AJNARA

PEACE OF MIND

Corporate Office: D-247/26, Sector-63, Noida - 201 301

Site Office: Ajnara Panorama, Plot No. GH-04, Sector -22 A,
Yamuna Expressway Industrial Development Authority (YEIDA),
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AJNARA

PANORAMA

FACING F1

VILLAS | STUDIOS | APARTMENTS

YAMUNA EXPRESSWAY, OPP. BUDDH INTERNATIONAL CIRCUIT

PANORAMA PHASE 1 (TOWER A, B C & G) - UPRERAPRJ2605 • PANORAMA PHASE 2 Villas - UPRERAPRJ2990
PANORAMA PHASE 3 Studio & Convenient Shops - UPRERAPRJ3058



GREATER NOIDA - REINVENTING THE PRESENT

Gearing up for the envisioned breakthrough

Greater Noida is anticipated to be the next big thing in NCR. With its nick names, such as IT hub, commercial hub, education hub and the upcoming humongous schemes of development, it is the most desirable location to settle for a lifetime and you could expect nothing less than an international standard lifestyle.

Master plan of development

Yamuna Expressway is getting all the eye balls with gigantic companies ranging from Patanjali, Ducati, OPPO, NIIT, Haldiram's, etc., planning to set up manufacturing units. It will provide immense employment opportunities in the near future. Industrial investment taking place in Greater Noida is now over Rs. 10,000 crore.

- PROPOSED JEWAR AIRPORT
- PROPOSED MONORAIL
- PROPOSED ISBT
- INTERNATIONAL CRICKET STADIUM
- EASTERN PERIPHERAL EXPRESSWAY
- WORLD CLASS UNIVERSITIES
- BUDDH INTERNATIONAL CIRCUIT
- FREIGHT CORRIDOR BY INDIAN RAILWAY
- HOSPITAL
- PROPOSED NIGHT SAFARI
- DELHI-MUMBAI INDUSTRIAL CORRIDOR (DMIC)
- TECH ZONE



THE BUDDING EXTENSION OF DELHI NCR

Greater Noida is the green rendition of NCR with well-planned neighbourhood. Very soon, Greater Noida will have the second International Airport of NCR at Jewar, and a metro rail network connecting Greater Noida and Noida to Delhi NCR; making it easier than ever to travel across the cities.

The construction of the airport will begin before 2019 general elections. This will be a boon for the people living in Greater Noida. The foundation stone will be laid this Diwali, marking the beginning of a futuristic neighbourhood. Situated near the upcoming airport, Ajnara Panorama poses as the best choice for housing.

The fast paced development, as currently witnessed is all poised to make Greater Noida the city of future.The UP government plans to gift Greater Noida several projects including a medical university at a cost of Rs. 500 crores.

The Yamuna Expressway Authority takes it to the next level by announcing the decision to develop over 6,000 hectares for two hi-tech cities, an industrial township and a heritage city, adjacent to the cities of Agra, Hathras and Mathura.



Yamuna Expressway Industrial Authority allots land to Vivo for Rs 3,500 cr unit

Vivo, headquartered in southern China's Dongguan city, already operates from a 50-acre rented set up in Greater Noida where it manufactures 24 lakh mobile phones annually, the Chief Executive Officer of YEIDA, Arunvir Singh, said.

Smartphone maker Vivo India has been allotted a 169-acre land parcel by the Yamuna Expressway Industrial Authority (YEIDA) to set up a unit in Gautam Buddh Nagar with an estimated investment of Rs 3,500 crore, an official said.

Vivo, headquartered in southern China's Dongguan city, already operates from a 50-acre rented set up in Greater Noida where it manufactures 24 lakh mobile phones annually, the Chief Executive Officer of YEIDA, Arunvir Singh, said.

"The company had applied for land to expand its base with a plan to take its production capacity further up. They have been allotted 169 acre of land. It would invest Rs 3,500 crore in the first phase of expansion.

creating 25,000 jobs within one year. 30 per cent of the jobs would be compulsorily given to locals but the skilled and qualified locals would get opportunities beyond that also," Singh told PTI.

