYNERGY BETWEEN ADMINISTRATION AND PRODUCTION.

OPEN STRUCTURE STUDIOS & SOUND STAGES: Centrally located within this zone.

OUTDOOR SETS: Positioned on the periphery for space and versatility.

POST-PRODUCTION HOUSES & WORKSHOPS: Near the studios for workflow efficiency.

FILM ACADEMY & RESEARCH LIBRARY: Accessible for students and professionals.

ZONE 3: RESIDENTIAL & AMENITIES (20 ACRES)

NEAR ZONE 2: TO ACCOMMODATE STAFF

GUEST HOUSES & HOTELS: Accessible to zones 1 and 5 for visitors.

HEALTH CENTERS: Centrally located within the residential area.

ZONE 4: FACTORIES & CRAFTSMANSHIP (15 ACRES)

PROXIMITY TO ZONE 2: TO FACILITATE EASY TRANSPORT OF SETS, COSTUMES, AND PROPS.

Set, Costume, and Prop Fabrication Factories: Grouped together for operational efficiency.

ZONE 5: ENTERTAINMENT & LEISURE (35 ACRES)

ACCESSIBLE FROM THE MAIN ENTRANCE: TO ATTRACT VISITORS.

GUIDED TOURS STARTING POINT: Central within this zone.

INTERACTIVE WORKSHOPS & MERCHANDISE SHOPS: Distributed throughout the zone.

INFORMATION & BOOKING CENTERS: Located near the entrance of this zone.

ZONE 6: FILM UNIVERSITY (20 ACRES)

CLOSE TO ZONE 2: FOR PRACTICAL LEARNING OPPORTUNITIES

SELF-CONTAINED CAMPUS: With its own amenities like libraries, cafés, and small

ZONE 7: COMMERCIAL AREA (70 ACRES)

SEPARATE BUT ACCESSIBLE: Ideally located at a different entry point to avoid congestion. Mall, Shopping Center, and IT Building: Grouped for synergistic commercial activity.

HOTELS AND SERVICE APARTMENTS: Positioned for accessibility and convenience.

OVERALL LAYOUT

CENTRAL BOULEVARD: A main thoroughfare running through the center of the film city, connecting all zones for ease of access.

GREEN SPACES: Integrated parks and green areas throughout the city for aesthetics and environmental sustainability.

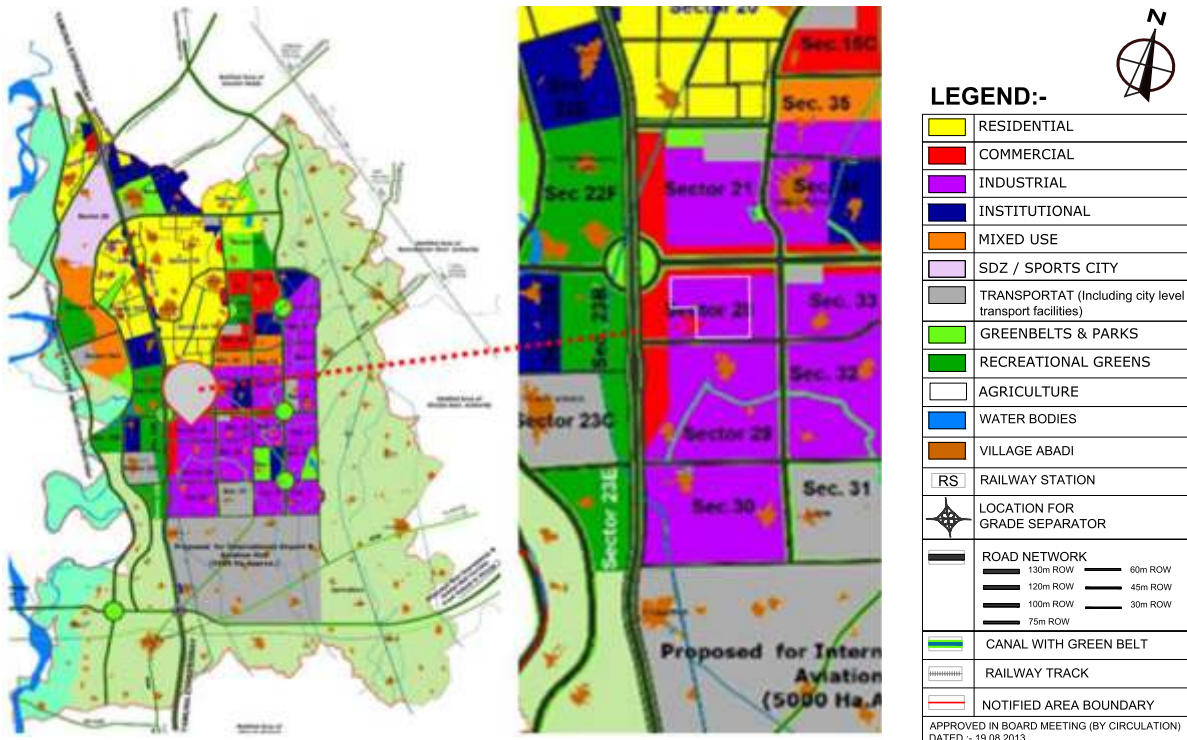
TRANSPORTATION & ACCESSIBILITY

INTERNAL TRANSIT SYSTEM: Like trams or buses for easy movement between zones.

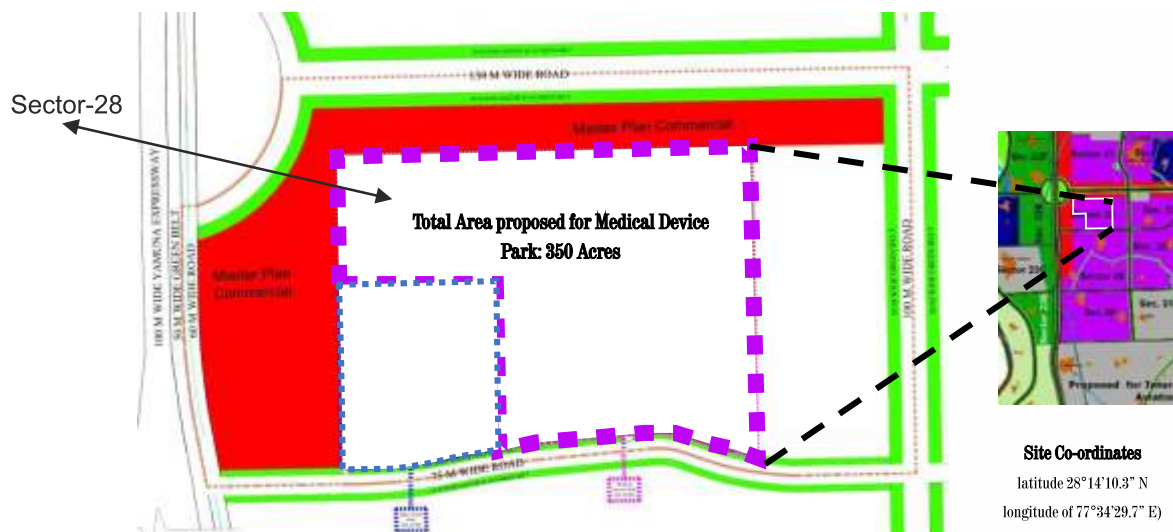
PEDESTRIAN-FRIENDLY WALKWAYS: Throughout the city.

PARKING AREAS: At strategic points near the main entrance and commercial area.

Medical Devices Park (MDP)



Final approval received from on 4th January 2022 from Government of India for the Detailed Project Report submitted by YEIDA for development of Medical Device Park in YEIDA region.



