

SUNRISE ENCLAVE - 1

Presented By :

AVBRS INFRA DEVELOPERS PVT. LTD.

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MAP LAYOUT



LEGEND

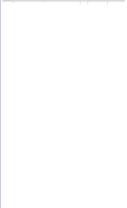
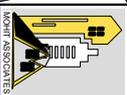
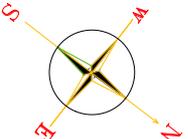
PLOT	SQ.YRD	PLOT QTY.	COV.AREA
45'X40'	200	01	200
35'X45'-8"	177.44	02	354.88
30'X45'-8"	152	10	1520
45'X30'	150	24	3600
28'-8"X45'-8"	146.96	01	146.96
45'X25'-7"	138.90	01	138.90
30'X38'-11"	129.60	01	129.60
30'X35'-10"	119.70	01	119.70
35'X30'	116.66	04	466.64
30'X33'	109.70	02	219.40
30'X30'	100.00	01	100
24'X24'-4"	64.94	03	194.82
15'X30'	50.00	21	1050
TOTAL PLOT = 94,00			

AREA DETAIL

TOTAL LAND AREA = 13138.68 SQ.YRD.
 TOTAL PLOT AREA = 9105.34 SQ.YRD.
 TOTAL ROAD AREA = 4033.34 SQ.YRD.

SUNRISE ENCLAVE PHASE - 1

BY
 AVBRS Infra Developers Pvt. Ltd.



TOWNSHIP FUTURE DEVELOPMENT



PRICE LIST

Residential Plots -

₹18,000/- sq.yd.

Corner Residential Plots -

₹20,000/- sq.yd.

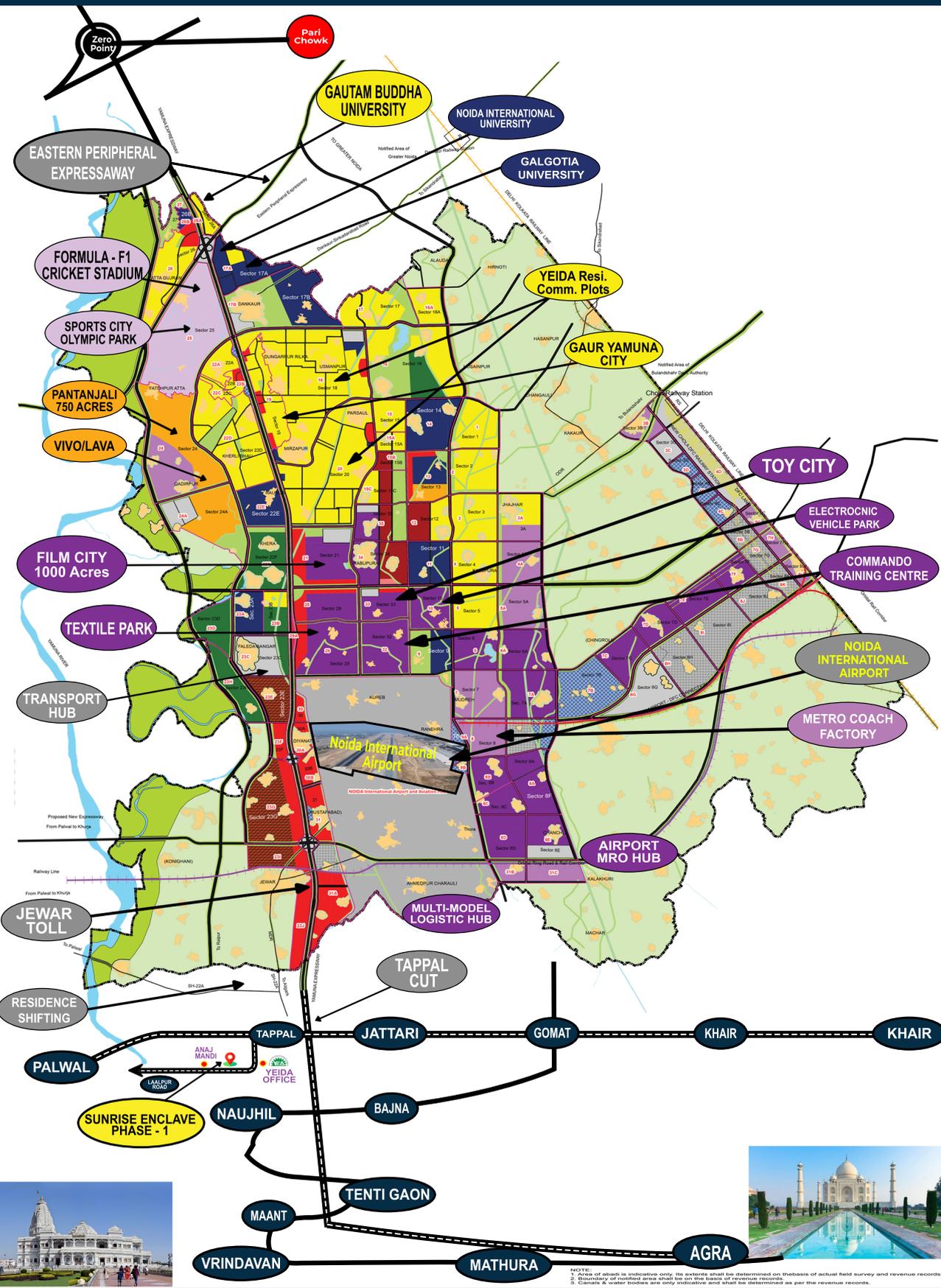
Flexi Payment Plan (60:30:10)