He said the company would require another 200 acre of land during the second phase of expansion during which it would again pump in around Rs 3,500 crore and in the process create about 15,000 jobs.

He said at least 12 more related companies including CIPO which make mobile phone accessories and software are likely to apply for land in one month and decision would be taken after evaluating their detailed project reports (DPRs).

Three other companies, including MT&T Ltd and Raj Corporation, both five acre each, and Kesarwani Combail Private Limited (1.25 acre) were also allotted land parcels.

A handloom cluster of 100 companies that would come up in 200 acre land and a handicraft cluster with 50 companies spread in 100 acre were also in the pipeline, he said, adding that both the clusters would be in Sector 29.

"The region would transform into a textile hub and electronics hub," Singh remarked.



UP To Send Jewar Airport Report To Centre For Final Approval By Dec 15

With the Union Civil Aviation Ministry giving an in-principle approval to Jewar Airport on April 23 this year, the Uttar Pradesh government's long-nurtured dream to get the national capital region's second airport has inched towards reality. The approval by the ministry for an airport in Jewar along the 165-kilometre Yamuna Expressway has come 16 years after the state government mooted the plan. Plans of building the airport further firmed up with the environment ministry giving its approval to the project on June 12 while the state government approving the social impact assessment (SIA) report of the project on September 25. On the same day, the state also appointed Noida International Airport Limited (NIAL), a special purpose vehicle, to take charge of the project.

Member of Legislative Assembly from Jewar Dhirendra Singh on September 10 said consent had been given for "almost 93 per cent of the land required for the Phase-I development of the proposed airport", and "it is almost certain that work for the airport would begin soon after following due procedures".

Now, after approving the SIA report, the state government on October 30 issued a notification for the acquisition of 1,239 hectare of land for the project. For the first phase of the airport, 1,334 hectare land is required. Of this, 94 hectare land belongs to the government. The state government had recently released Rs 250 crore of the Rs 1,500 crore the Noida District Administration needs to compensate farmers whose land is being acquired for the project. After a review meeting on the project on November 13, Chief Minister Adityanath told officials to prepare and send a report to Centre by December 15 for a final approval so that the project could be completed in a time bound manner.



THE ECONOMIC TIMES

Jewar airport will be ready in 3 years: Yogi Adityanath

NEW DELHI: Uttar Pradesh Chief Minister Yogi Adityanath on Saturday said that the Noida International Greenfield Airport in the Jewar area will be ready in the next three years.

In the coming three years, our government will build Greenfield International Airport in Jewar. We will also build an international airport in Kushinagar, Yogi Adityanath said at the India Ideas Conclave 2018 here.

The Uttar Pradesh government has appointed Yamuna Expressway Industrial Development Authority (YEIDA) as the implementing agency on its behalf for the airport in Jewar. YEIDA obtained a No Objection Certificate (NOC) from the Ministry of Defence on January 11. To expedite the implementation of the Airport project, a Project Monitoring and Implementation Committee (PMIC) was also constituted on March 27.

EXPRESSWAY TO THE FUTURE

Yamuna Expressway is India's longest six-lane expressway connecting Greater Noida to Agra. This expressway is extended from Agra to Lucknow. Stretched across 165 Kilometres, it consists of world class quality roads with efficient emergency services. Greater Noida is destined to witness the Jewar airport come to life soon enough. It will boost the overall economic development of the region. In the purview of FDI, this place is bound to be a goldmine as the area consists of vast land banks which are designed to cater the future developments. Seeing the potential of this place, the state government, as well as the relative authorities, are buckling up to match the standards with other major states of the country.

Greater Noida, a futuristic city in the making, is located at the intersection of the Western and Eastern Dedicated Freight Corridors. It rests within NCR and is adjacent to Noida, one of the largest industrial townships in Asia. Half an hour drive from Delhi, there exists an uncongested, pollution-free environment with world-class facilities for better living. Among them are reputed educational institutions, shopping centres, medical facilities, aesthetically developed theme parks and entertainment complexes and even a 222-acre international designer golf course.

Formally inaugurated on 09 August, 2012, by the Uttar Pradesh Chief Minister Mr Akhilesh Yadav, Yamuna Expressway Project costs approximately Rs. 13,000 crores.