Location	Distance	Time
Noida International Airport	3 Kms	3 mins
IGI Airport	72 Kms	2 hrs
Noida	60 Kms	55 mins
Greater Noida	40 Kms	50 mins
Agra	130 Kms	2.50 hrs
DMICDC Hub	55 Kms	55 mins
Faridabad	53 Kms	1.10 hrs
Gurgaon	80 Kms	2.15 hrs
Ghaziabad	75 Kms	1.50 hrs
Aligarh	65 Kms	2 hrs

Target Segments

1. Cancer care / Radiotherapy medical devices
2. Radiology & Imaging medical devices (both ionizing & non-ionizing radiation products) and Nuclear Imaging devices
3. Anesthetics & Cardio-respiratory medical devices including Catheters of Cardiorespiratory Category & Renal Care medical devices
4. All implants including Implantable electronic devices
5. In Vitro Diagnostic Equipment.

Medical Devices Park (MDP)

Sr. No.	Common Facilities (CF)
1	Central Warehouse
2	Centre of Excellence, Skill Development and Incubation Centre

Sr. No.	Technical Facilities
1	Sewage Treatment Plant (2.5 MLD) &
2	Effluent Treatment plant (2 MLD)

Sr. No.	Common Social and Support Facility (CSSF)
1	Administrative Office Block, Incubation Centre (Including Uttar Pradesh Med Tech Zone, Licensing authorities & Export etc.)
2	Common Office Complex for MU/CSFs + Showrooms

Sr. No.	Other Facilities
1	Convention & Exhibition Centre
2	Food Court + Bank+ Recreational Area + GYM + Public Utilities

Common Scientific Facility (CSFs)

CSF 1

Common IT Facility

CSF 2

Internet of Medical Technology (IoMT) • AIML & Computing

CSF 3

Electronics system & Design Facilities • Sensor Testing & Integration Facility
Electronics Collaboration & Testing Facility • Digital Display Zone (1)

CSF 4

Electronic Assembly Facility

CSF 5

Common Tooling Room • 3D Design, Rapid Prototyping & Tooling Lab • Mechatronics Zone












CSF 6

Bio-Material Testing Facility • Gamma Irradiation Zone (F)



Incentives for Medical Devices Park (MDP)

As per GO, dated 17th June 2022, issued by the Industrial Development Department – 6, GoUP, following incentives will be facilitated to the allottees for setting up manufacturing units in the proposed park:

 <h3>Capital Interest Subsidy</h3> <p>Reimbursement of upto 7.5% of interest (per unit) on the loan taken for plant and machinery of MSME and Non-MSME industries, with an annual capping of INR 2 Crores for 10 years</p>	 <h3>SGST Reimbursement</h3> <p>Reimbursement of 70% of net SGST accrued annually to the state for a period of 10 years Or Up to the realization of 100% of fixed capital investment, whichever is earlier</p>	 <h3>Air Cargo Handling charge and Freight incentive</h3> <p>For import and export of raw and finished goods to/from the nation, special incentives for air cargo handling charges and freight charges will be given on charges decided by the state government from time to time</p>
 <h3>EPF Reimbursement</h3> <p>EPF reimbursement facility to the extent of 50% of employer's contribution to all such new Industrial units providing direct employment to 100 or more unskilled workers up to 10 years from the date of commercialization</p>	 <h3>Incentivising Employment Generation</h3> <p>Units generating minimum employment of 200 direct workers including skilled and unskilled will be provided 10% additional EPF reimbursement facility on employer's contribution up to 10 years from the date of commercialization</p>	 <h3>Zero Waste Incentive</h3> <p>New individual units eligible under this policy, shall be eligible for environment protection infrastructure annual interest subsidy of up to 50% (max. INR 10 Lakhs) for 5 years, for loan taken for adopting water recycling, harvesting and zero discharge technology for environment protection</p>
 <h3>Skill Development Incentive</h3> <p>Reimbursement of Rs. 5000 per month per trainee for 06 months will be provided to all the concerned units for 5 years, subject ceiling of 50 trainees per year, for providing skill training</p>	 <h3>Patent Filing</h3> <p>Patent Filing fees will be reimbursed up to 100% of actual filing costs on awarded patents subject to a maximum of INR 1.5 lac for domestic patents, and up to 50% of actual filing costs on awarded patents, subject to maximum of INR 5 Lacs for international patents up to 10 years from date of commercialization</p>	 <h3>Stamp Duty</h3> <p>100% exemption on stamp duty. Bank guarantee as per the prevailing rules will be applicable</p>
 <h3>Quality Certification</h3> <p>Reimbursement in the expenditure of ISO certification upto 75% and subject to maximum INR 75,000 per unit in a financial year & for BIS certification reimbursement up to 50% subject to maximum INR 20,000 per unit</p>	 <h3>Marketing assistance</h3> <p>MSME units set up in in the park, participating in international/exhibition/ fair are eligible for reimbursement of expenses upto 50%, subjected to maximum limit of INR 5 Lacs, per unit (excluding travel and accommodation expenses). This incentive will be given one time during the duration of the policy</p>	 <h3>Utility Charges</h3> <ul style="list-style-type: none"> Electricity charges: INR 3.95/ KWh for 10 years, prices will escalate maximum 5% every year during the above mentioned period 100% Exemption from electricity duty for 10 years Water: INR. 4 per KL charges for 10 years, prices will escalate maximum 5% every year during the above mentioned period For Warehouse charges: INR 100/sqm/month for 10 years, prices will be escalate maximum 5% every year during the above mentioned period Park maintenance charges: INR 0

Current Status of Medical Devices Park (MDP)

External Development of Medical Device Park	Link Road, Drainage Network, Sewer Line Completed
Internal Development of Medical Device Park	Road Construction & Roadside Amenities, Drainage Network, Sewer Line are in progress
Sewage Treatment Plant	Tender has been awarded
Power supply and distribution (Sub station & Distribution Network, including street lighting)	Tendering work is in progress (220/132/33 Sub-station & related Lines & 33/11-2 Nos. Sub-station & 11kv Distribution Network, including Street Lighting)
Launch of Scheme and allotment of Plots (1000-12000 sqm.)	Nos. of Allotted Plots : 74 Investment in Crores : 1588.08 Employment : 7980

