



**SKYLINE
HOMES**
ELEVATE YOUR DREAMS.



A Premium Gated Township
Near Noida International Airport

Skyline Homes

Crafted for Those Who Choose the Extraordinary. Step
into a world of elegance, security, and modern living.

- **Government Approved**
- **Loan Approved**
- **Map Approved**

Skyline Homes – The Runway to Tomorrow

Imagine owning land where the sky isn't the limit-
it's just the beginning. Welcome to Skyline Homes,
a visionary plotted development rising amidst the
beating heart of India's most futuristic region.

“ Own the land
where the world
will land

01



Flight Zone



— Noida International Airport (Jewar) —

The Game Changer

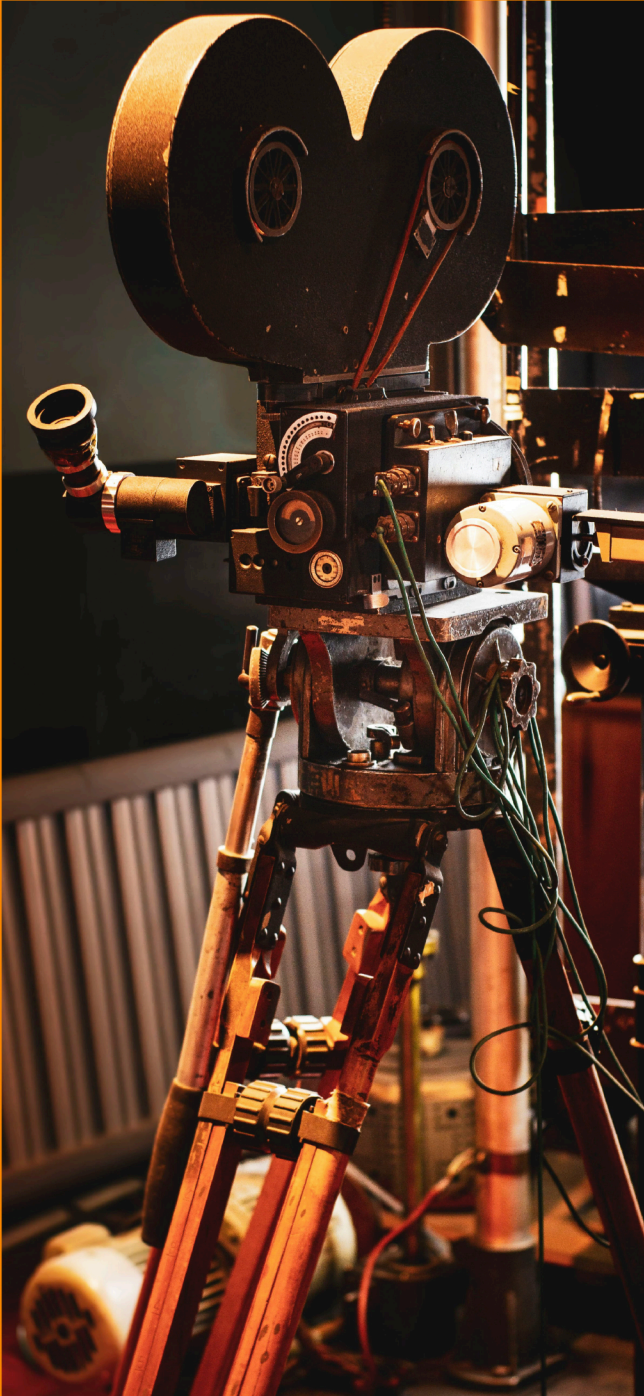
Noida International Airport is poised to be India's largest airport and among the world's largest airports.



Welcome to a future that's already taking flight. Just minutes from Skyline Homes, the Noida International Airport (Jewar) is set to become the world's 4th largest and India's most advanced aviation gateway.

With six runways, global connectivity, and record-breaking infrastructure, it's more than an airport - it's an economic engine, a magnet for investment, and the epicenter of North India's transformation. As the world prepares to arrive here, your opportunity is already on the runway.