Token Amount (Possession+Boundary)	10%
Booking Amount	30%
Registry Amount	70%
Remainig Amount	30%
Complete Payment within 3 Month (Mutation)	100%

Term & Conditions

- All Cheque/DD/Online/Cash Payments to be made in favour of "AVBRS Infra Developers Pvt. Ltd." payable at Greater Noida.
- Subject to Realization of Cheque.
- In case of **plot cancellation**, **30%** of the down payment amount will be deducted.
- Cheque Bouncing **Charges Rs. 500/-**
- Booking Amount is **Not Refundable** in any Case
- The token amount will be valid for **7 days** from the date of payment.
- **External Development Charges (EDC)** charges of ₹500/- per sq. yd. shall be applicable on all plots.
- After booking, the token amount is strictly non-refundable under any circumstances.
- If the next payment is not received within **30 days of the token date**, the allotted plot will be cancelled, and a different plot (subject to availability) will be offered in its place. The originally selected plot will no longer be reserved.
- If the EMI remains unpaid for a continuous period of 2 months, the allotted plot will be cancelled. In such a case, a new plot may be offered (subject to availability). The previously allotted plot will not remain reserved under any circumstances.

MASTER PLAN FOR YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA - 2041



- Noida International Airport (Sector-23)
- Gautam Buddha University (Sector-26A)
- Noida International University (Sector-17A)
- Galgotia University (Sector-17A)
- F1 & Cricket Stadium (Sector-25)
- Sports City (Sector-25)
- Yamuna Auth. Res. Plots (Sector-18 & 20)
- Patanjali Plant (Sector-24)
- Lava / Vivo Plant (Sector-24)
- Gaur Yamuna City (Sector-20)
- Medical Device Park (Sector-28)
- Film City (Sector-21)
- Toy City (Sector-33)
- Electronic Vehicle Park (Sector-10)
- Textile Park (Sector-29)
- Leather Park (Sector-28)
- Commando Training Center (Sector-32)
- Transport Hub (Sector-23)
- Data Center Park (Sector-28)
- Aeroplane Parts Industry (Sector-30)
- Apparels Park (Sector-29)
- Metro Coach Factory (Sector-8)



Legend

- Planning Area Boundary
- Yamuna Canal Buffer
- Existing DFC rail
- Proposed CRIC
- Airport Rail
- Proposed Road
- Gantibuffer_Area
- Gantibuffer_Area_100m
- Gantibuffer_Area_50m
- Sector Boundary
- Airport & Aviation HUB

RESIDENTIAL

- Residential
- Abadi
- Abadi Extension
- COMMERCIAL
- Commercial
- Wholesale Commercial
- INDUSTRIAL
- Multiple Landuse Industry

LOGISTICS

- Logistics
- INSTITUTION
- Institution
- MIXED USE
- Multiple Landuse Hospitality
- Mixed Use
- SPECIAL DEVELOPMENT ZONE
- River From Development
- AGRICULTURE
- Transport

ROADS

- Roads
- Airport & Aviation HUB
- Electron Area
- Proposed Railway Area
- DFCS Area

GREENS

- Parks & Green Belt
- Recreational Green
- Water From Development
- AGRICULTURE
- Agriculture
- WATER BODY
- Yamuna River
- Water Bodies

Map Title: Proposed Land Use 2041

Dwg prepared by: _____ Dwg No. 24.6.23

Dwg Checked by: _____

Scale: 0 1.5 3 Kilometers

Project: MASTER PLAN - 2041 YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA (PHASE - I)

PREPARED FOR: Yamuna Expressway Infrastructure Development Authority

PREPARED BY: MARS Planning & Engineering Services Pvt. Ltd.

AVBRS INFRA DEVELOPERS PVT. LTD.

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ADD: UGF 37, OMAXE ARCADE, ANSAL HOUSING, GOLF LINK-1, GREATER NOIDA - 201310
 BRANCH ADD:- G.F-003,A-1, SECTOR59, NOIDA-201307, BRANCH ADD:- C-83, SECTOR-2, NOIDA-201301