Upcoming Medical Devices Manufacturing Units

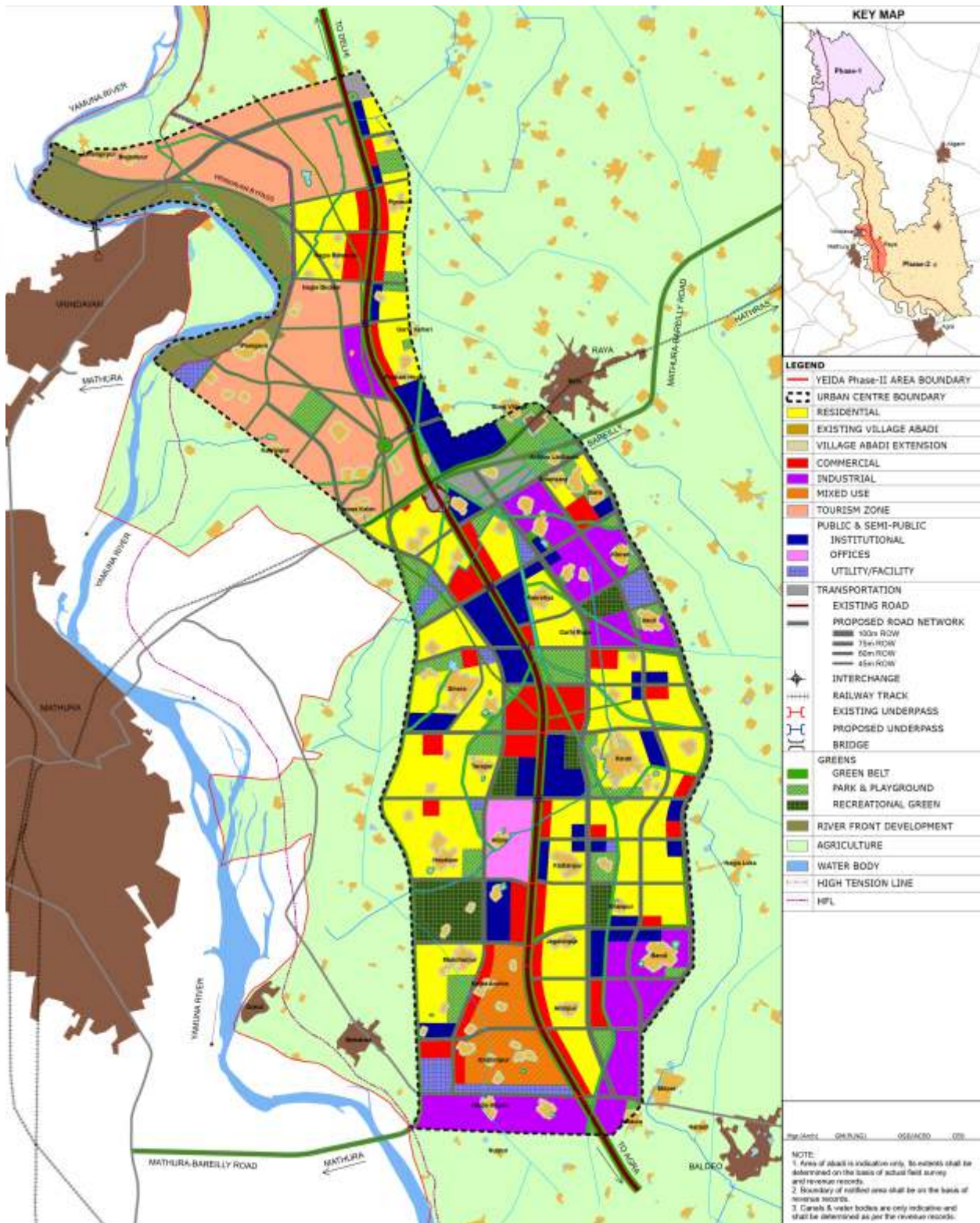


Allotment Rates and Areas		Note
Category Plot Size	Rate INR Per Sqm (as per approved incentives for Medical Devices Park)	There will be escalation of 5% per annum on the rate per sqm as per approved DPR.
Upto 4,000 sqm	7,360	
4001 to 8000 sqm	6,270	
8001 to 20000 sqm	5,320	
20001 to 40000 sqm	4,820	
40001 to 80000 sqm	4,660	
Above 80001 sqm	4,480	



Master Plan Raya Urban Centre-2031

YEIDA Master Plan proposes development of Raya Urban Centre as a Greenfield Development. Located on the Pilgrim Circuit of Braj region, Raya area is significantly known for religious and cultural tourism across the country.



Heritage City Raya Urban Centre

Overview of Infrastructure Initiatives in Region



LEGEND:

- Site Boundary
- Bankey Bihari Temple
- Shri Bankey Bihari Bridge
- Proposed MORTH Road
- Proposed road MORTH
- Road
- Elevated Road – Proposed Bankey Bihari Corridor



Landuse Plan



SNo.	DESCRIPTION	Area (Acres) OPTION 2
1	Theological Village and Highway road project	345.1
2	Convention Centre Cum Exhibition Centre	41.3
3	Nursery & Water Body	92.7
4	Performing Arts Institute	35.5
5	Specialized Institute	36.7
6	Agriculture Institute	28.6
7	Specialized Institute	6.1
8	Yoga and Naturopathy Centre	30.1
9	Budget Hotels	4.5
10	Upper Midscale Hotels	15.1
11	Resort	28.5
12	Retail (Hospitality)	3.8
13	Hospital	14.1
14	NRI Assisted living	10.3
15	Serviced Apartments (For Hospital)	7.3
16	Retail (Cultural and Recreational)	7.3
17	Surface Parking	20.7
18	Electric Bus Depot	16.6
19	Retail (Transport)	6.8
20	Future Development	
TOTAL		751