Noida International Airport –
Where the World Lands Next Door



02

Film City

The Spotlight is Shifting Here

Just 4 km from the upcoming Noida International Airport, a cinematic revolution is in the making. Spanning 1,000 acres, the Noida International Film City is not just a dream factory - it's a magnet for investors, creators, and visionaries.

Backed by industry giants and government muscle, this mega project is set to skyrocket property values, generate over 5 lakh jobs, and ignite a cultural and economic boom across the Yamuna Expressway. With every spotlight turned this way, your land stands center stage.

03

F1 Track Noida

Buddh international circuit entry

In 2011, the roar of engines echoed across Noida as India charged into the fast lane of global motorsport. The Buddh International Circuit, host of the nation's first-ever Formula One Grand Prix, didn't just impress — it stunned the world with its cutting-edge design, lightning-fast straights, and challenging corners.

Revered as one of the fastest tracks on the F1 calendar, it became an icon of speed, precision, and ambition. More than a sporting spectacle, it symbolized Noida's bold stride onto the global stage — a landmark that continues to fuel the region's growth and prestige.

“

Where Speed Meets
Legacy





North India's First Medical Device Park-

A Health-Tech Revolution Begins Here

Uttar Pradesh is charting a new course in healthcare innovation with the launch of a dedicated Medical Device Manufacturing Park in the YEIDA region — the first of its kind in North India.

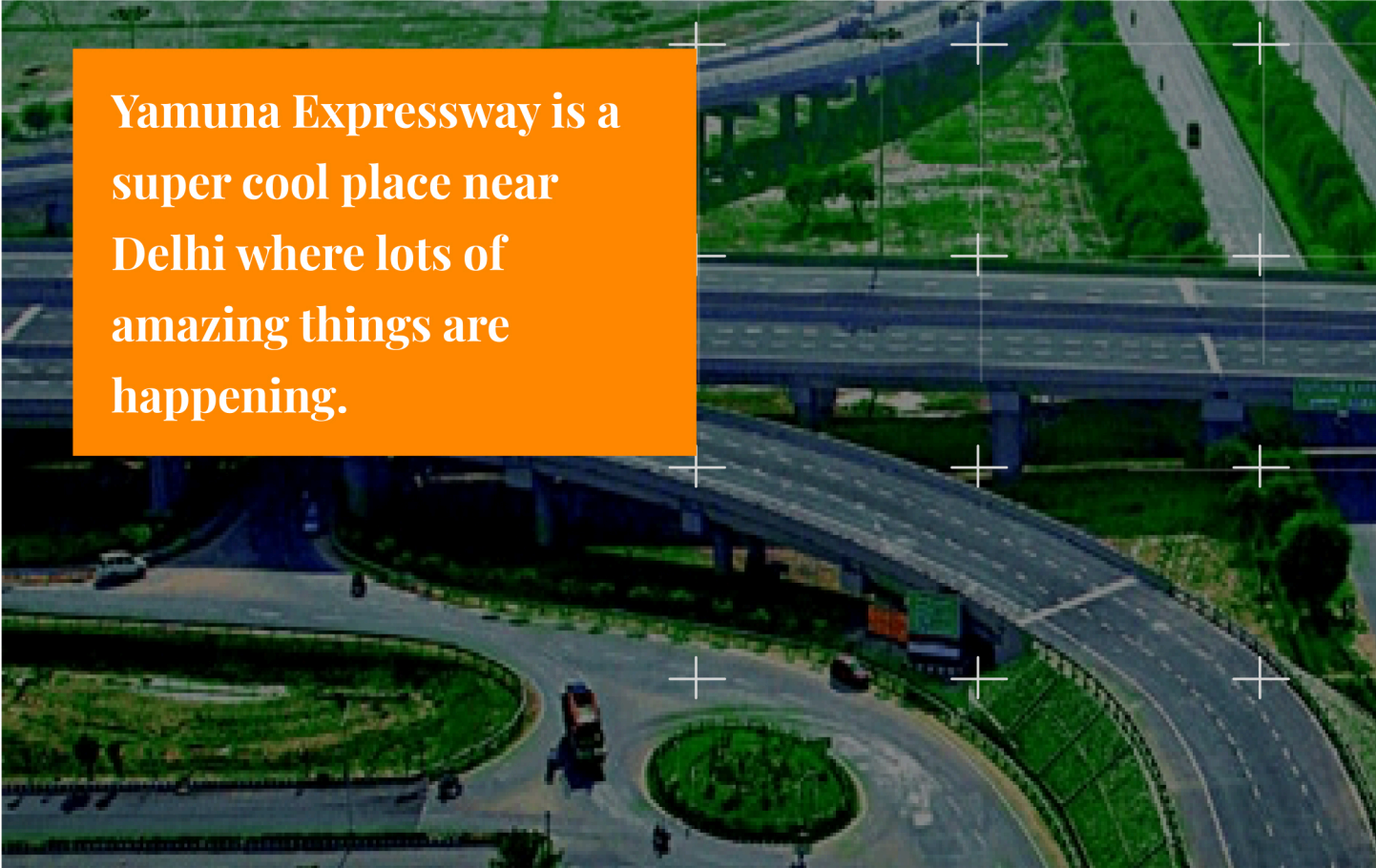
Spanning 350 acres, this state-backed initiative under the Uttar Pradesh Medical Device Park banner is set to become a cutting-edge hub for med-tech industries, driving investment, employment, and next-gen manufacturing in the heart of the country.