AJNARA PANORAMA

Uniqueness personified

Ajnara Panorama is the ultimate paragon of the amalgamation of design, luxury and transcendent lifestyle. This mini township is spread over 22 acres, segmented into three luxury zones, namely...

> London Square - *Villas*
> Vice Royale - *Studio Apartments*
> Panorama - *High Rise Apartments*











PRIMED AT THE PERFECT SPOT

Ajnara Panorama is esteemed at the heart of convenience connecting Noida and Delhi with great ease. Navigating to the mini township is easier than ever keeping its privacy cocoon safe at the same time.

- Great connectivity with Noida Expressway & Yamuna Expressway (Taj Expressway)
- Connectivity via proposed international airport at Jewar
- Opposite Buddh International F1 Race Circuit
- Connectivity via proposed metro
- 30 minute drive from Noida City Centre
- Near Surajpur Bird Sanctuary & proposed Night Safari

TOURISM

A corridor for some of the most famous tourist destinations like Agra, Vrindavan and Mathura, Greater Noida leads the path to various historic cities.

NIGHT SAFARI

Located adjoining to Gautam Buddha University (GBU) campus right along the Yamuna Expressway, the proposed Night Safari is soon going to be a favourite weekend destination.

LIFE ON THE FASTEST TRACK

Enjoy the unending episodes of nail-biting thrillers at the tracks of Buddh International F1 Race Circuit in Ajnara Panorama.

EDUCATION

Soon to be the next gen educational hub, Greater Noida will comprise of some of the best educational institutions like Amity University, Gautam Buddha University, etc.



AJNARA

LONDON SQUARE

LSQ

Luxury Villas

Nestle in nature's nest

Aesthetically designed to convert homes into haven of happiness with ultra-modern lifestyle, London Square Villas are seasoned with freshness and lush green surroundings. Green jazzed up with glamour completes the whole luxury package.

- Beautiful landscape designed by renowned architect
- Basketball court and badminton court
- Special guest parking space
- Separate visitors' parking space
- Wide roads within the complex
- State-of-the-art Club Mandolin
- Golf cart for dropping visitors
- State-of-the-art spa with steam & sauna
- Fully equipped gymnasium
- Swimming pool





AJNARA

LONDON SQUARE

LSQ

Luxury Villas

SPECIFICATIONS

Super Structure
Earthquake resistant RCC Frame Structure

Flooring
Vitrified tiles in Drawing/Dining/Bedroom & Kitchen
Anti-skid ceramic tiles in Toilet & Balcony
Laminated wooden flooring/ vetrified tiles in Master Bedroom

Doors & Windows
External made of uPVC
Internal Hardwood frames with flush doors

Kitchen
Modular kitchen with chimney
Granite top working platform
Double bowl stainless steel sink
Ceramic glazed tiles 2' above working platform within individual RO unit

Toilet
Ceramic tiles up to door level on the wall

Inside Wall Finish
Inside wall with POP punning and OBD

External Façade
Exterior in superior paint finish

Electrical
Copper wiring in concealed PVC conduits
Sufficient light and power point provisions for TV & phone in living Room & Bedrooms



ACTUAL GATE IMAGE

PANORAMA HIGH RISE

FELICITATING FEATURES

Ajnara Panorama presents luxury housing with exemplary amenities that will take your breath away. Outfitted to engage every individual in the mini township, we grant the best.

- State-of-the-art Club Mandolin
- Swimming Pool with Toddlers Pool
- Kids play area
- Jogging Track & Ultra Modern Gym
- Unisex Beauty Salon
- Party Hall for social gathering
- Table Tennis, Card Room, Pool Table
- Grand Amphitheatre and Cafeteria
- Yoga, Steam, Sauna and Spa
- Badminton/ Basket Ball/ Squash Court
- Visitors & Business Lounge
- Convenient shopping area for daily needs
- Guest room facility for visitors
- Golf cart for dropping visitors
- 24x7 Power back-up
- 24x7 Security



PANORAMA HIGH RISE

SPECIFICATIONS

Super Structure
Earthquake resistant RCC Frame Structure

Flooring
Vitrified tiles in Drawing/Dining/Bedroom & Kitchen
Anti-skid ceramic tiles in Toilet & Balcony
Laminated wooden flooring/ vetrified tiles in Master Bedroom