Prem Mandir, Vrindavan

Heritage City Raya Urban Centre

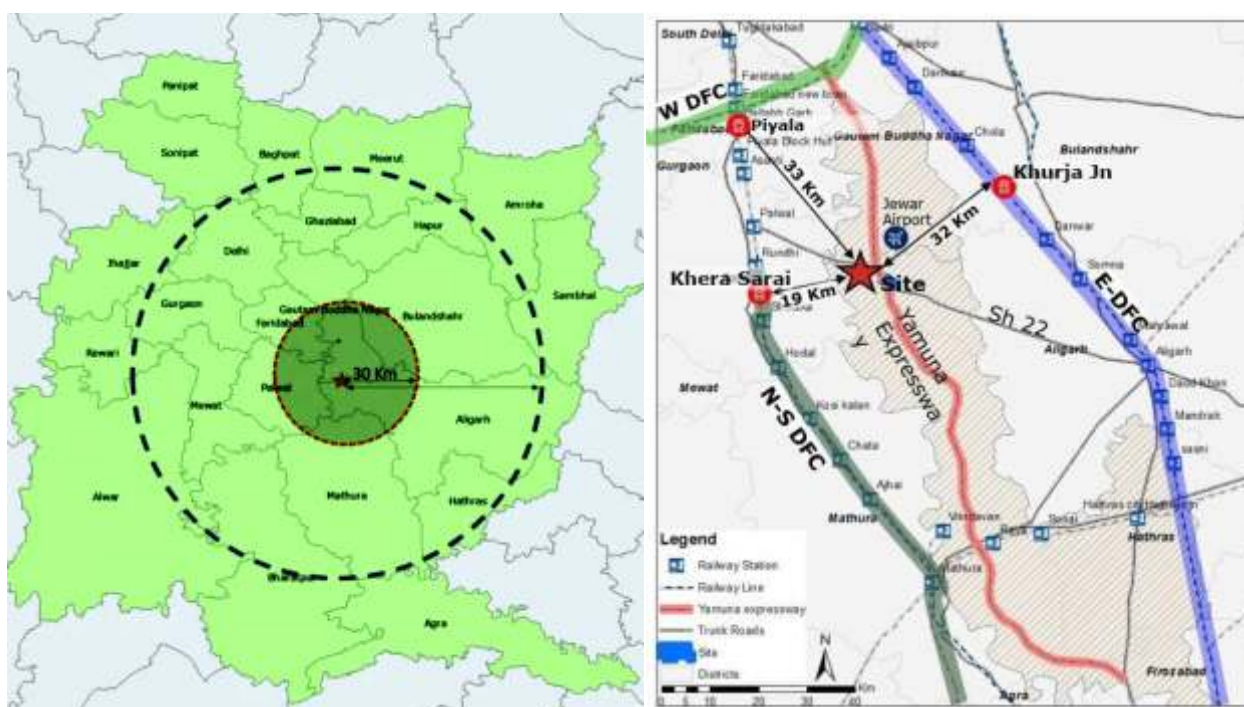


Logistics Park

Tappal-Bajna Urban Centre

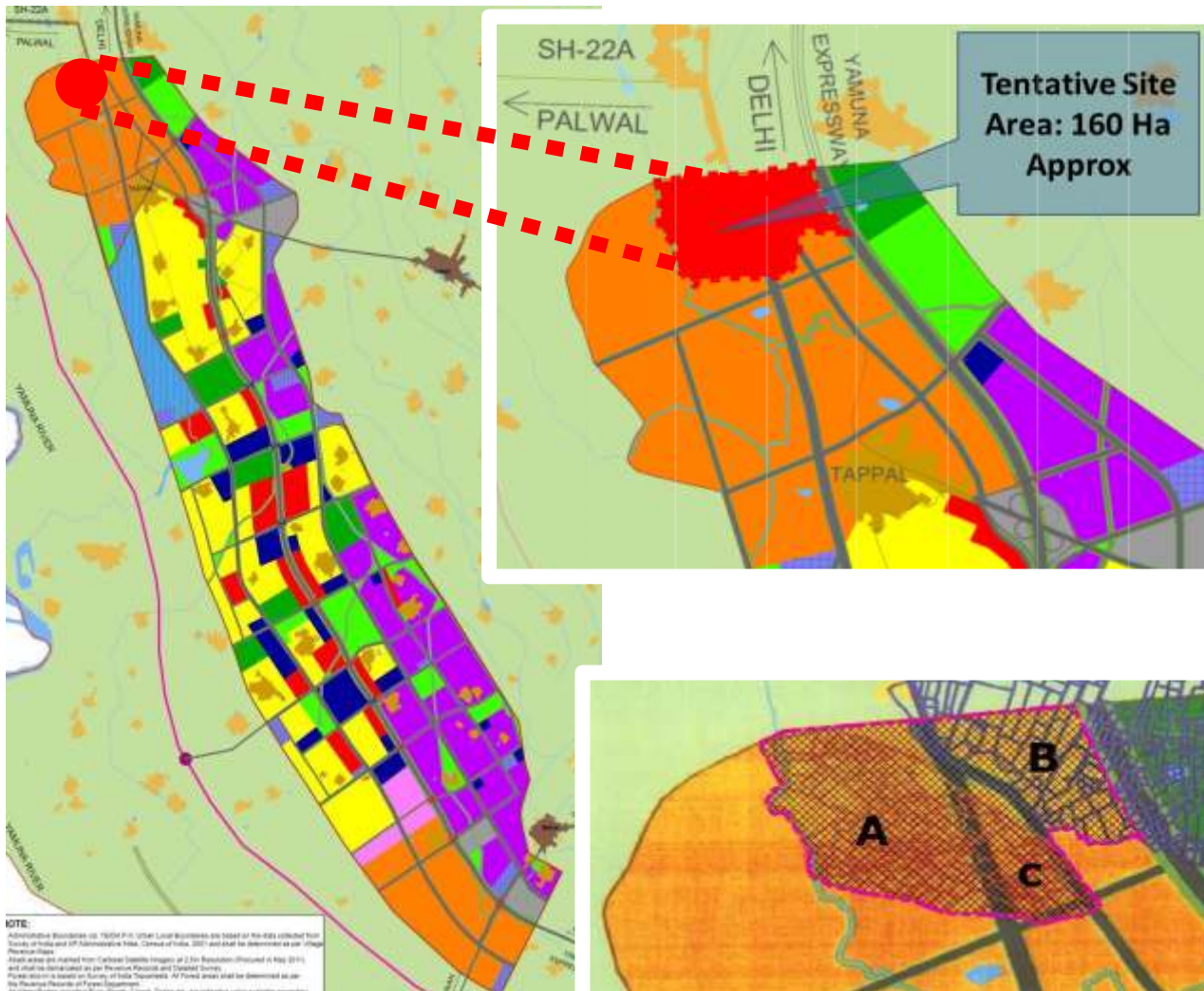
YEIDA Master Plan Phase II proposes development of Tappal-Bajna Urban Centre as a Greenfield Development. With the development Noida International Airport (near Jewar in YEIDA) the cargo needs of the region are inclined to augment in the coming years. In this regard, in consultation with the State Government, development of Logistic Park is proposed in Tappal-Bajna Urban Centre in YEIDA region.

Major districts that would come under extended catchment would be districts covering NCR region including **Ghaziabad, Muzaffarnagar, Bagpath, Hathras, Amroha and Sambhal in Uttar Pradesh; Sonapat, Jhajjar, Gurgaon and Mewat in Haryana; Bharatpur in Rajasthan; and Delhi.**



Cargo Type	Bulk	Break Bulk	Containers
	Cement	Steel, Foodgrains, Cement, Automobiles, Non-containerized Balance Other Goods (BOG)	EXIM Containers, Containerized Balance Other Goods
Storage/Handling type	Silos	Covered warehouse for cement, foodgrains and BOG, Open warehouse for steel, automobiles	Container handling area, CPS
Facilities	Suction pneumatic pipes, Weatherproof, pest proof, drainage facilities, Bagging facilities	Cargo stuffing yard / destuffing yard, Packing/sorting, Stacking, Normal storage - heavy industrial floor, Multi rack facilities	Container stuffing/destuffing yard, Bonded warehouses / storage facilities, Customs clearance, Shipment dispatches for final delivery
Common facilities	Parking facilities, Repair and Maintenance Facilities, Communication facilities (IT linkage with customs/railways/ports/end users), Office space, Gate complex, Approach road and connectivity to highway, Rail connectivity	Sidings, Platforms for loading and unloading, Utilities such as water and electricity supply, waste management, etc., Open area, Circulation area, Security services, Weighbridge facilities	

Logistics Park Tappal-Bajna Urban Centre

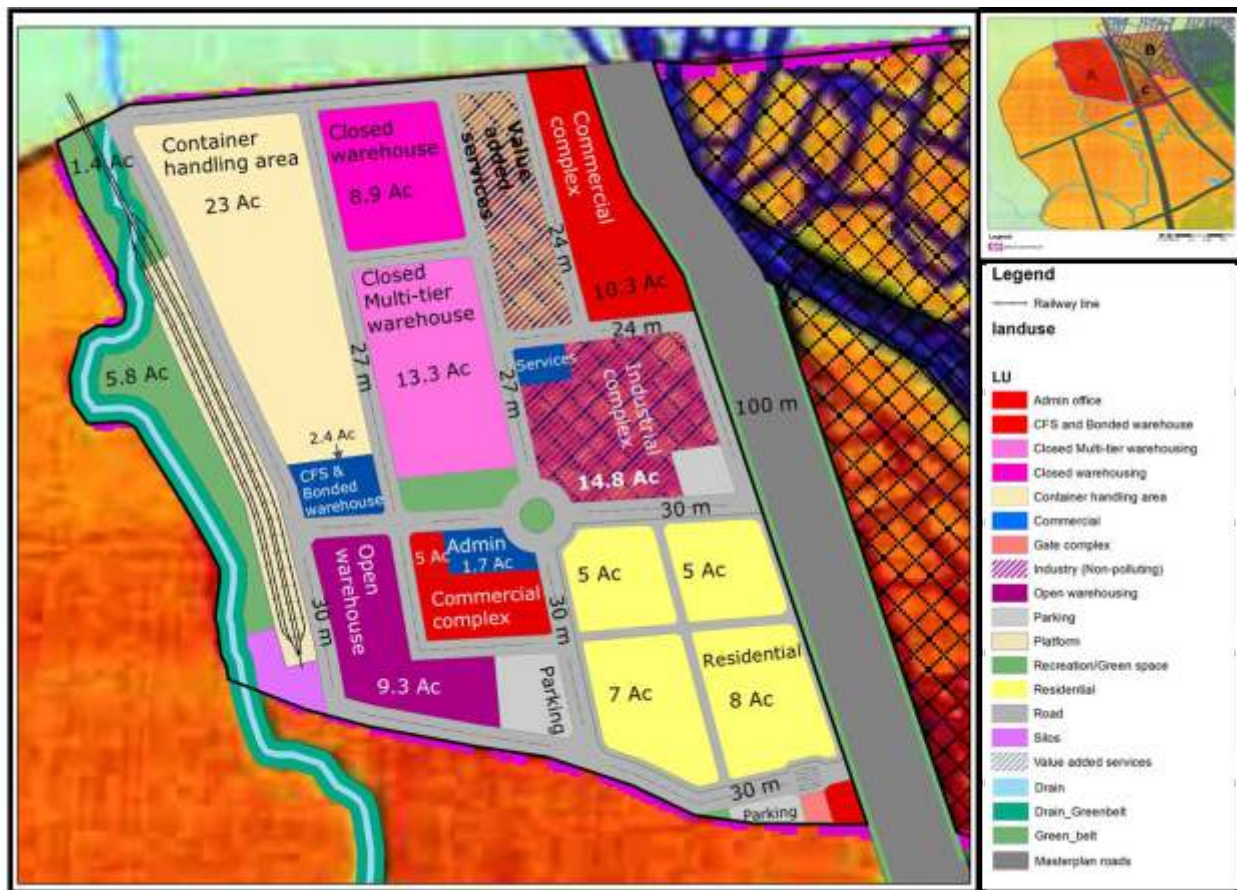


- **Project Area:** 364 Acres (160 Ha)
(Phase I: 205 Acres; Phase II: 110 Acres; Phase III: 48 Acres)
- **Project Cost:** 1040 Crores

