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**Siria Elemet Private Limited**  
Sector 11, Noida, Greater Noida, Uttar Pradesh



# INFORMATION DOCKET 2025

## DEDICATED TO SUCCESS WITH FORESIGHT

YEIDA-INTERNATIONAL  
FILM CITY



Yamuna Expressway Industrial Development Authority  
Uttar Pradesh

Yamuna Expressway Industrial Development Authority  
Uttar Pradesh

# YEIDA

## On the map...

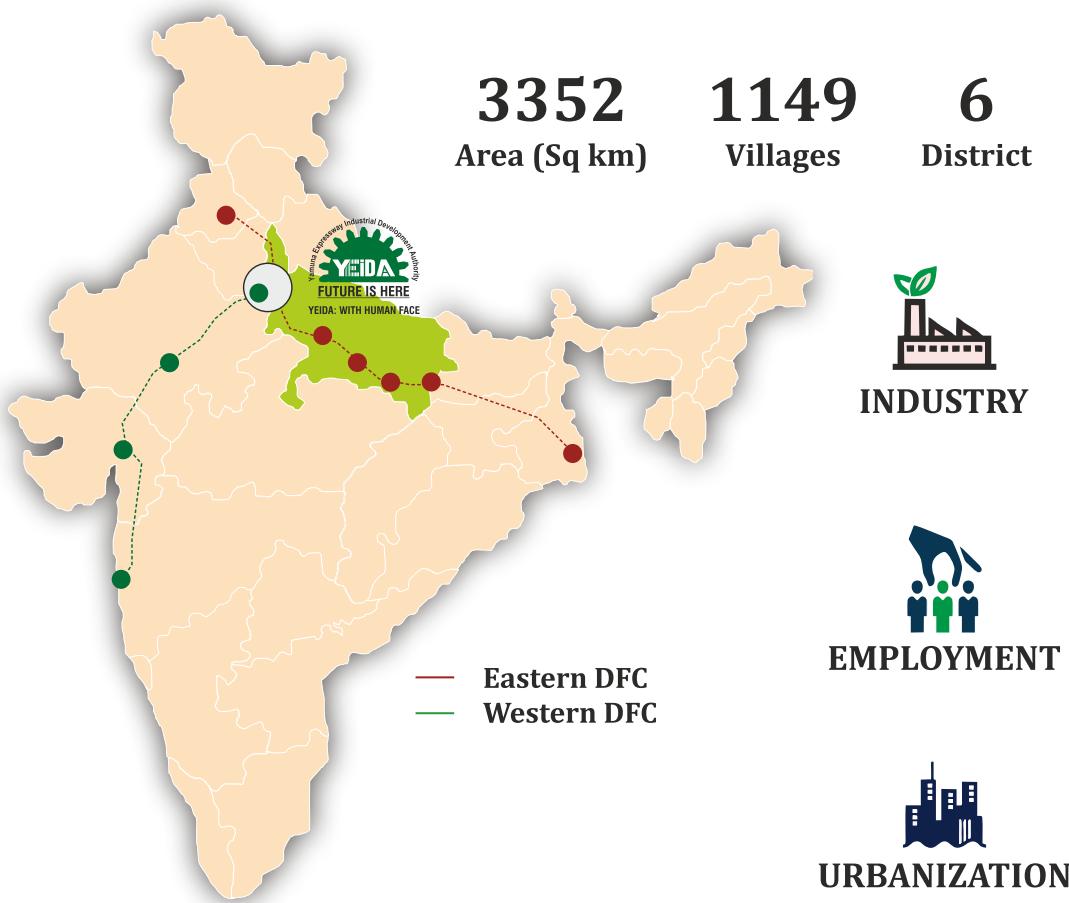
- a. Noida International Airport at Jewar
- b. Lies on the Yamuna Expressway
- c. Falls on the major tourist circuit - Delhi, Vrindavan and Agra
- d. 10 kms from the proposed DMICDC node and Early Bird Projects
- e. Direct connectivity with Delhi and Agra through expressways
- f. Direct connectivity 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 - Establishement

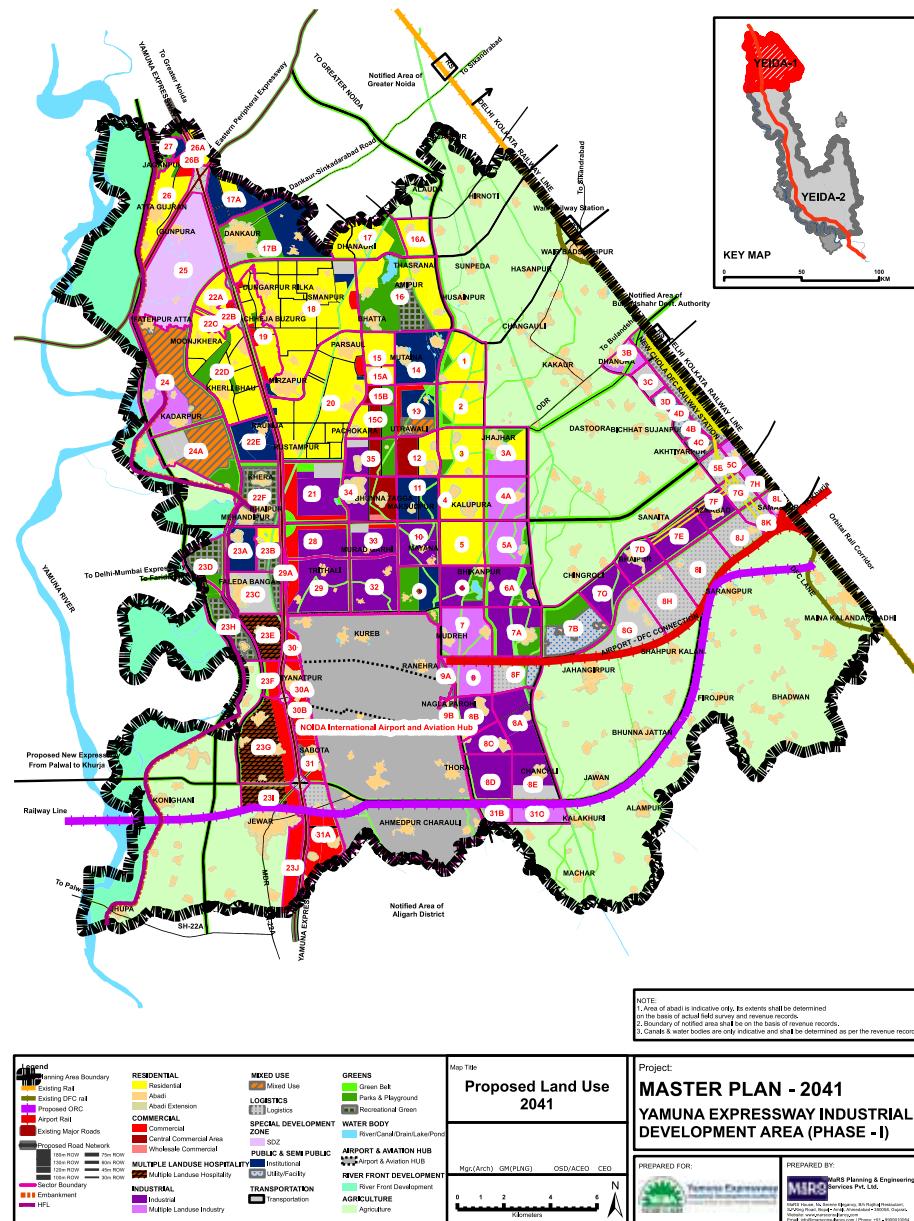


**T**he development of Yamuna Expressway Project and allied development in the region, the Government of Uttar Pradesh had constituted the Taj Expressway Industrial Development Authority (TEA) vide its Notification No.697/77-4-2001-3(N)/2001 dated 24th April, 2001, under Uttar Pradesh Industrial Area 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:

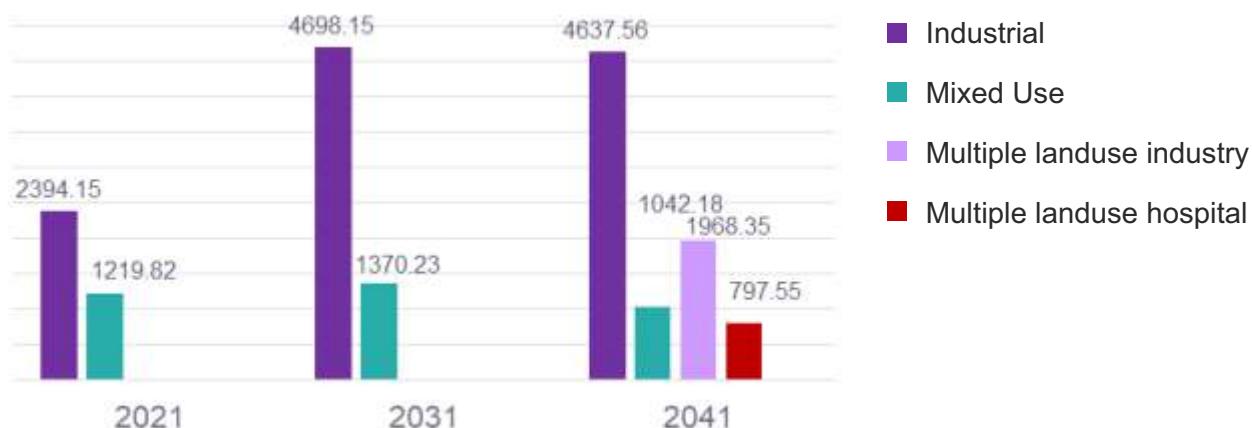
- Execution of Yamuna Expressway.
- Acquisition of land for construction of Expressway and area development.
- Preparation of Zonal plan/Master plan for planned development along the Expressway.
- Development of drainage, feeder roads, electrification and other facilities in the area.

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 - 1) Master Plan 2041



## Master Plan (2021-2031-2041)

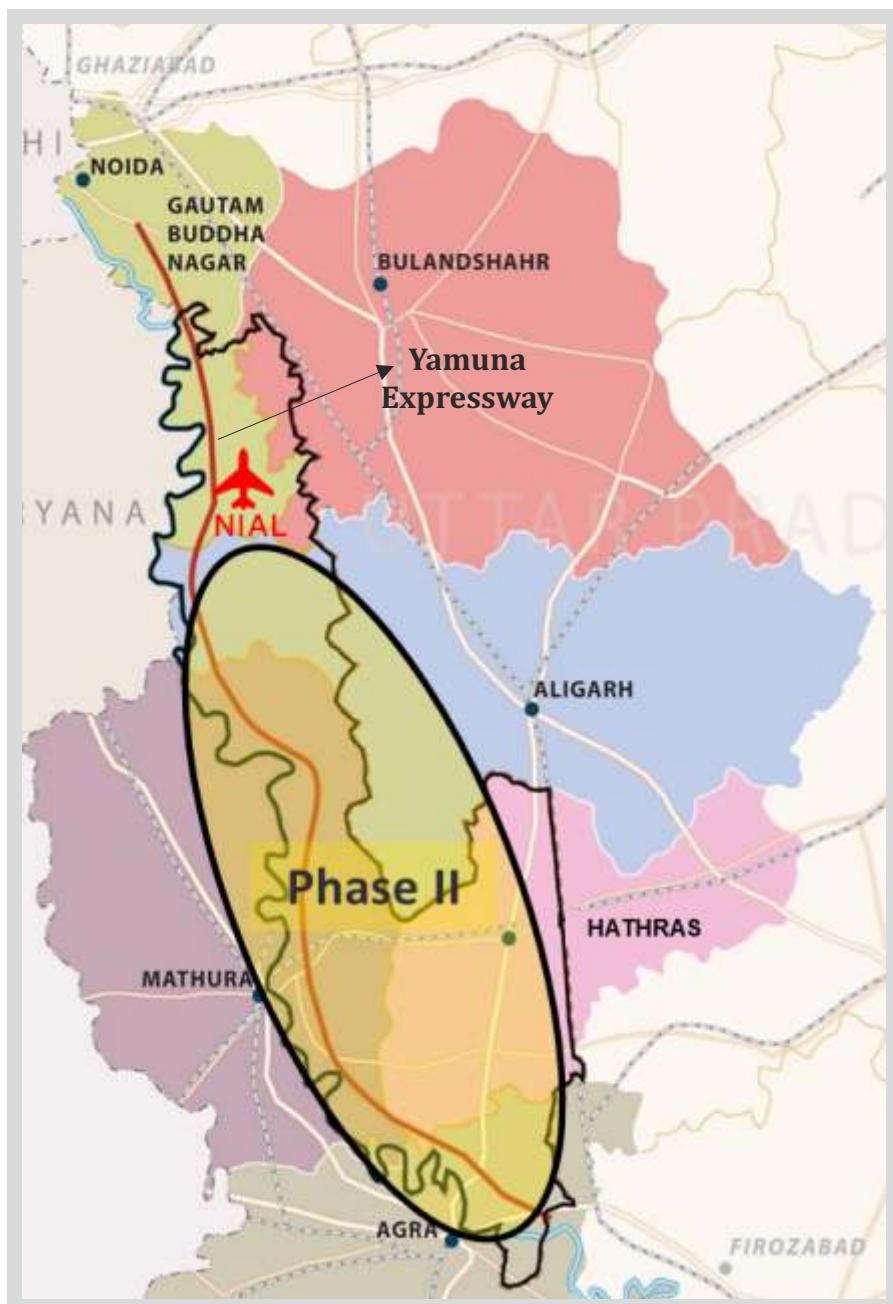


# YEIDA Notified Area

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.