Doors & Windows
External made of uPVC

Kitchen
Granite top working platform
Stainless steel sink
Ceramic glazed tiles 2' above working platform within individual RO unit

Toilet
Ceramic tiles up to door level on the wall

Inside Wall Finish
Inside wall with POP punning and OBD

External Façade
Exterior in superior paint finish

Electrical
Copper wiring in concealed PVC conduits
Sufficient light and power point provisions for TV & phone in living Room & Bedrooms







VICE-ROYALE

STUDIO APARTMENTS @ PANORAMA

YAMUNA EXPRESSWAY, NEAR FORMULA-1 RACING CIRCUIT

Overwhelmed with Luxury

Architects have designed Vice Royale studio apartments with the elements of sophistication and luxury. A perfect small-sized haven for people living on the fast track. It combines living room, bedroom and kitchen into a beautiful abode of zen and peace.

- Planned and designed by experts
- World-class layout and construction
- Lush green, sprawling landscapes with water bodies
- Special emphasis on aesthetics and appeal
- More than 80% open area
- Vastu and eco-friendly layout
- Leading malls, schools and hospitals in close proximity



VICE-ROYALE
STUDIO APARTMENTS @ PANORAMA
YAMUNA EXPRESSWAY, NEAR FORMULA-1 RACING CIRCUIT

SPECIFICATIONS

Super Structure
Earthquake resistant RCC Frame Structure

Flooring
Vitrified tiles in Drawing/Dining/Bedroom & Kitchen
Anti-skid ceramic tiles in Toilet & Balcony
Laminated wooden flooring/ vetrified tiles in Master Bedroom

Doors & Windows
External made of uPVC

Kitchen
Granite top working platform
Stainless steel sink
Ceramic glazed tiles 2' above working platform within individual RO unit

Toilet
Ceramic tiles up to door level on the wall

Inside Wall Finish
Inside wall with POP punning and OBD

External Façade
Exterior in superior paint finish

Electrical
Copper wiring in concealed PVC conduits
Sufficient light and power point provisions for TV & phone in living Room & Bedrooms



CLUB MANDOLIN

Enframed with Euphoria
Ajnara offers unlimited resources for those who desire the best. Unveil the excitement with various amenities like spa, gymnasium, rooftop observatory, play area for kids, jogging tracks, business lounges, chic restaurants and much more.

If you are opting for some relaxation within a majestic ambience, then state-of-the-art Club Mandolin is just for you. It is a refuge of relaxation as the entire theme of the club has been planned in order to reduce stress and improve health. The modern day monarch who wishes to unwind after a day's work can relax in the luxurious spa that has facilities like steam and sauna.

The fully-functional gym and swimming pool help you to improve wellness and to maintain a fit body. The separate visitor's & business lounge along with modern cafeteria and guest rooms pamper the senses and create an impression on your important guests and business colleagues.



ONGOING RESIDENTIAL PROJECTS

Ambrosia · Klock Tower · The Belvedere · Homes · Panorama · Prime Tower · Integrity · City · Olive Greens

ONGOING COMMERCIAL PROJECTS

City Street · Times Square · Plazio · Le Mart

DELIVERED PROJECTS

Grand Heritage · Daffodil · Homes 121 · Le Garden · Integrity · Grace · Gen-X · Orchid · Enclave · Arcade · Pride · Mart 137 · Elements · Convenio 121 · Orbit Plaza

LIVE WITH PEACE OF MIND

The excellence in visualising and executing gigantic projects for 26 years, Ajnara stands at the zenith crowned with customer satisfaction, sterling standards of design & aesthetics and timely delivery of millions of dreams.