The development of Logistic Park in the region shall support and enhance industrial development for its extensive regional connectivity via air, road, and rail

Logistics Park Tappal-Bajna Urban Centre

Layout plan for MMLP



Tentative Project Timeline

April 2021	Selection of consultant for preparation of Feasibility Study & DPR - Singing of Contract with Deloitte Touche Tohmatsu India LLP (INR 82 lacs)
May 2021	Submission of Inception report
June 2021	Submission of Draft feasibility report I
Dec 2021	Submission of Draft feasibility report II
July 2022	Submission of Final Detailed feasibility report
August 2022	Approval of Detailed feasibility report

Land acquisition is under process

Apparel Park

Investment Opportunities

At Sector- 29, Yamuna Expressway, Greater Noida district Gautam Budh Nagar much awaited and ambitious Apparel Park is swiftly coming up in collaboration with Yamuna Expressway Industrial Development Authority (YEIDA).

Apparel Park is being established in 175 Acres wherein around 100 individual production-cum-export units would be setup. The park would have wide internal road with all basic amenities.

Common Facility Centres (CFCs) like showrooms for apparel manufacturing companies, sourcing hub for the raw material, testing lab, design studio, sampling house, labelling and broadcasting facilities, training/ Skill Development centres, dyeing and printing units, conference room, exhibition hall, administrative and management block, canteen etc. would be the integral part of the Apparel Park.

Significantly one Effluent Treatment Park (ETP) (Zero Liquid Discharge) would also be established with the support of Ministry of Textile, Government of India in the park to protect the environment and keep it away from the pollution.

Apparel Park with an investment of Rs.3,500 Crores approximately would provide employment to approximately 2-3 lakhs persons (70% women) and earn valuable foreign exchange worth Rs.10,000 Crores annually by exporting apparel.

The apparel manufactured in the park would be cost effective, better quality (through innovation, latest technology) diversified and as per global market demand. The park would have world class infrastructures/ facilities with backward- forward and inter-departmental linkages.

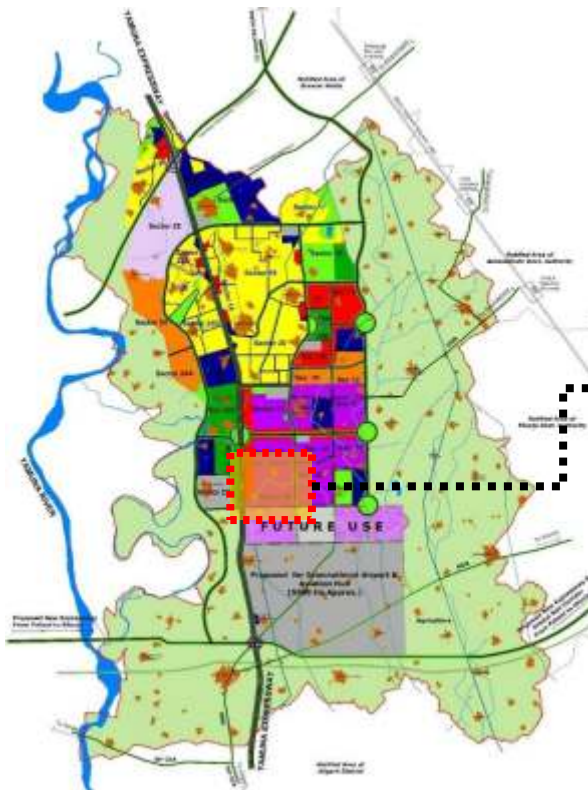
In Nutshell, Apparel Park would be of its own kind in Northern India and open new avenue for the apparel industry/ export promotion. It would also attract industry players and buyers/ importers to Noida for investment and meet their apparel demands respectively.

Shri Yogi Adityanath Ji, Hon'ble Chief Minister, Government of UP has a vision to develop the apparel industry of the state and making it a prominent apparel hub with. Better Law & Order, conducive industrial atmosphere, Industry & Export

friendly policies especially Handloom, Power-loom, Silk, Textile and Garmenting Policy- 2017, Micro Small Medium Entrepreneur (MSME) Policy, UP Export Policy, supporting administration, state government commitment under dynamic leadership of Hon'ble Chief Minister for development and expand the apparel industry, it is appropriate time for investors to investing in Apparel sector in Noida district Gautam Budh Nagar.

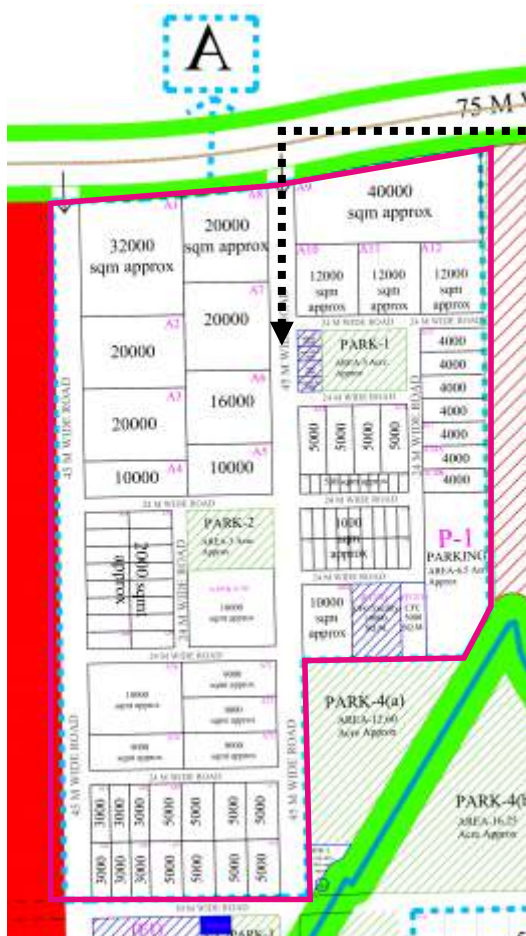


Apparel Park



Key features of the Park

- Site Area: 175 Acre
- Common Facility Centre (CFC) area: 5 Acre
- Total number of plots planned
- Internal road width: 45m



Common Facility Centre area: 5 Acres (provided by YEIDA for free to the Allottees)

Indicative key components of the CFC:

- Testing Lab/Quality control facility
- Design Center
- Display Center
- Training Center
- Research and development centre
- Marketing support system
- Administrative office