YEIDA Toy Park— Crafting India's Toy Powerhouse

Along the 165 km stretch of the iconic Yamuna Expressway, YEIDA's Toy Park is taking shape over 100 acres in Sector 33 — a bold ₹1,000 crore initiative to transform India into a global toy manufacturing giant.

Designed to break China's monopoly, this park invites innovators, artisans, and manufacturers to build everything from traditional toys to high-tech playthings. With strong government backing and unmatched connectivity, it's more than a park — it's where India's toy story begins.





Yamuna Expressway is a super cool place near Delhi where lots of amazing things are happening.

Here's Why It's Awesome:



Long and Smart Road: It's India's longest 6-lane expressway (165km) with a smart traffic system, making travel easy and safe.



Quick Connections: It connects Delhi with Agra and Lucknow, making travel between these places fast and easy.



Emerging Hub: Yamuna Expressway is rising as a major economic and industrial zone, creating jobs and growth.



New Airport: There's a new airport called Noida International Airport, making the area even more connected and busy.



Film City: They're making a huge Film City (1000 acres), which means more movies and entertainment stuff happening here.



Industrial Hotspot: Major zones for textiles, electronics, and Toy City are shaping a booming business hub.



Transportation: There are plans for a metro and mono-rail, making it super easy to get around.



Formula 1 Fun: It's home to the only Formula 1 circuit in the whole country, so it's a big deal for racecar fans.



Quick Drives: You can zip from Noida to Greater Noida in just 15-20 minutes, which is pretty fast!