- 26 Years of Innovation & Futuristic Development
- 50 + Projects
- 20 Million sq. ft. area already delivered & 23 Million sq. ft. area under development
- Known for dedication towards time, quality, design & construction
- Great emphasis on aesthetics, appeal and affordability
- One of the first to be Certified ISO 9001:2000 in North India

PROJECT SITE PLAN



LOCATION MAP



A privileged and prime location

1. Pari Chowk - 10 min
2. Jewar Airport - 10 min
3. Patanjali food park - 5 min
4. Noida Sec 18 - 30 min
5. Surajpur Bird Sanctuary - 15 min
6. Night Safari - 7 min

Map not to be scale

FLOOR PLANS - LONDON SQUARE

90 SQ. YD. VILLA

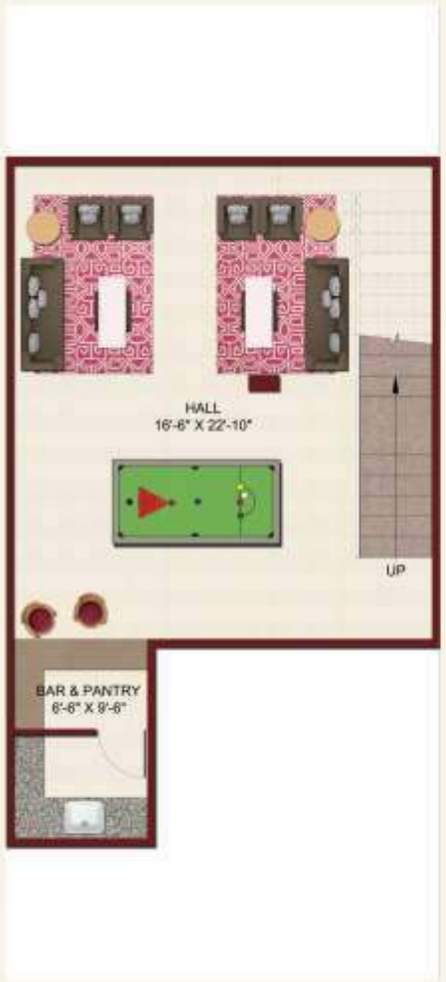
20'0" X 40'6" - 1890 Sq.Ft.



CARPET AREA = 134.44 sqm (1447.11 sqft)
BALCONY AREA = 6.29 sqm (67.71 sqft)
PROJECTION AREA = 21.93 sqm (236.26 sqft)
EXTERNAL WALL = 12.86 sqm (138.43 sqft)
TOTAL AREA = 175.54 sqm (1890 sqft)

FLOOR PLANS - LONDON SQUARE

110 SQ. YD. VILLA
21'0" X 47'2" - 3085 Sq.Ft.



Basement Area



Ground Floor



First Floor



Second Floor

CARPET AREA = 231.19 sqm (2488.53 sqft)
BALCONY AREA = 9.51 sqm (102.37 sqft)
PROJECTION AREA = 22.50 sqm (242.19 sqft)
EXTERNAL WALL = 23.42 sqm (252.09 sqft)
TOTAL AREA = 286.62 sqm (3085 sqft)

FLOOR PLANS - LONDON SQUARE

160 SQ. YD. VILLA
26'6" X 54'5" - 3850 Sq.Ft.



Basement Area



Ground Floor



First Floor



Second Floor

CARPET AREA = 282.07 sqm (3036.20 sqft)
BALCONY AREA = 13.39 sqm (144.13 sqft)
PROJECTION AREA= 36.59 sqm (393.85 sqft)
EXTERNAL WALL = 25.59 sqm (275.45 sqft)
TOTAL AREA = 357.64 sqm (3850 sqft)

FLOOR PLANS - LONDON SQUARE



225 SQ. YD. VILLA
30'0" X 67'7" - 4570 Sq.Ft.

CARPET AREA = 362.86 sqm (3905.83 sqft)
BALCONY AREA = 11.64 sqm (125.29 sqft)
PROJECTION AREA= 20.60 sqm (221.74 sqft)
EXTERNAL WALL = 29.48 sqm (317.32 sqft)
TOTAL AREA = 424.58 sqm (4570 sqft)

FLOOR PLANS
PANORAMA HIGH RISE



TOWER A & C - 975 Sq. Ft.

2 BED RM. + 2 TOILET

CARPET AREA = 55.44 sqm (596.75 sqft)
BALCONY AREA = 12.19 sqm. (131.21 sqft.)
COMMON AREA = 16.93 sqm. (182.23 sqft.)
EXTERNAL WALL = 6.02 sqm. (64.79 sqft.)
TOTAL AREA = 90.58 sqm. (974.98 sqft.)