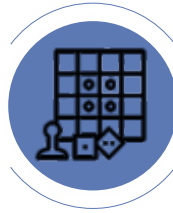
Toy Park



Ride on toys



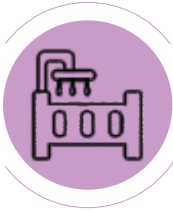
Soft toys



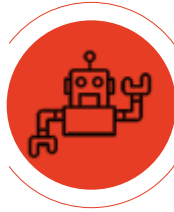
Board games



Wooden toys



Baby crib



Electronic toys



Slides/Swings

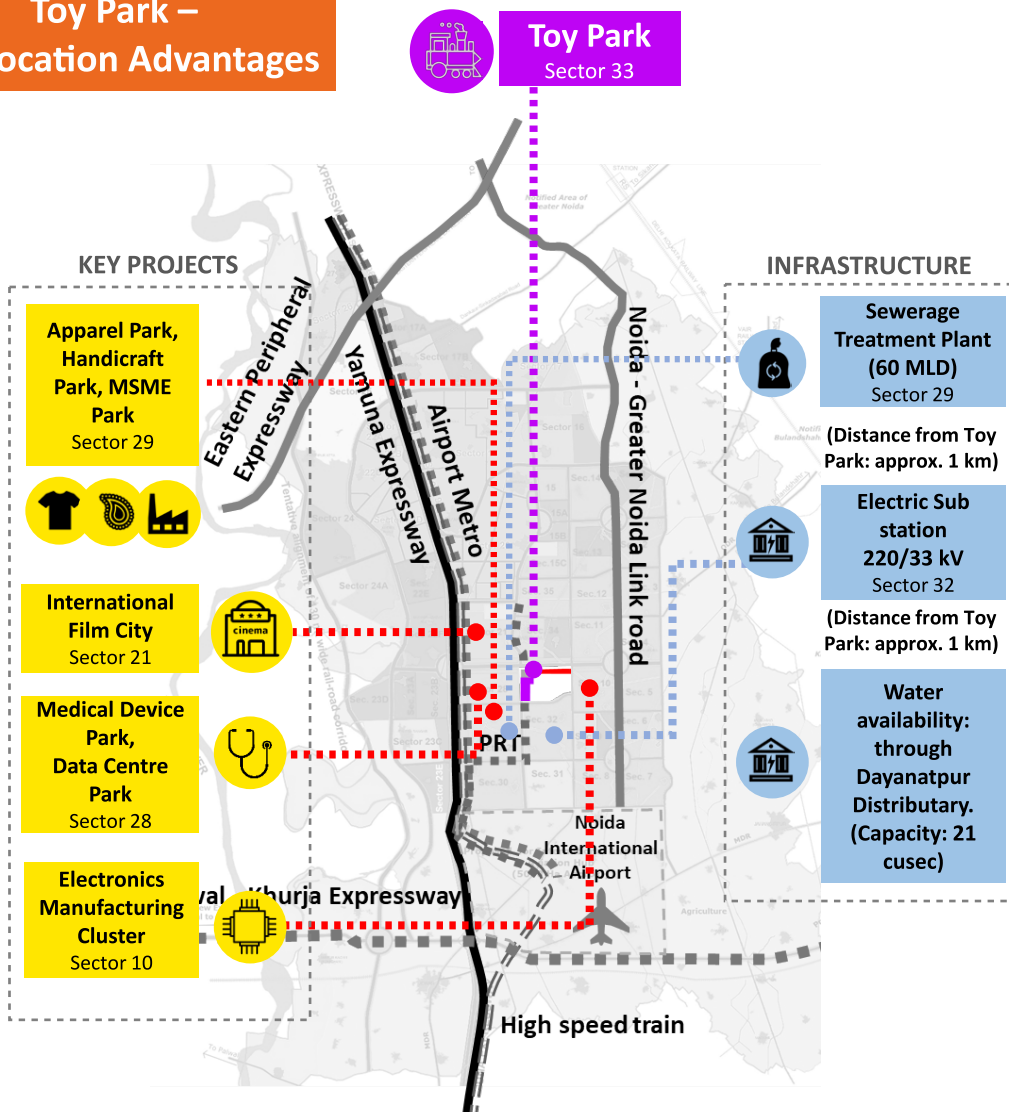


Plastic toys



Play ground equipment

Toy Park – Site Location Advantages



Toy Park

Site area: 100 acres
Sector 33, YEIDA

Common Facilities

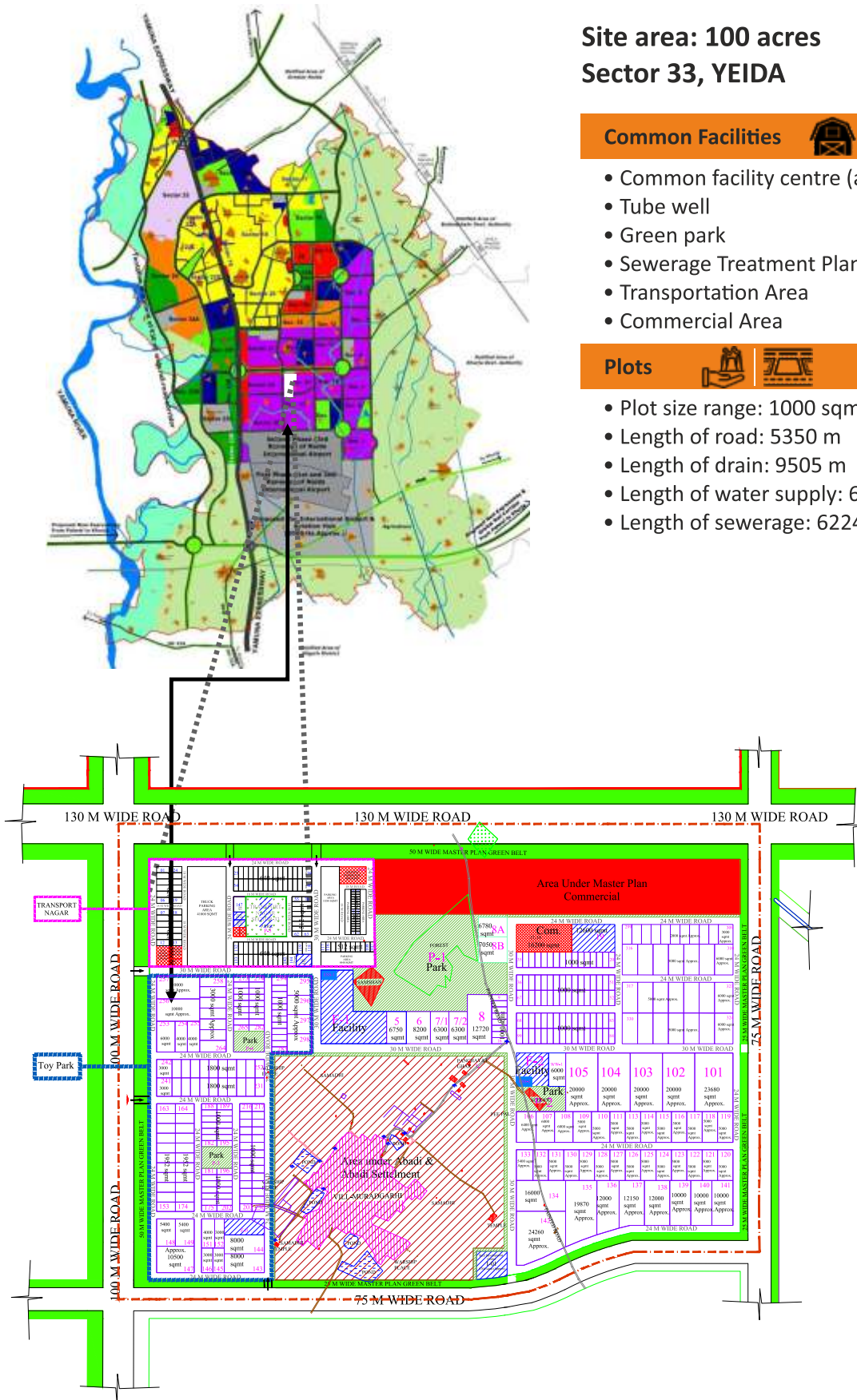


- Common facility centre (area: 5 acre)
- Tube well
- Green park
- Sewerage Treatment Plant
- Transportation Area
- Commercial Area