**3352**  
Area (sq km)

**4**  
Urban Centres



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

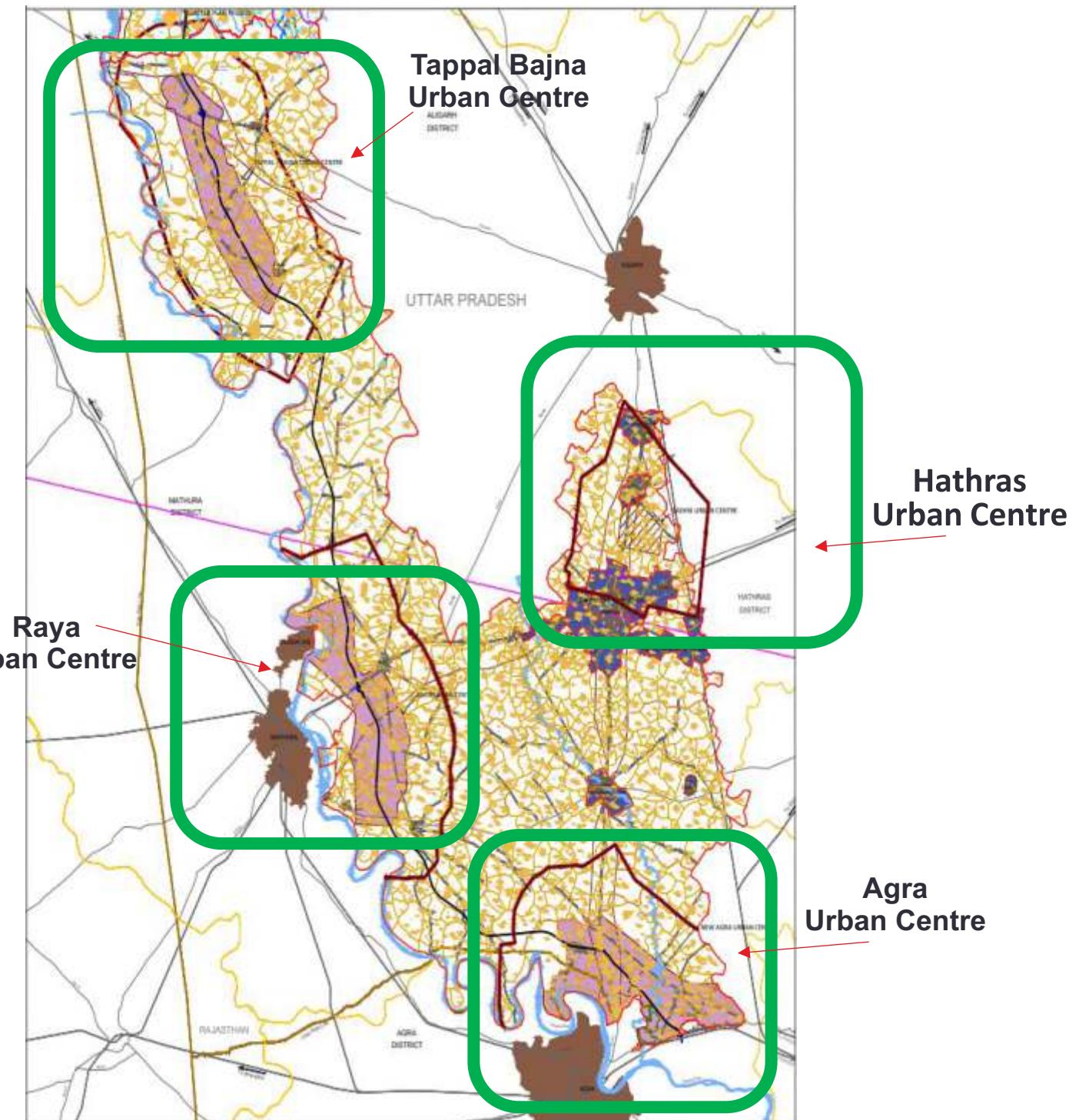
- Tappal- Bajna Urban Centre-11,104 ha
- Raya Urban Centre-11,654 ha

# Urban Centres in YEIDA Phase-II

Location of proposed Urban Centres (Phase-II)

As per Master Plan-2031

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

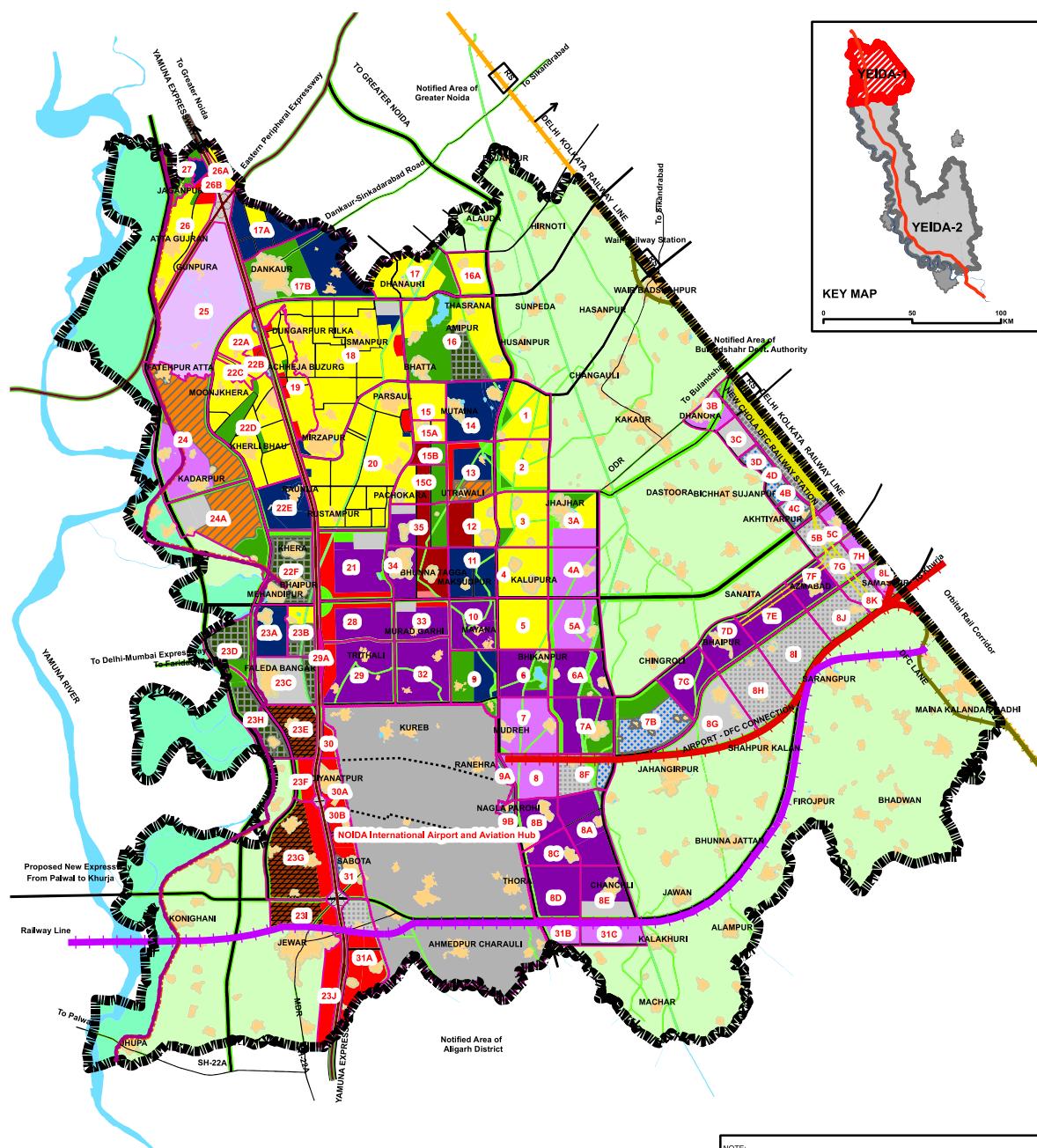


To provide safe, reliable, economical and environment friendly mobility

## Salient Features

Olympic Park	Data Centre Park	Apparel Park
Expo Center	Electronic City	Electronic Manufacturing Cluster
Aerotropolis	Film City	Sports City
Medical Device Park	Toy Park	PRT Connectivity
Transport Nagar	Semiconductor	Metro Connectivity

# YEIDA - Master Plan (Phase-1) 2041



**NOTE:**

1. Area of abadi is indicative only. Its extents shall be determined on the basis of actual field survey and revenue records.
2. Boundary of notified area shall be on the basis of revenue records.
3. Canals & water bodies are only indicative and shall be determined as per the revenue records.

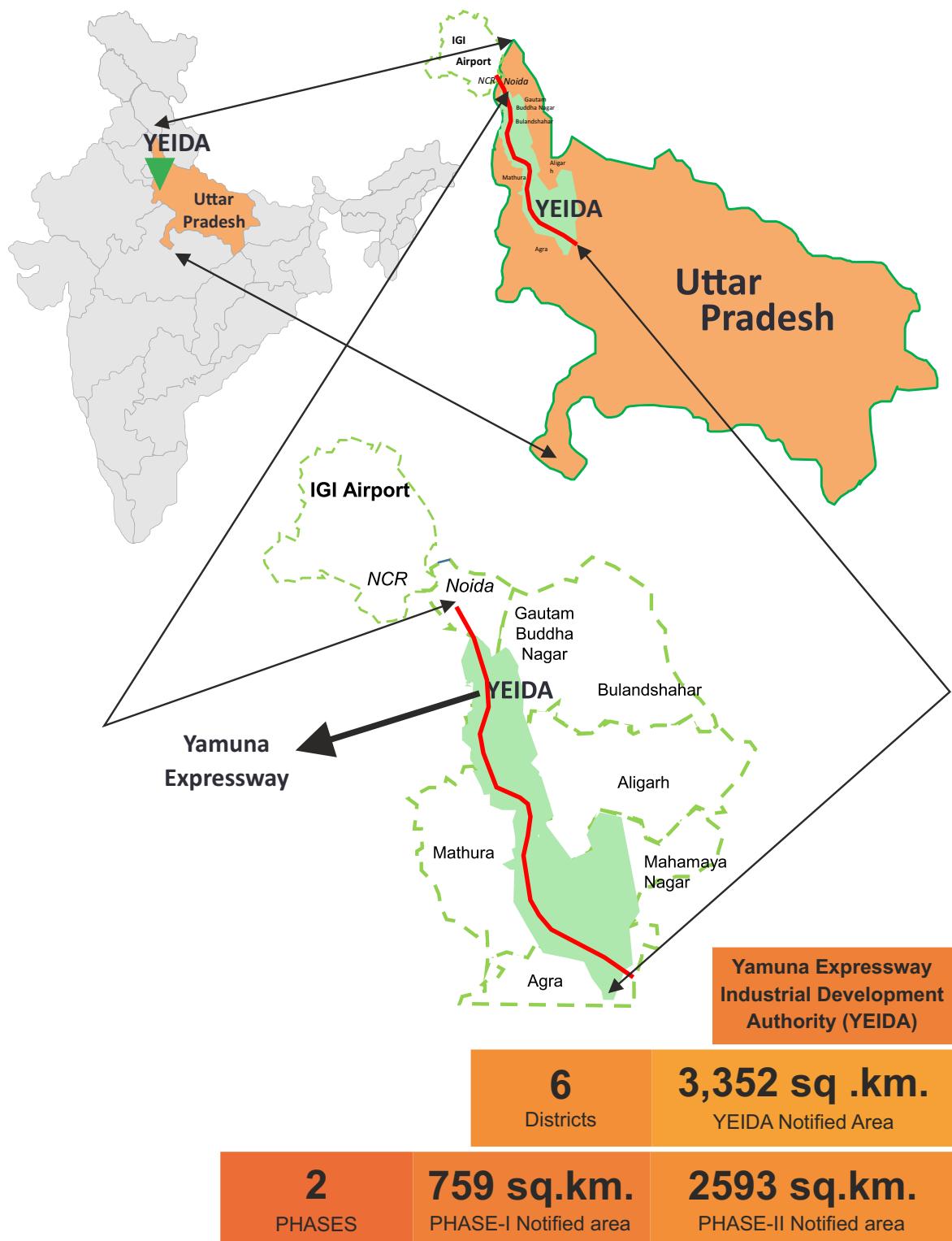
This map illustrates the proposed land use for the Yamuna Expressway Industrial Development Area (Phase - I) in 2041. The area is divided into various zones including Residential, Mixed Use, Greens, Logistics, Commercial, Special Development Zone, Water Body, Public & Semi Public, Airport & Aviation Hub, River Front Development, Agriculture, and Transportation. The map also shows the Yamuna Expressway, major roads, and the proposed railway line. Key features include the Green Belt, Parks & Playground, and Recreational Green spaces. The map is titled 'Proposed Land Use 2041' and includes a scale bar, a north arrow, and a legend for project boundaries and infrastructure.