1 Sq.Mtr. = 10.764 Sq. Fts

FLOOR PLANS
PANORAMA HIGH RISE



CARPET AREA = 54.70 sqm (588.79 sqft)
BALCONY AREA = 10.71 sqm. (115.28 sqft.)
COMMON AREA = 21.02 sqm. (226.25 sqft.)
EXTERNAL WALL = 6.01 sqm. (64.69 sqft.)
TOTAL AREA = 92.44 sqm. (995.01 sqft.)

TOWER G - 995 Sq. Ft.

2 BED RM. + 2 TOILET



CARPET AREA = 64.99 sqm (699.55 sqft)
BALCONY AREA = 12.34 sqm. (132.82 sqft.)
COMMON AREA = 23.98 sqm. (258.12 sqft.)
EXTERNAL WALL = 5.99 sqm. (64.47 sqft.)
TOTAL AREA = 107.3 sqm. (1154.96 sqft.)

TOWER A & C - 1155 Sq. Ft.

2 BED RM. + 2 TOILET + STUDY

1 Sq.Mtr. = 10.764 Sq. Fts

FLOOR PLANS
PANORAMA HIGH RISE



TOWER G - 1180 Sq. Ft.

2 BED RM. + 2 TOILET + KIDS' ROOM

CARPET AREA = 64.19 sqm (690.94 sqft)
BALCONY AREA = 12.60 sqm. (135.62 sqft.)
COMMON AREA = 26.72 sqm. (287.61 sqft.)
EXTERNAL WALL = 6.11 sqm. (65.76 sqft.)
TOTAL AREA = 109.62 sqm. (1179.93 sqft.)



TOWER B - 1195 Sq. Ft.

2 BED RM. + 2 TOILET + STUDY

CARPET AREA = 65.70 sqm (707.19 sqft)
BALCONY AREA = 13.17 sqm. (141.76 sqft.)
COMMON AREA = 25.03 sqm. (269.42 sqft.)
EXTERNAL WALL = 7.12 sqm. (76.63 sqft.)
TOTAL AREA = 111.02 sqm. (1195 sqft.)

1 Sq.Mtr. = 10.764 Sq. Fts

FLOOR PLANS
PANORAMA HIGH RISE



CARPET AREA = 68.64 sqm (738.84 sqft)
BALCONY AREA = 16.16 sqm. (173.94 sqft.)
COMMON AREA = 23.82 sqm. (256.39 sqft.)
EXTERNAL WALL = 7.51 sqm. (80.83 sqft.)
TOTAL AREA = 116.13 sqm. (1250 sqft.)

TOWER B - 1250 Sq. Ft.

2 BED RM. + 2 TOILET + STUDY



CARPET AREA = 71.47 sqm (769.30 sqft)
BALCONY AREA = 13.77 sqm. (148.22 sqft.)
COMMON AREA = 30.41 sqm. (327.33 sqft.)
EXTERNAL WALL = 4.66 sqm. (50.16 sqft.)
TOTAL AREA = 120.31 sqm. (1295.01 sqft.)

TOWER G - 1295 Sq. Ft.