Plots



- Plot size range: 1000 sqm to 10500 sqm
- Length of road: 5350 m
- Length of drain: 9505 m
- Length of water supply: 6886 m
- Length of sewerage: 6224 m



Major Industrial Allotments



Avery Danison India Pvt Ltd

Product: Sticker Labels, Transfer Labels

Investment Proposed: 231 Crores

Employment generated: 250



Surya Global Flexifilms Pvt Ltd

Product: BOP, BOPET and Metalised Films

Investment Proposed: 820 Crores

Employment generated: 511



Bikanervala Foods Pvt Ltd

Product: Namkeen, sweets, Biscuits

Investment Proposed: 225 Crores

Employment generated: 260



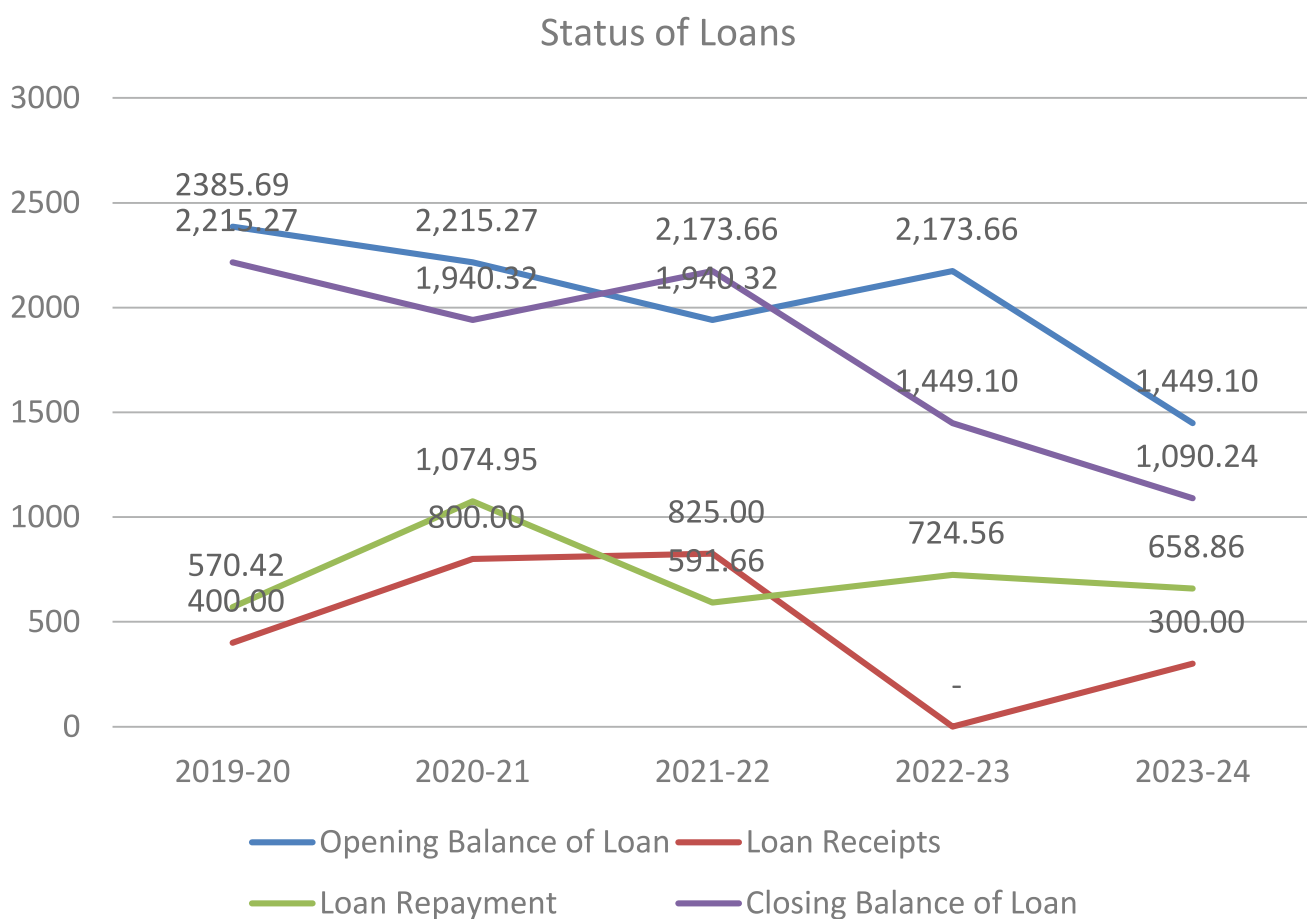
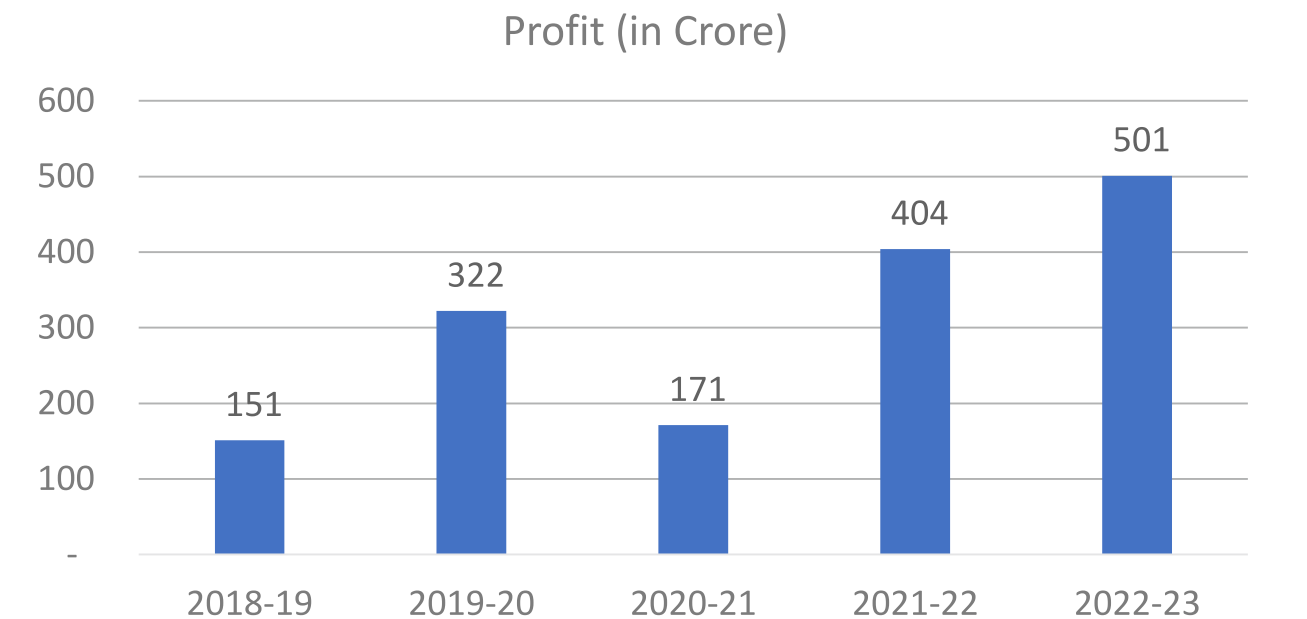
MTANDT Pvt Ltd