# YEIDA

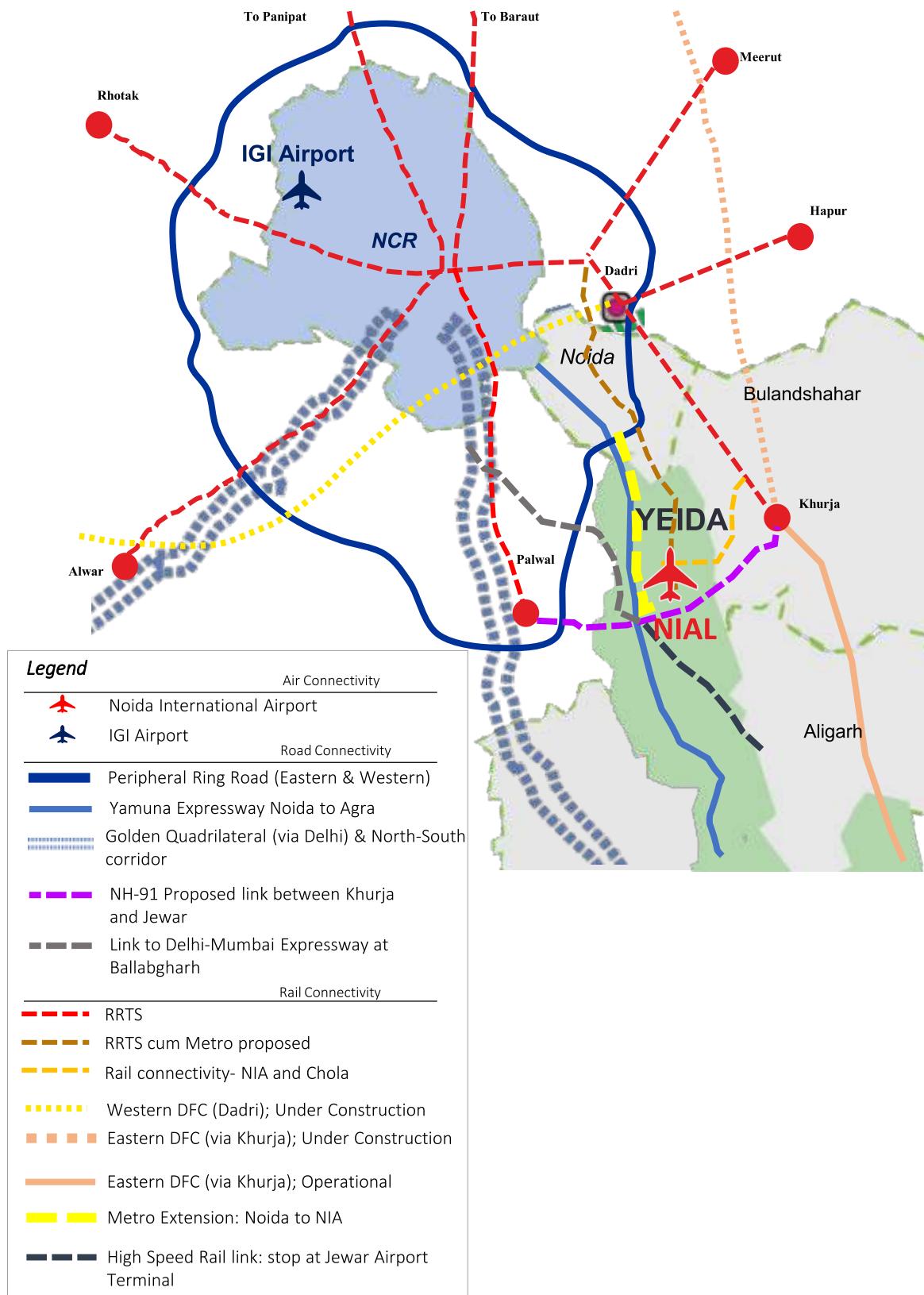
## Regional Connectivity

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.



# 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.

**Noida International Airport, Jewar is a PPP Project of Civil Aviation Department, U.P. Government.**

**Yamuna International Airport Pvt Ltd (YIAPL) (A 100% Subsidiary Company of Zurich Airport International AG) Concessionaire/Developer of Noida International Airport**

- Phase-1: Project Site Area: 1334 Ha. Project Cost: Phase 1 airport 4588 cr • Total Traffic at Jewar Airport expected to reach 100 million passengers in next 3 decades. •Expected to cater 2.5 million tons of cargo in next 2 decades.



# Noida International Airport Jewar

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



# Noida International Airport

## Jewar

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

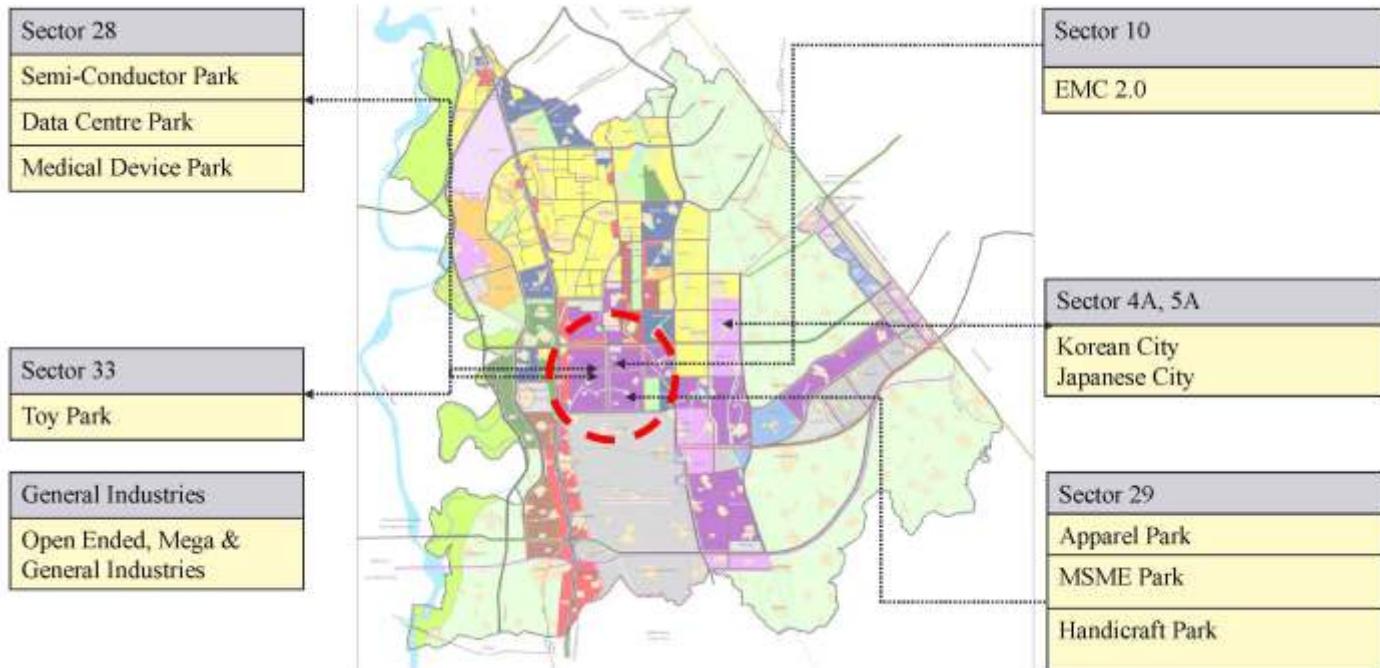


**Stage 2:** Three more runways (1365 Ha, 1318 Ha, 735 Ha) has been approved by State Govt. Land acquisition for 1318 Ha, 735 Ha has been approved by the State Govt. For Aviation Hub and MRO (Maintenance, Repair, & Overhauling) 1365 Ha, land acquisition is notified. Global bid is to be floated.

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

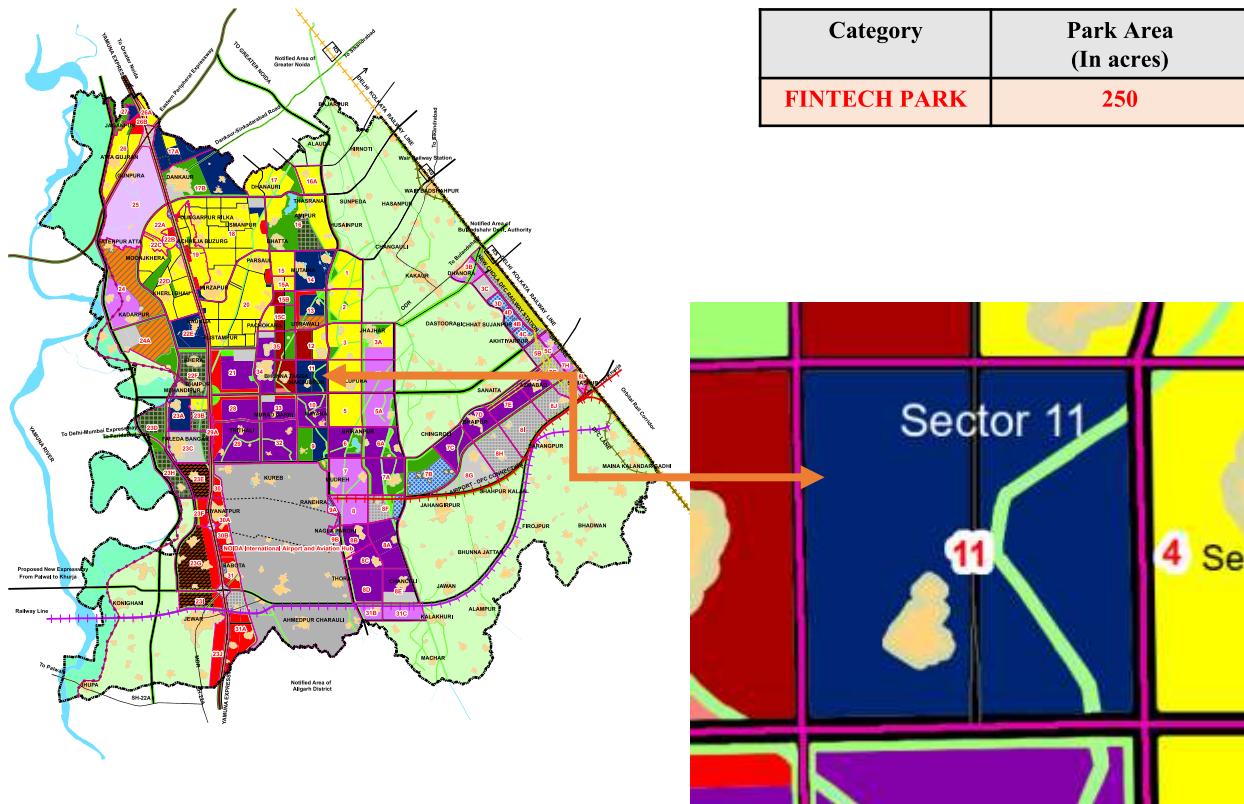
Phasing	Traffic Design Capacity (Million Passengers per annum - MPPA)	Project Cost (Final CapEx) (Incl. Interest During Construction (IDC)) (in Crores) (Stage-1)	Operation Period
PHASE-I	12	4885	FY25-FY27
PHASE-II	30	5983	FY31-FY32
PHASE-III	50	8415	FY36-FY37
PHASE-IV	70	10575	FY40-FY50
	Total	<b>29,858</b>	

# 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.



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 DPR is under process.

# Foxconn Semiconductor Park, Sector-28



## OVERVIEW OF THE PROJECT

**Foxconn**, officially known as Hon Hai Precision Industry Co., Ltd., is a Taiwanese multinational electronics manufacturer and the world's largest contract electronics producer.

**Proposed Project:** Outsourced semiconductor Assembly and test (OSAT), facility for display driver integrated Circuits (DDIC)

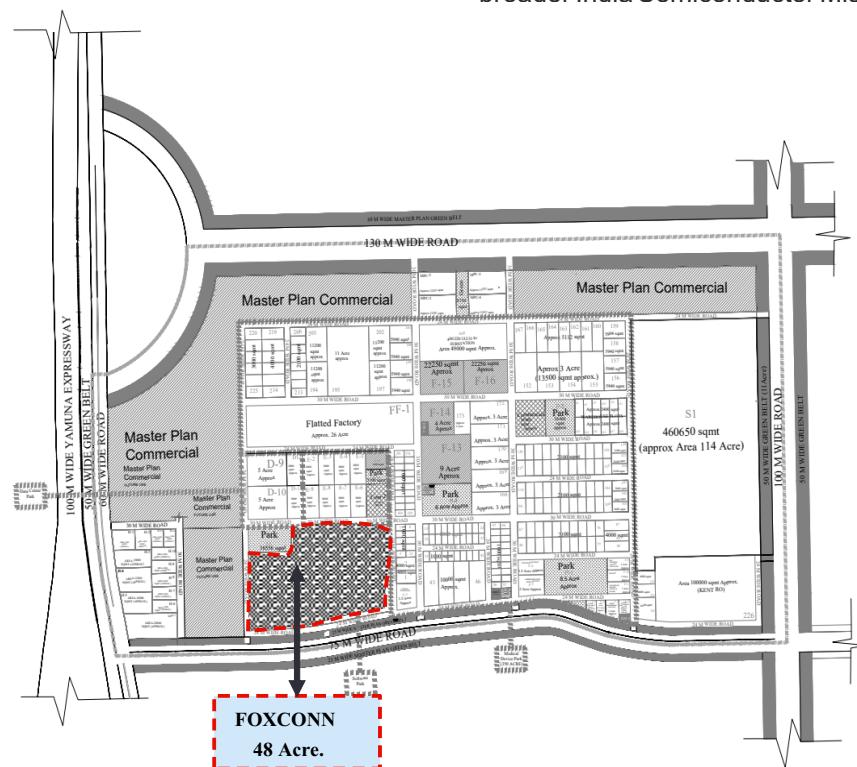
**Estimated Employment:** 3000 Persons (Approx.)