3 BED RM. + 2 TOILET

1 Sq.Mtr. = 10.764 Sq. Fts

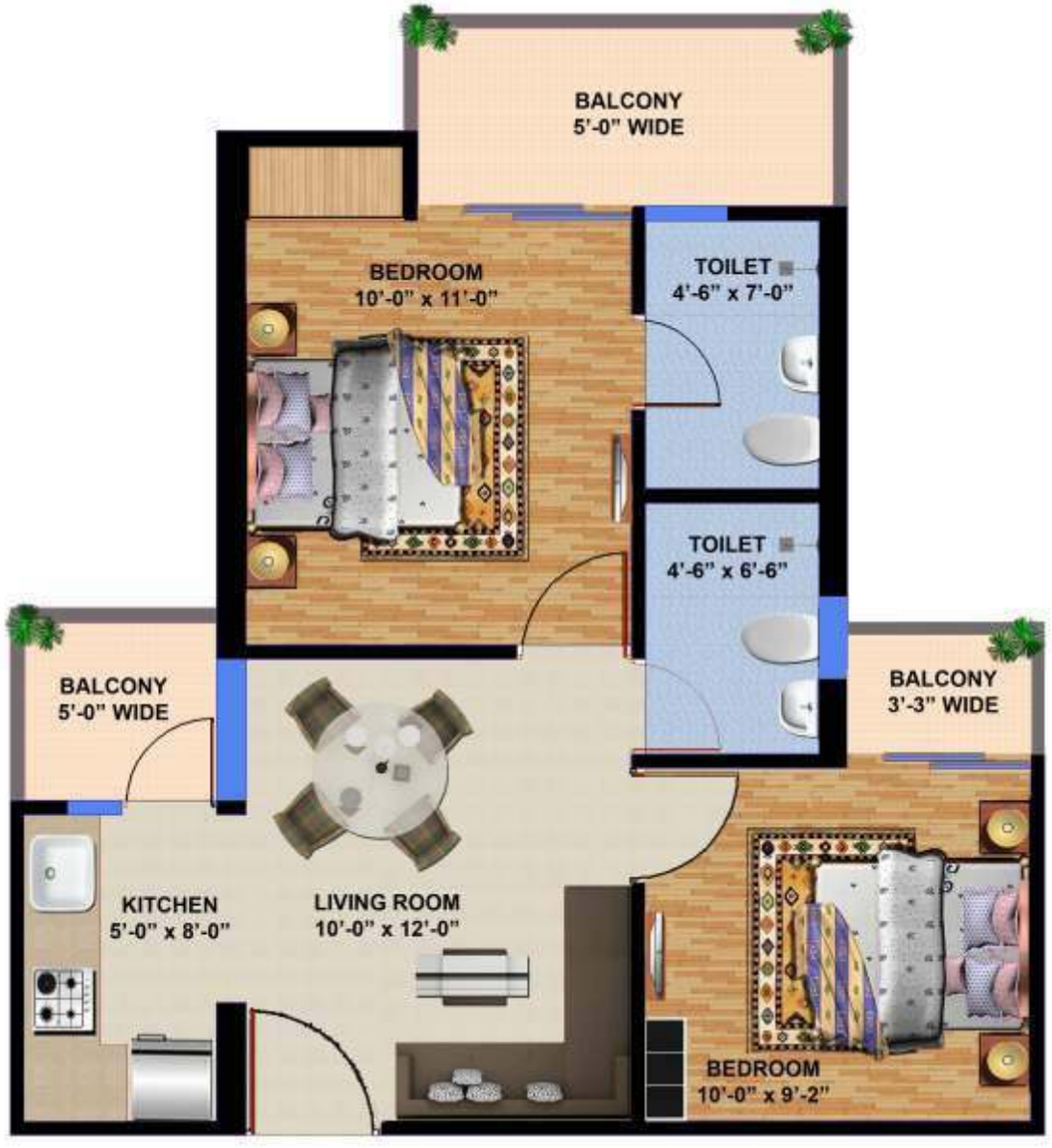
FLOOR PLANS - VICE ROYAL



TOWER ST-A - 515 Sq. Ft.
1 BED RM. + 1 TOILET

CARPET AREA = 22.57 sqm (242.94 sqft)
BALCONY AREA = 6.49 sqm. (69.85 sqft.)
COMMON AREA = 15.06 sqm. (162.10 sqft.)
EXTERNAL WALL = 3.72 sqm. (40.04 sqft.)
TOTAL AREA = 47.84 sqm. (514.95 sqft.)

FLOOR PLANS - VICE ROYAL



TOWER ST-C - 799 Sq. Ft.
2 BED RM. + 2 TOILET

CARPET AREA = 42.01 sqm (452.19 sqft)
BALCONY AREA = 9.51 sqm. (102.36 sqft.)
COMMON AREA = 16.74 sqm. (180.18 sqft.)
EXTERNAL WALL = 5.97 sqm. (64.26 sqft.)
TOTAL AREA = 74.23 sqm. (799.01 sqft.)