Product: Construction Equipments

Investment Proposed: 80 Crores

Employment generated: 190

YEIDA Financial Performance



Land Rates of the Properties under Different Category*

Sr. No.	Category	Rate (per sqm)
1.	Residential All Sizes	25,900
2.	Commercial Commercial Sector Plan (FAR Upto 2) Commercial Master Plan (FAR More than 2)	51,800 62,200
3.	Group Housing	32,375
4.	Institutional	
a.	Senior Secondary School, Inter college, Degree & Diploma Course, Engineering, College, Dental College, University, Nursery School, Sports College/ Sports Academy etc. Upto 4,000 sq.m. 4,001 to 8,000 sq.m. 8,001 to 20,000 sq.m. 20,001 to 40,000 sq.m. 40,001 to 80,000 sq.m. Above 80,001 sq.m.	Medical 15,020 13,560 12,110 10,630 9,200 7,930
b.	Social Infrastructure	
i.	Electric sub-station, Post office, Tele- communication centre and other Govt. office etc.	11,900
ii.	Milk Booth etc. (Parag/Mother Dairy)	11,900
iii.	Religious Place and Orphanage/Old Age Home/Vidhwa Ashram	10,170
iv.	Hospital	22,770
c.	Corporate Office	25,000
5.	IT. and I.T.E.S Upto 4,000 sq.m. 4,001 to 8,000 sq.m. 8,001 to 20,000 sq.m. 20,001 to 40,000 sq.m. 40,001 to 80,000 sq.m. Above 80,001 sq.m.	17,150 15,490 13,830 12,160 10,480 9,060
6.	Industrial Upto 4,000 sq.m. 4,001 to 8,000 sq.m. 8,001 to 20,000 sq.m. 20,001 to 40,000 sq.m. 40,001 to 80,000 sq.m. Above 80,001 sq.m.	14,240 12,130 10,290 9,330 9,010 8,670
7.	Warehousing, Logistic Park/ Freight Complex	As per similar to Industrial rates in Sr. No. 6 above
8.	Recreational Greens, Golf Course / Race Course Upto 4,000 sq.m. 4,001 to 8,000 sq.m. 8,001 to 20,000 sq.m. 20,001 to 40,000 sq.m. 40,001 to 80,000 sq.m. Above 80,001 sq.m.	12,150 10,970 9,600 8,900 8,350 7,670
9.	Transport	51,800

* Land rates for the different categories are valid upto 31st March, 2024



Land Rate for Mixed Land use Plots*
Industry as Core activity with support activity
(FAR upto 2 for commercial activity)

Plot Area (Sq.m.)	Industry (Rate/ sq.m.)
40,000 to 59,999 sq.m.	Rs. 16,840
60,000 to 79,999 sq.m.	Rs. 16,460
80,000 to 99,999 sq.m.	Rs. 16,230
1,00,000 to 1,19,999 sq.m.	Rs. 16,090
1,20,000 to 1,39,999 sq.m.	Rs. 15,970
1,40,000 to 1,59,999 sq.m.	Rs. 15,880
1,60,000 to 1,79,999 sq.m.	Rs. 15,800
1,80,000 to 1,99,999 sq.m.	Rs. 15,750
Above 2,00,000 sq.m.	Rs. 15,700

* Land rates for the different categories are valid upto 31st March, 2024

Land Rates & FAR of Industrial Plots *
Land Rate and Ground coverage, FAR of Industrial Plots

Category	Rate (INR per sq.m.)
Upto 4,000 sq.m.	14,240
4,001 to 8,000 sq.m.	12,130
8,001 to 20,000 sq.m.	10,290
20,001 to 40,000 sq.m.	9,330
40,001 to 80,000 sq.m.	9,010
Above 80,000 sq.m.	8,670

* Land rates for the different categories are valid upto 31st March, 2024

Ground coverage, Floor Area Ratio and Height

#	Plot Area (Sq.m.)	Maximum Ground Coverage (%)	Maximum FAR	Maximum Height (m)
1	Up to 1000	60	1.5	18
2	Above 1000 but not exceeding 12000	60	1.3	24
3	Above 12000	55	1.0	No limit
4	Flatted Factories	35	1.4	24

Allotment Procedure of Various Properties

In compliance to decision taken by the Board of Directors on proposal as stated in the point number 5 of 64th Board Meeting of Yamuna Expressway Industrial Development Authority held on 27.11.2018, an office order numbered YEA/FINANCE/2018/617 dated 04.12.2018 has been issued regarding future instalment payments to be done by the allottee as per the payment plans for respective allotments related to property types such as industrial, commercial, institutional, mixed land use etc.

As per the above, the following instalment payment plan shall be applicable after the new allotment rates (for FY 2022-23) come into force:

S. No.	Property Type	Payment Plan
1.	COMMERCIAL All categories classified under commercial properties	10% of the total allotment rate at the time of Registration 30% of the total allotment rate (within 60 days of issuance of allotment letter) Remaining 60% of the total allotment rate (total 10 instalments to be paid every six months).
2.	GROUP HOUSING/BUILDERS HOUSING All categories classified under Group Housing/Builders Housing properties	10% of the total allotment rate at the time of Registration 30% of the total allotment rate (within 60 days of issuance of allotment letter) Remaining 60% of the total allotment rate (total 10 instalments to be paid every six months)
3.	INDUSTRIAL All categories classified under industrial properties	10% of the bid premium at the time of Registration, 20% of total Bid Amount of the plot within 60 days of issuance of Allotment Letter without interest. Remaining 70% of the Bid amount shall be made in 10 (ten) equal half yearly installments along with interest @9% p.a.
4.	INSTITUTIONAL All categories classified under institutional properties	10 percent of total Premium of the plot at time of registration. 30 percent of total Bid amount of the plot after adjusting 10% EMD within 60 days of issuance of Allotment Letter. The payment of 70% of the Bid amount shall be made in 10 (ten) equal half yearly instalments along with interest at a rate of 9% p.a. Applicant would have an option to pay full and final payment of the total Premium of the bid amount of the plot within 60 days from the issue of Allotment Letter with 2% rebate.
5.	MIXED LAND USE All categories classified under mixed land use properties	10 percent of total Premium of the plot at time of registration. 30 percent of total Bid amount of the plot after adjusting 10% EMD within 60 days of issuance of Allotment Letter. The payment of 70% of the Bid amount shall be made in 10 (ten) equal half yearly instalments along with interest at a rate of 9% p.a. Applicant would have an option to pay full and final payment of the total Premium of the bid amount of the plot within 60 days from the issue of Allotment Letter with 2% rebate.
6.	RESIDENTIAL PLOTS/FLATS	10% of the total allotment rate at the time of Registration 20% of the total allotment rate (within 60 days of issuance of allotment letter) Remaining 70% of the total allotment rate (total 10 instalments to be paid every six months)

Note: As per the Office Order number YEA/FINANCE/768/2022 dated 04.01.2022, a simple interest at the rate of 8.5% (based upon reducing principal amount) and a penalty interest at the rate of 3% which will be applicable all property types. These interest rates and penalty interest rates are subject to revision every 6 months.

Up-coming Future Schemes/ Clusters Proposed

LOGISTIC PARK



PLASTIC PARK



TRANSPORT PARK



ELECTRIC VEHICLE PARK



LEATHER PARK



FINITECH CITY



ELECTRONIC MANUFACTURING PARK



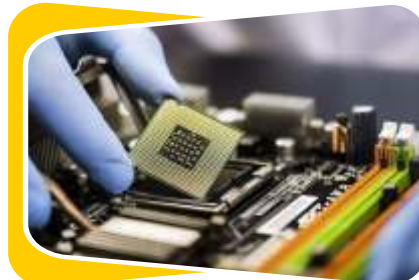
FUEL-FILLING STATIONS



COMMERCIAL SHOPS/FOOTPRINT/KIOSKS



SEMICONDUCTOR PARK



AND MANY MORE...



January, 2025

YEIDA CENTRAL OFFICE BUILDING

SALIENT FEATURES: • Modern glass building facade • Double height entrance lobby • End to end large office full floor working hall with senior official cabins on periphery • Total seating capacity is 800 pax. • Ample natural light • Working space is either facing expressway or large central green • Break out space on each floor • Amenities like bank, creche, library, gym, TT, pool, recreational & green areas etc. • VIP parking with covered sheds • Record rooms are provided on each floor • Solar panels • IGBC platinum rating is proposed.



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