**Plot Reserved:** E1, Sector-28

**Area:** 1,94,787 SQM (48 Acres)

**Status:** LOI has been given.

With this latest approval, India now has six major semiconductor fabs in development, all part of the broader India Semiconductor Mission.

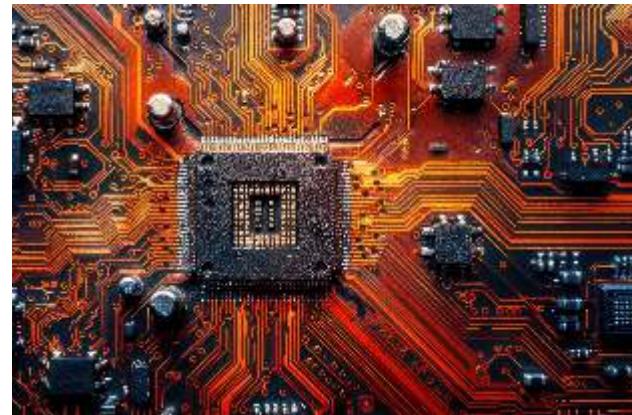


# Semiconductor Park

## (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 Intra-state 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.



### Salient Features:

- 2 Semiconductor clusters earmarked (Sector 28) Yamuna Expressway Authority
- Land Bank: 162 acre
- Power: 400/200/132 KV substation
- Water: 8 MLD
- STP 60 MLD

### Multimodal Connectivity:

- **Noida International Airport** (Distance from sector-28 & 10-4km)
- **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

# Sector-28, YEIDA

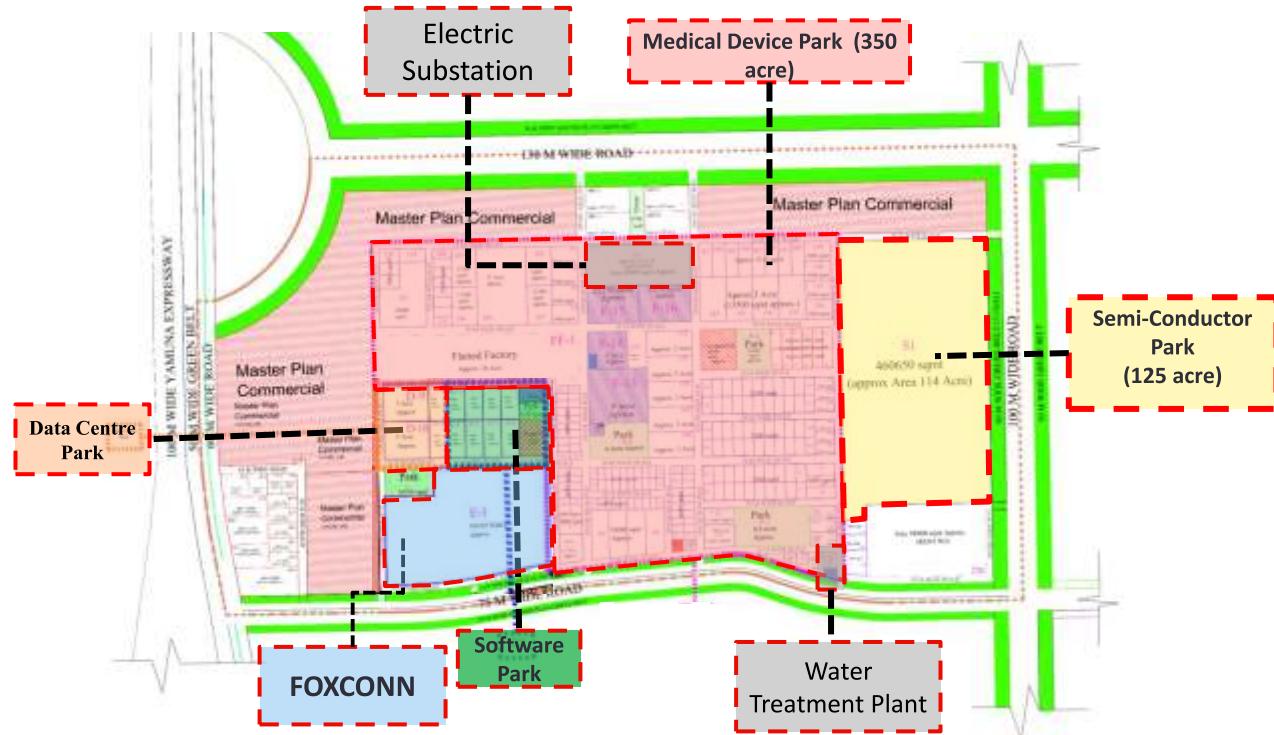
## Infrastructure Facilities:

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

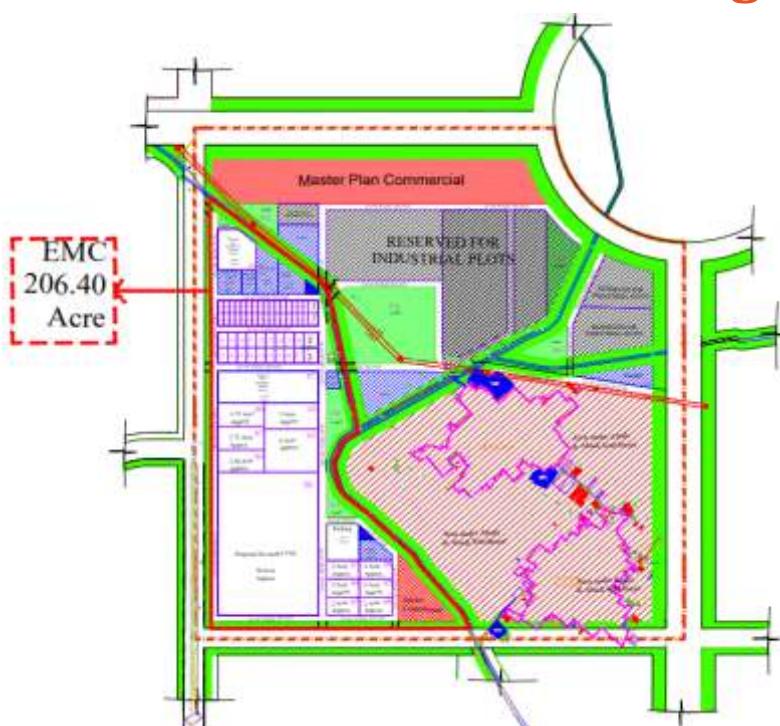
## Travelling Distance (Multi-modal) to Sector 28:

- 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): 7 km
- Yamuna Expressway: 300m

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



# Electronic Manufacturing Cluster (Sector-10)



**EMC2.0 (Electronic Manufacturing Cluster) Approved By GoI Total project cost 417 cr**

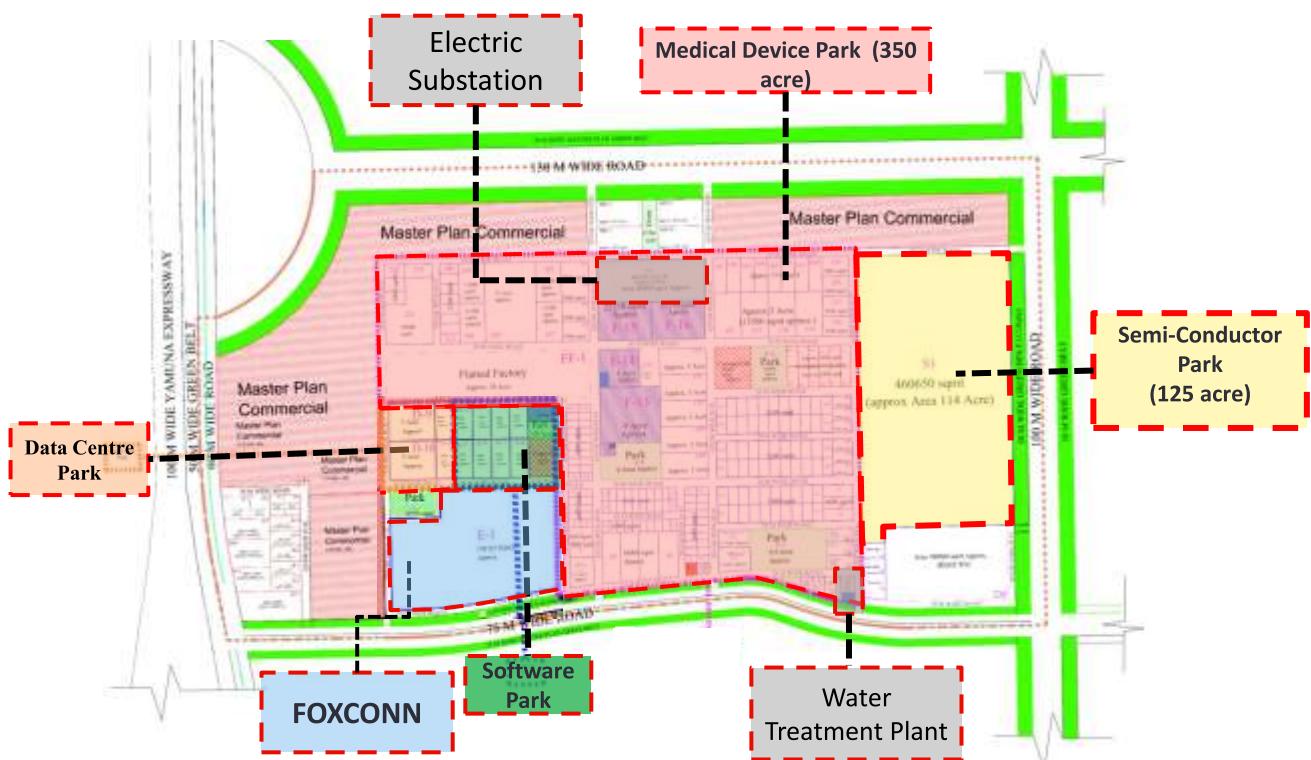
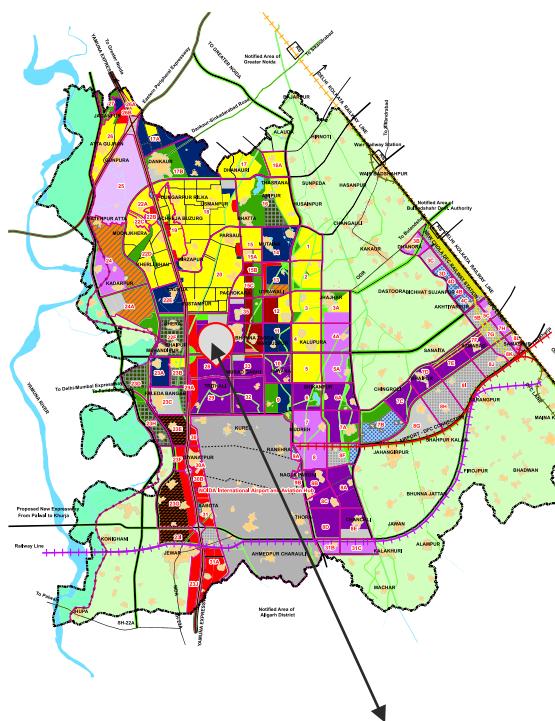
**Total Area allocated for the EMC park: 206.40 Acres**

**DPR Approval Date: 23.04.2025**  
**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: 4.0 km.
  - Sector 29: 2.5 km.
  - Sector 28: 4.5 km.
  - Sector 32/ 33: 3.5 km.
  - Sector 24/ 24A: 10 km.
- ETP is proposed

# Data Center Park

- Location: Sector 28
- Data Center Park area: 18 Acres
- Total 6 Plots are planned in various sizes in Data Center Park
- 1 Plot allotted (5 Acres)
- Distance between proposed Data Center Park & Aviation Hub (2 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

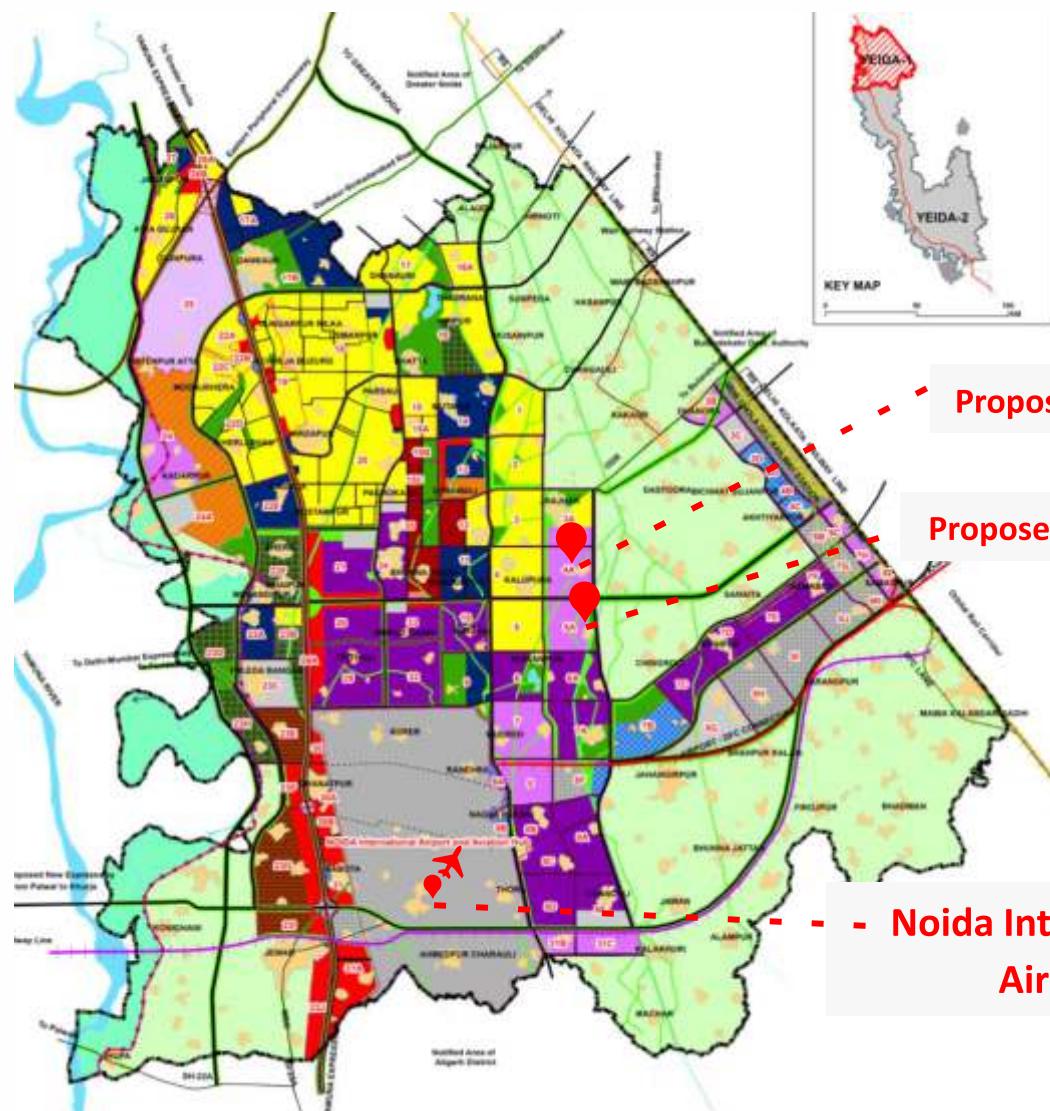
Area : 500 Acre

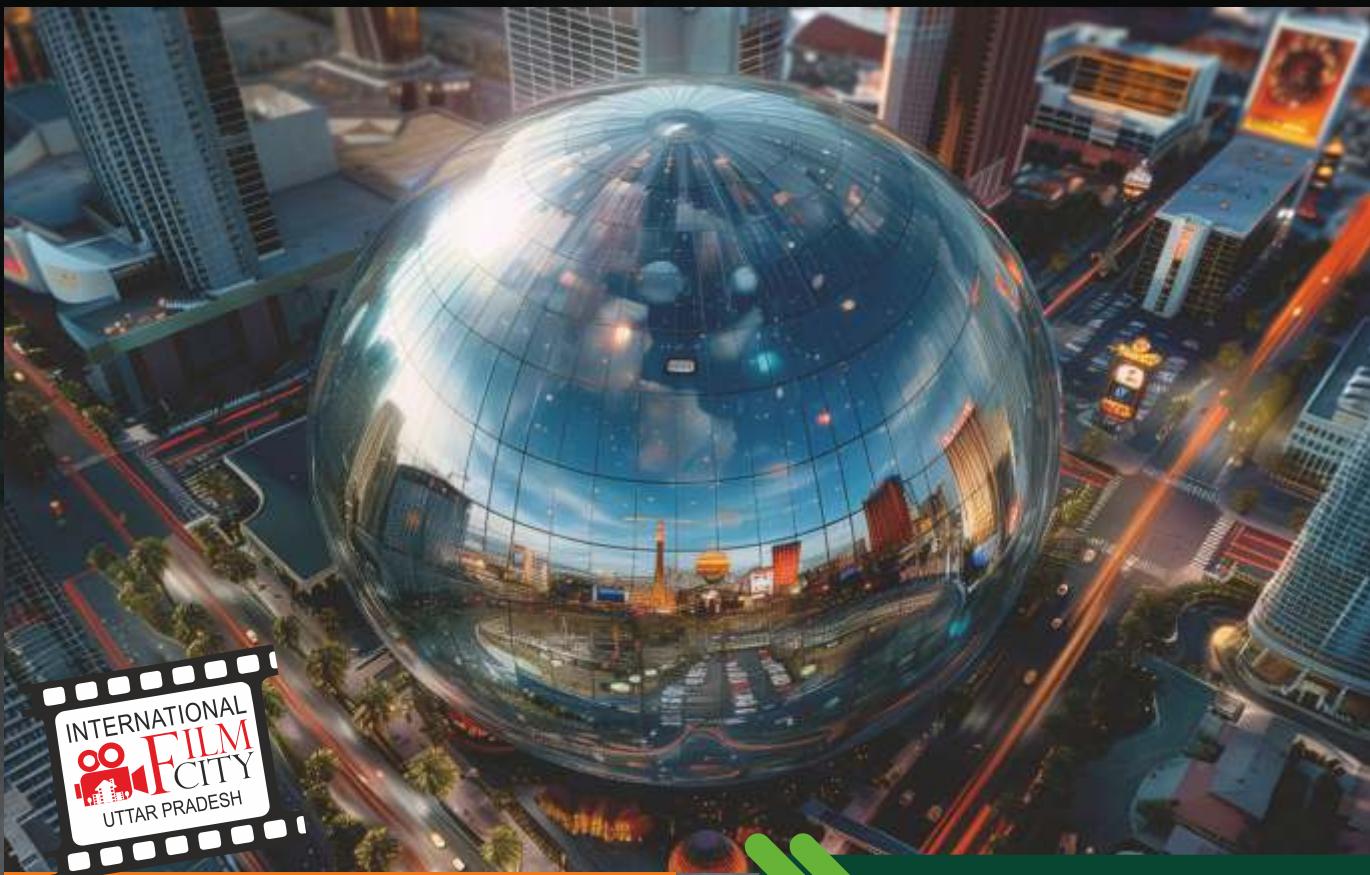
Location: 5km away from Noida International Airport

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



## MISSION

### LAND AREA

**230 ACRES**  
SECTOR-21

### VISION



Space for creative media art production

### OBJECTIVE

*To provide an integrated media infrastructure for the entire value chain*



Opportunities for enjoyment & learning

### ■ FILM PRE – PRODUCTION



Healthy & Safe Occupancy

### ■ FILM TOURISM



Good On-site Connectivity

### ■ POST – PRODUCTION



Environmentally sensitive Development

*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).*



Provision of common facilities and post-production facilities

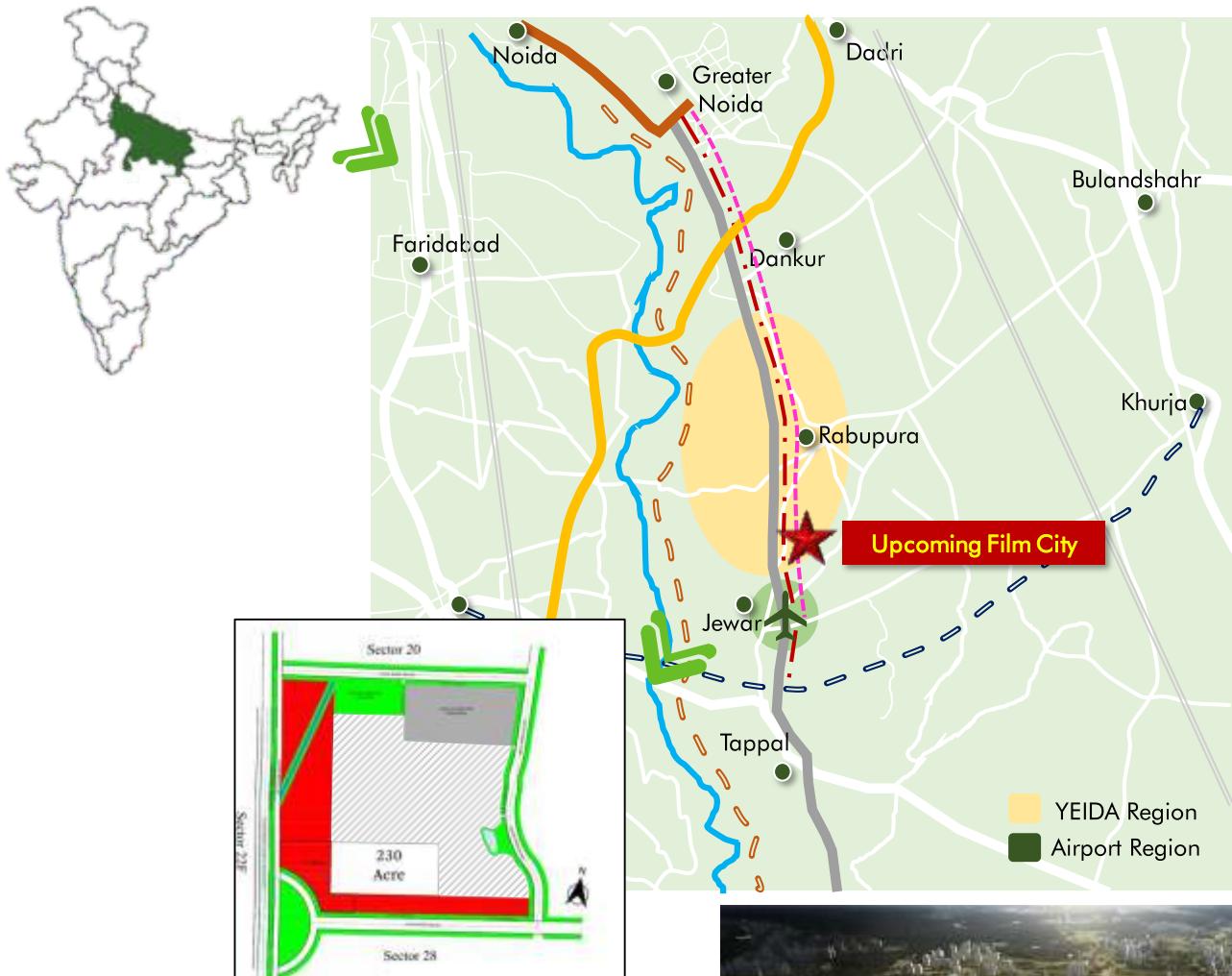
# YEIDA International Film City

## 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 ?



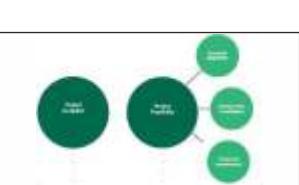
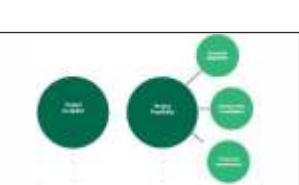
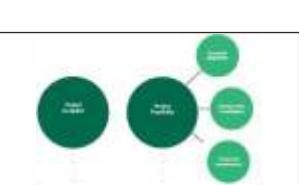
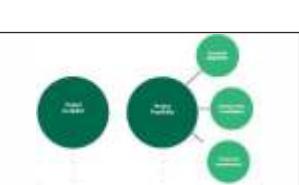
Strategically located alongside Yamuna Expressway, well connected with NCR and key nodes of western Uttar Pradesh

Key Hubs	Travel time (in mins)
Noida, Sector-18	30-40
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 <sup>nd</sup> October, 2020	→	Project Conceived: Concept note approved in 70 <sup>th</sup> board meeting)
	14 <sup>th</sup> December, 2020	→	Selection of consultant
	9 <sup>th</sup> January, 2021	→	Singing of Contract
	12 <sup>th</sup> January, 2021	→	Submission of Inception report
	9 <sup>th</sup> July, 2021	→	Submission of Detailed feasibility report
	27 <sup>th</sup> August, 2021	→	Approval of DFR by Empowered Committee
	27 <sup>th</sup> August, 2022	→	Approval of RFQ cum RFP & Concession Agreement by PPPBEC
	September, 2023	→	Revised RFP cum RFP approved by PPPBEC
	February 2024	→	Revised RFP under Preparation
	27 June, 2024	→	Award of Tender
	29 October, 2024	→	Contract Signed with Bayview Projects LLP
	22 December, 2024	→	Signing of Shareholder Agreement
	30 January, 2025	→	Signing of Escrow Agreement
	27 February, 2025	→	Approval of Master Plan Layout
	09 June, 2025	→	Procurement of Right of Way to the site
	08 June, 2028	→	Appointed Date
			Date of Completion

# 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.

### HOLLYWOOD-STYLE SETS

**MODERN CITYSCAPES:**  
Featuring skyscrapers, downtown streets, and urban settings.

**SCI-FI SETS:**  
Futuristic designs for science fiction movies, including space stations or dystopian worlds.

**HIGH-TECH LABORATORIES:**  
For science fiction and thriller genres.

**SUBURBAN NEIGHBORHOODS:**  
Typical American-style houses with lawns and garages.

**HISTORICAL EUROPEAN/ AMERICAN SETTINGS:**  
For period dramas, including Victorian-era streets, Western saloons, etc.

**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.

**SCHOOLS AND COLLEGES:**  
American or European style educational institutions.

**HOSPITAL SETS:**  
Modern medical facilities, emergency rooms, and wards.

# YEIDA International Film City



## 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

### 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:** Ease 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.

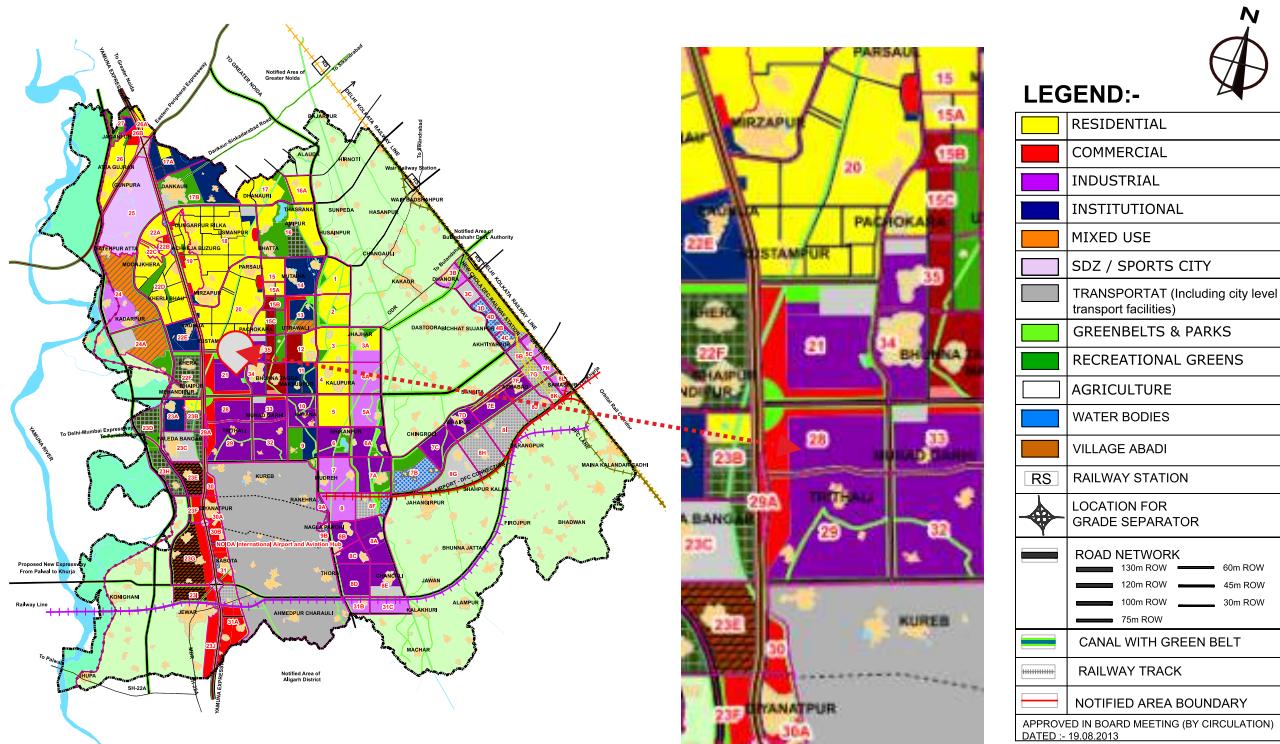
#### TRANSPORTATION & ACCESSIBILITY

**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, Sector 28 (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	40 Kms	30 mins
Greater Noida	20 Kms	20 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, Sector 28 (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 <b>7.5% of interest (per unit)</b> on the loan taken for plant and machinery of MSME and Non-MSME industries, with an annual capping of <b>INR 2 Crores for 10 years</b></p>	 <h3>SGST Reimbursement</h3> <p>Reimbursement of <b>70% of net SGST accrued annually to the state for a period of 10 years</b> Or Up to the realization of <b>100% of fixed capital investment</b>, 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>Utility Charges</h3> <ul style="list-style-type: none"> <li>Electricity charges: INR 3.95/ KWh for 10 years, prices will escalate maximum 5% every year during the above mentioned period</li> <li>100% Exemption from electricity duty for 10 years</li> <li>Water: INR. 4 per KL charges for 10 years, prices will escalate maximum 5% every year during the above mentioned period</li> <li>For Warehouse charges: INR 100/sqm/month for 10 years, prices will be escalate maximum 5% every year during the above mentioned period</li> <li>Park maintenance charges: INR 0</li> </ul>	 <h3>Marketing assistance</h3> <p>MSME units set up 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>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 &amp; for BIS certification reimbursement up to 50% subject to maximum INR 20,000 per unit</p>		 <p style="text-align: center;">29</p>

# 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.)	<p>Nos. of Allotted Plots : 101            Investment in Crores : 1291.02            Employment : 8861</p>

## Upcoming Medical Devices Manufacturing Units



Category Plot Size	Industrial Rate (Indian Rupees per Sqm)	Subsidised rate for Medical Device Park (Rate Indian Rupees per Sqm)	Subsidised rate in INR per Sqm as per New FDI, Fortune Global 500 & Fortune India 500 Companies Investment Policy 2023' (indicative and proposed rates after the subsidy)
Up to 4,000 sqm	15,670	7,730	11,752.5
4,001 to 8,000 sqm	13,350	6,585	10,012.5
8,001 to 20,000 sqm	11,330	5,585	8,497.5
20,001 to 40,000 sqm	10,270	5,060	7,702.5
40,001 to 80,000 sqm	9,920	4,895	7,440.0
Above 80,001	9,550	4,705	7,162.5

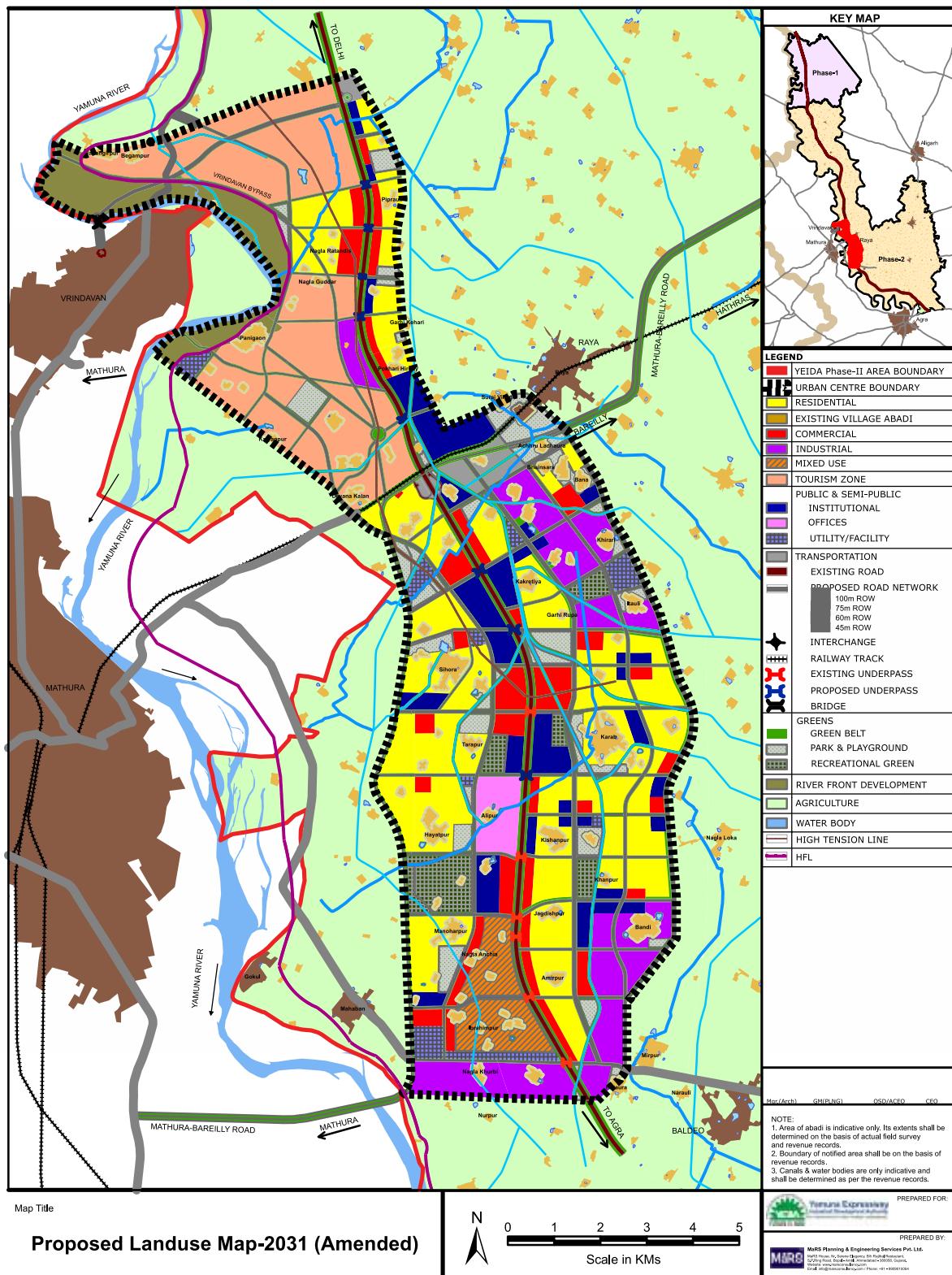
\*As per FDI Policy the land subsidy rate in Paschimanchal region is 75%.



# Master Plan

## Raya Urban Centre

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

## Landuse Plan



	S. No.	DESCRIPTION	PROPOSED AREA				Area Provided As per Masterplan (Acres)
			Phase 1	Phase 2	Phase 3	Total	
Cultural & Recreational	1	Theological Village and Highway road project	347.0			347.0	390.2
	2	Convention Centre Cum Exhibition Centre		42.0		42.0	79.2
	3	Nursery & Water Body		97.0		97.0	
Institutional	4	Performing Arts Institute			35.0	35.0	35.1
	5	Specialized Institute			35.0	35.0	35.1
	6	Agriculture Institute			28.0	28.0	30.5
	7	Specialized Institute		6.0		6.0	7.2
	8	Yoga and Naturopathy Centre			28.0	28.0	28.1
Hospitality	9	Budget Hotels	2.0	2.0		4.0	4.9
	10	Upper Midscale Hotels	8.0	7.0		15.0	16.8
	11	Resort	26.0			26.0	26.6
	12	Retail (Hospitality)	1.5	1.5		3.0	3.9
Healthcare	13	Hospital		14.0		14.0	15.9
	14	NRI Assisted living		10.0		10.0	11.7
	15	Serviced Apartments (For Hospital)		7.0		7.0	6.1
Retail	16	Retail Cultural and Recreatkmall	6.0			6.0	11.4
Transport and Wayside Amenities	17	Surface Parking	27.0			27.0	22.7
	18	Electric Bus Depot	14.0			14.0	16.2
	19	Retail (Transport)	6.0			6.0	4.1
	20	Future Development					
<b>TOTAL</b>	<b>TOTAL</b>		<b>444</b>	<b>187</b>	<b>126</b>	<b>756</b>	<b>746</b>

# Heritage City Raya Urban Centre

## Concept Strategy



**Katha Vachnalya**



**Haat Bazzar**



**Ashrams**



**Reverfront Parks**



**Hastshilpa Bazzar**



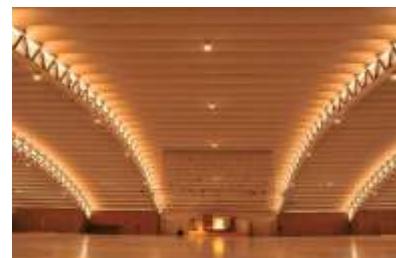
**Light Sound Show**



**Van**



**Lake and Waterbody**



**Pardarshni Halls**



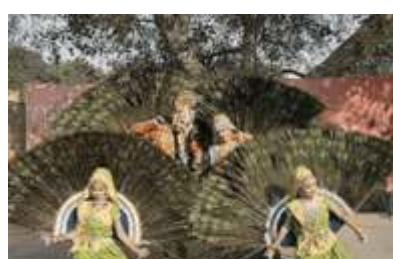
**Chikitsalaya**



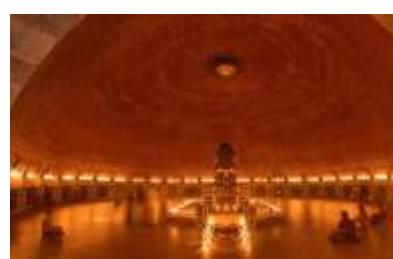
**Dhyan Kendra**



**Dharamshala**



**Mathura Kala  
Tatha Sanskriti**



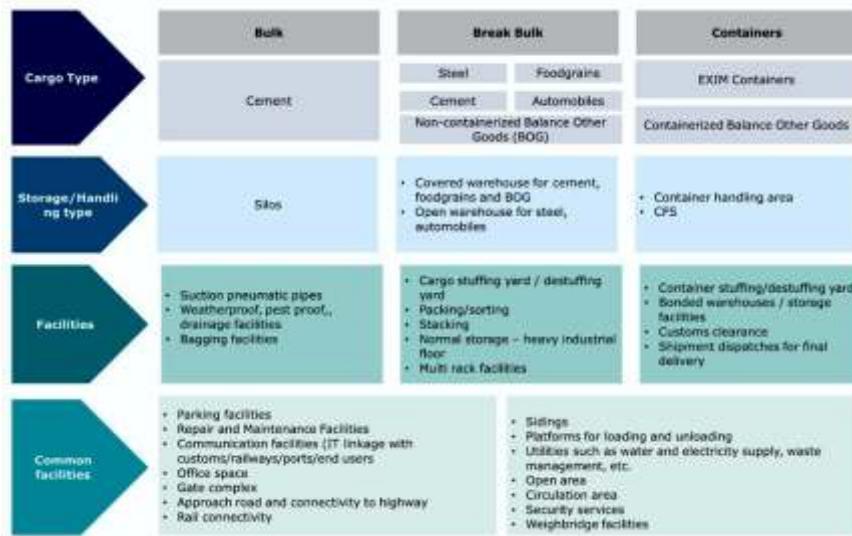
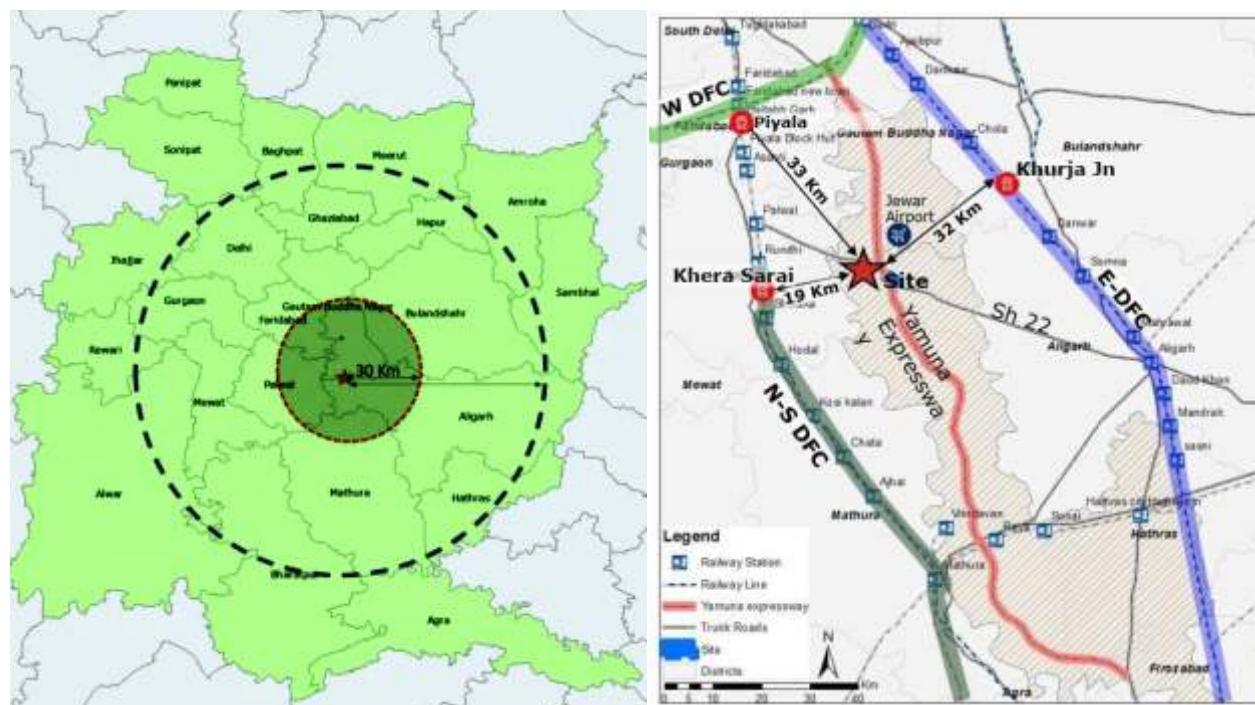
**Yoga Kendra &  
Prakratik Chikitsalya**

# Logistics Park

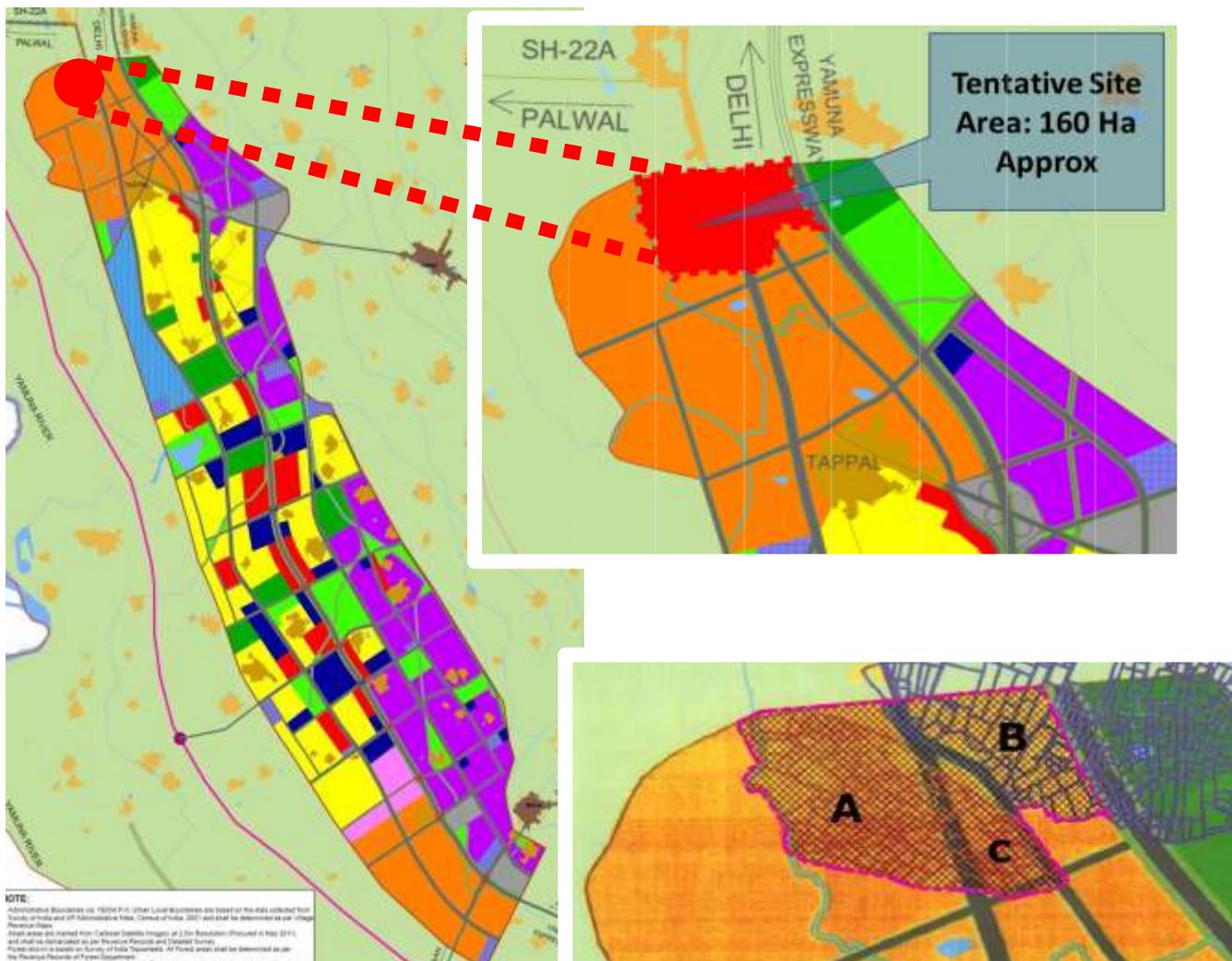
## Tappal-Bajna Urban Centre

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; Sonepat, Jhajjar, Gurgaon and Mewat in Haryana; Bharatpur in Rajasthan; and Delhi.**



# Logistics Park Tappal-Bajna Urban Centre

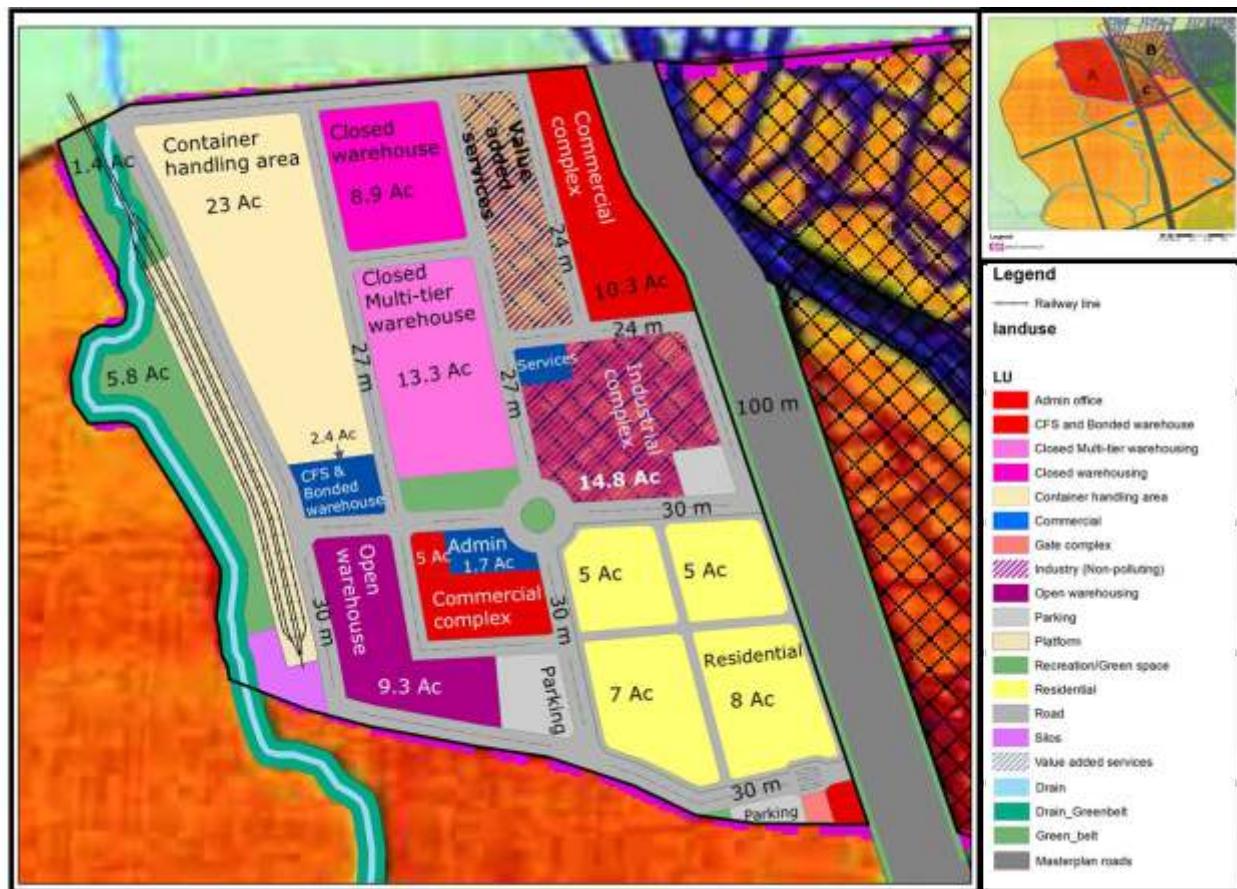


- **Project Area:** 364 Acres (160 Ha)  
(Phase I: 205 Acres; Phase II: 110 Acres; Phase III: 48 Acres)
- **Project Cost:** 1040 Crores

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

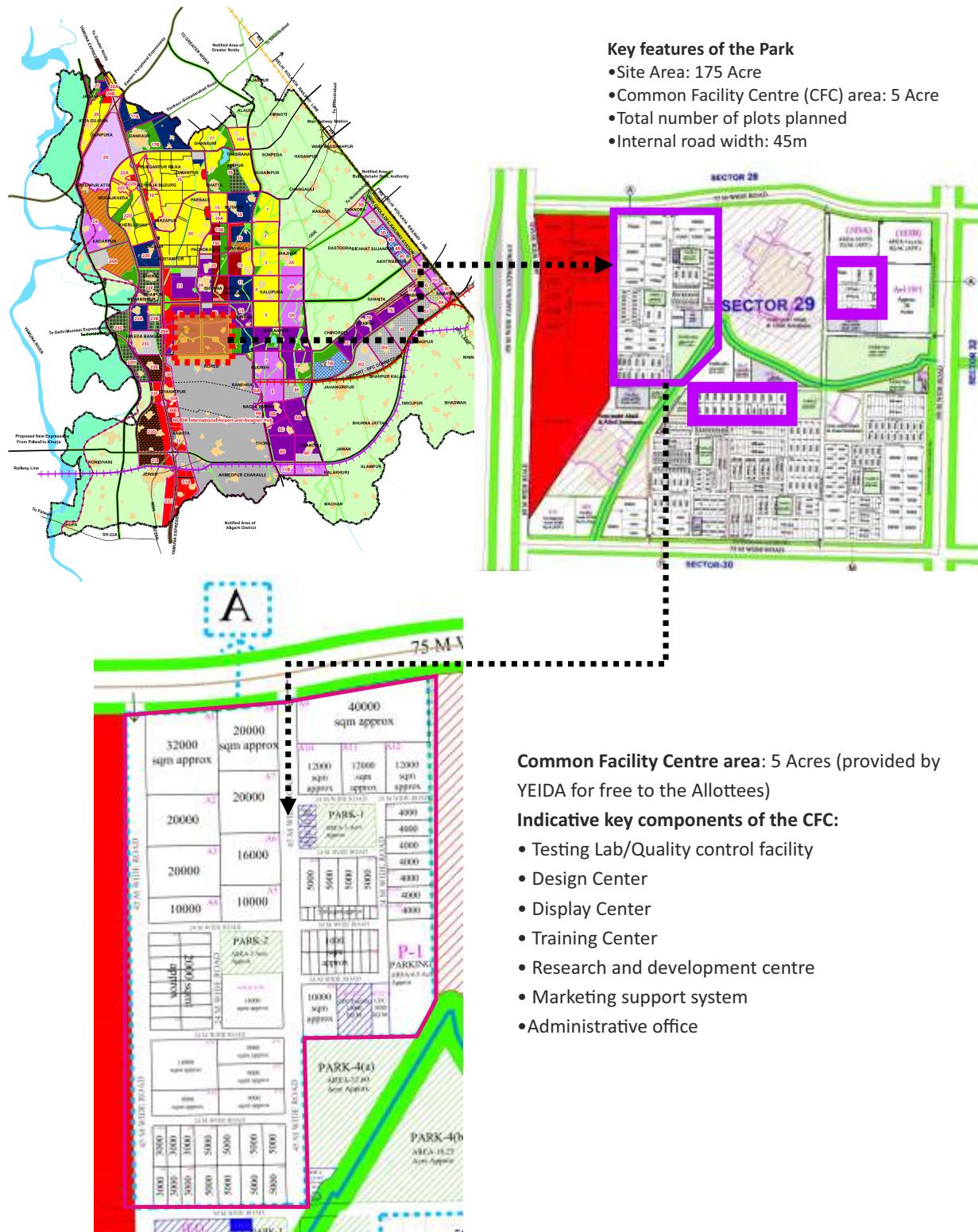
Land acquisition is under process

# Apparel Park

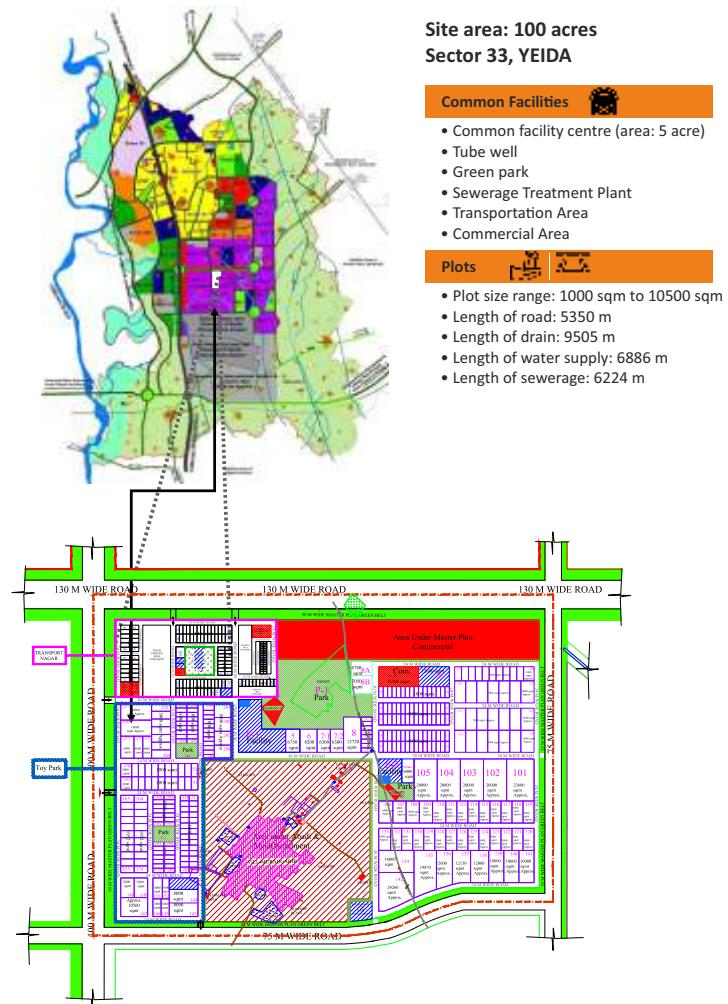
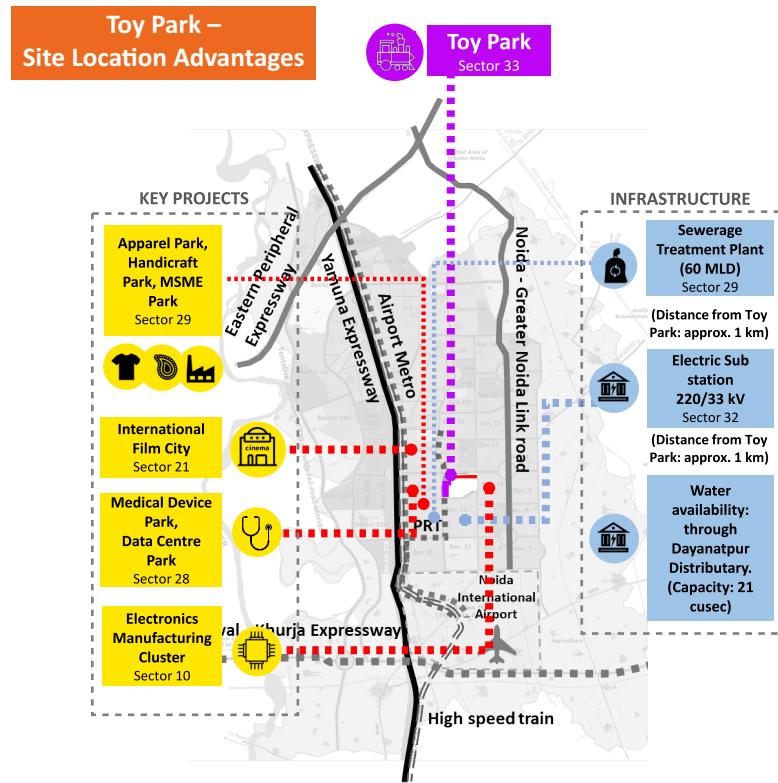
## Investment Opportunities

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.



# Toy Park



## Land Rates of the Properties under Different Category\*

For FY 2025-26

Sr. No.	Category	Rate (per sqm)
1.	<b>Residential</b> All Sizes	35,000
2.	<b>Commercial</b> Commercial Sector Plan (FAR Upto 2) Commercial Master Plan (FAR More than 2)	70,000 84,000
3.	<b>Group Housing</b>	52,500
4.	<b>Institutional</b> Senior Secondary School, Inter college, Degree & Diploma Course, Engineering, Medical 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.	18,030 16,280 14,540 12,770 11,050 10,990
b.	<b>Social Infrastructure</b>	
i.	Electric sub-station, Post office, Tele- communication centre and other Govt. office etc.	14,290
ii.	Milk Booth etc. (Parag/Mother Dairy)	14,290
iii.	Religious Place and Orphanage/Old Age Home/Vidhwa Ashram	12,210
iv.	Hospital	27,330
c.	<b>Corporate Office</b>	52,500
5.	<b>IT. and I.T.E.S</b> 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.	20,590 18,600 16,610 14,600 12,590 10,880
6.	<b>Industrial</b> 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.	15,670 13,350 11,330 10,270 9,920 9,550
7.	Warehousing, Logistic Park/ Freight Complex	As per similar to Industrial rates in Sr. No. 6 above
8.	<b>Recreational Greens, Golf Course / Race Course</b> 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.	14,590 13,180 11,530 10,690 10,030 9,220
9.	<b>Transport</b>	70,000

\* Land rates for the different categories are valid upto 31st March, 2025

## **Land Rate for Mixed Land use Plots\***

**Core activity with support activity (FAR upto 2 for commercial activity)**

<b>Plot Area (Sq.m.)</b>	<b>Industry (Rate per sq.m.)</b>	<b>Institution (Rate per sq.m.)</b>	<b>Recreational (Rate per sq.m.)</b>
40,000 to 59,999 sq.m.	Rs. 21,670	Rs. 23,790	Rs. 20,980
60,000 to 79,999 sq.m.	Rs. 21,260	Rs. 23,180	Rs. 20,660
80,000 to 99,999 sq.m.	Rs. 21,000	Rs. 22,660	Rs. 20,420
1,00,000 to 1,19,999 sq.m.	Rs. 20,850	Rs. 22,350	Rs. 20,280
1,20,000 to 1,39,999 sq.m.	Rs. 20,720	Rs. 22,130	Rs. 20,120
1,40,000 to 1,59,999 sq.m.	Rs. 20,610	Rs. 21,980	Rs. 19,980
1,60,000 to 1,79,999 sq.m.	Rs. 20,530	Rs. 21,860	Rs. 19,880
1,80,000 to 1,99,999 sq.m.	Rs. 20,470	Rs. 21,770	Rs. 19,790
Above 2,00,000 sq.m.	Rs. 20,420	Rs. 21,700	Rs. 19,730

\* Land rates for the different categories are valid upto 31st March, 2025

## **Land Rate for Mixed Land use Plots\***

**Core activity with support activity (FAR more than 2 for commercial activity)**

<b>Plot Area (Sq.m.)</b>	<b>Industry (Rate per sq.m.)</b>	<b>Institution (Rate per sq.m.)</b>	<b>Recreational (Rate per sq.m.)</b>
40,000 to 59,999 sq.m.	Rs. 22,790	Rs. 24,910	Rs. 22,100
60,000 to 79,999 sq.m.	Rs. 22,380	Rs. 24,300	Rs. 21,780
80,000 to 99,999 sq.m.	Rs. 22,120	Rs. 23,780	Rs. 21,540
1,00,000 to 1,19,999 sq.m.	Rs. 21,970	Rs. 23,470	Rs. 21,400
1,20,000 to 1,39,999 sq.m.	Rs. 21,840	Rs. 23,250	Rs. 21,240
1,40,000 to 1,59,999 sq.m.	Rs. 21,730	Rs. 23,100	Rs. 21,100
1,60,000 to 1,79,999 sq.m.	Rs. 21,650	Rs. 22,980	Rs. 21,000
1,80,000 to 1,99,999 sq.m.	Rs. 21,590	Rs. 22,890	Rs. 20,910
Above 2,00,000 sq.m.	Rs. 21,540	Rs. 22,820	Rs. 20,850

\* Land rates for the different categories are valid upto 31st March, 2025

## **Land Rates of Medical Devices Park Plots**

<b>Category</b>	<b>Rate (INR per sq.m.)</b>
Upto 4,000 sq.m.	7,730
4,001 to 8,000 sq.m.	6,585
8,001 to 20,000 sq.m.	5,585
20,001 to 40,000 sq.m.	5,060
40,001 to 80,000 sq.m.	4,895
Above 80,000 sq.m.	4,705

\* Land rates for the different categories are valid upto 31st March, 2025



# 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.	<b>COMMERCIAL</b> 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.	<b>GROUP HOUSING/BUILDERS HOUSING</b> 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.	<b>INDUSTRIAL</b> 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.	<b>INSTITUTIONAL</b> 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.	<b>MIXED LAND USE</b> 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.	<b>RESIDENTIAL PLOTS/FLATS</b>	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



TRANSPORT PARK



LEATHER PARK



ELECTRONIC MANUFACTURING PARK



COMMERCIAL SHOPS/FOOTPRINT/KIOSKS



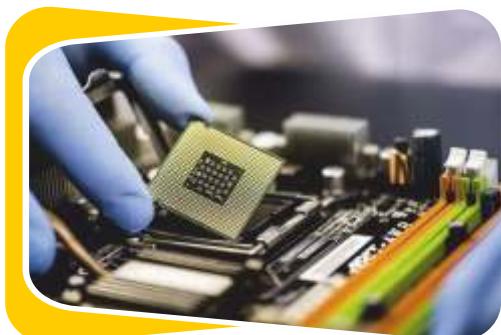
# PLASTIC PARK



## FINITECH CITY



## SEMICONDUCTOR PARK



## ELECTRIC VEHICLE PARK



## FUEL-FILLING STATIONS



AND MANY MORE...



## **Yamuna Expressway Industrial Development Authority**

1<sup>st</sup> Floor, Commercial Complex, Block-P-02, Sector-Omega-1, Greater Noida 201308, Distt. Gautam Budh Nagar, U.P.,  
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