The Rise and Rise of Yamuna Expressway

INFOSYS, INDIA'S SECOND LARGEST SOFTWARE FIRM
TO INVEST RS. 750 CRORES IN THE FIRST PHASE

01

02 ELECTRONIC CITY BEING DEVELOPED IN 3 SQ. KM.
AREA, WILL GENERATE 4 LAKH EMPLOYMENTS

PATANJALI'S RS. 6,000-CRORES HERBAL FOOD PARK
WILL GENERATE EMPLOYMENT FOR 85000 PEOPLE

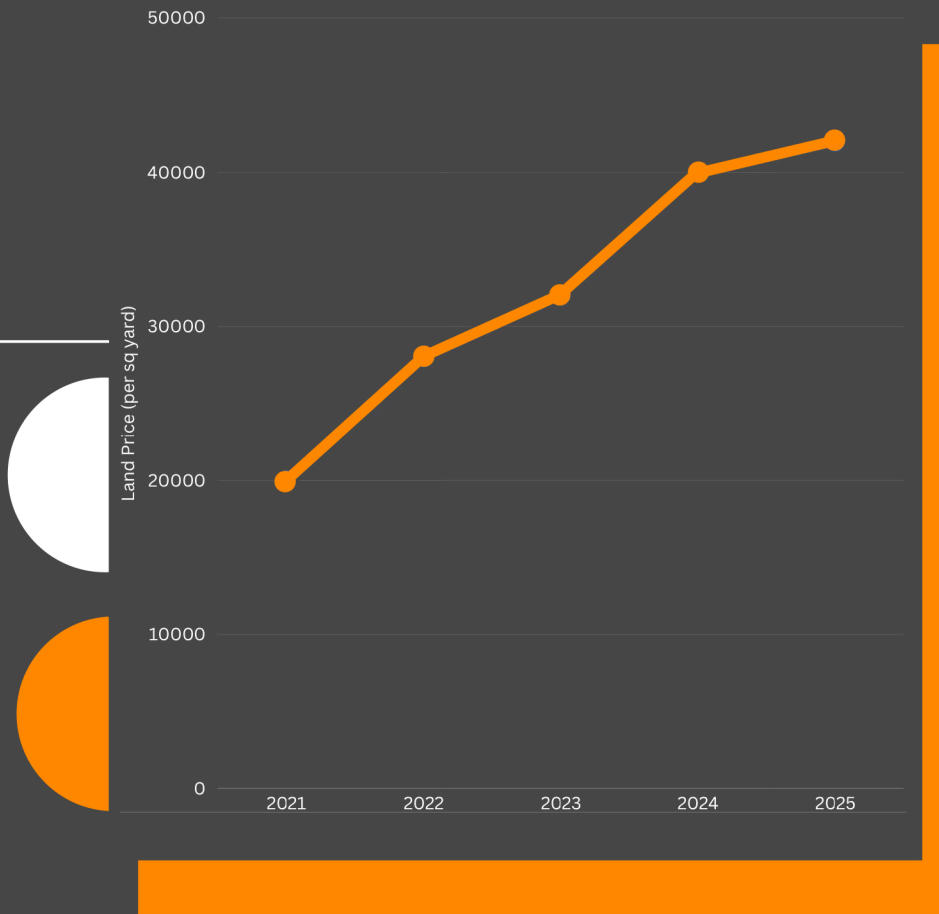
03

04 DIRECTLY CONNECTS GREATER NOIDA TO AGRA
EASTERN PERIPHERAL EXPRESSWAY

UP'S FIRST METRO COACH MANUFACTURING COMPANY
WILL GENERATE EMPLOYMENT FOR 25000

05

Price Trends Near Noida International Airport In Last 5 Years



Here's Why Investing In Jewar Can Be The Best Asset In Your Portfolio?:

- Jewar is approx. 07 km away from the Noida International Airport.
- It is the nearest modern city to the Noida International Airport.
- Jewar is the Warehouse & Logistic hub of the Master Plan 2031.
- Around 12.5 Lakh jobs surrounding Jewar.
- First freehold residential hub.



WHERE SMART Investments MEET SMART RETURNS

WHY SKYLINE HOMES?

- Located just 20 minutes from Asia's Biggest Airport – Noida International (Jewar)
- Well-planned approx. 25-acre gated residential society with all essential amenities
- Wide roads, green parks & streetlights for a secure, organized community
- Perfect for residential living, weekend homes & smart investors



KEY FEATURES



Gated Entry with 24x7 Security



30 & 40 Ft. wide Internal Roads



Underground Drainage & Sewer Lines



Electric poles with LED Street Lighting



Rainwater Harvesting System for sustainability



Landscaped Parks & Kids' Play Area



Dedicated Commercial Zone

AVAILABLE PLOTS OPTION

| 125 Sq. Yd | 150 Sq. Yd | 200 Sq. Yd

Custom sizes available on request

World-Class Amenities



Gated Boundary Society



Lush Green Area



Commercial Complex



Clubhouse



Parks



25-30 Ft
Internal Roads



40 Ft Main Roads



CCTV Camera

Connectivity at Its Best



Yamuna Expressway



Noida International Airport



KGP-KMP Expressway



Greenfield Expressway



Delhi-Mumbai Industrial Corridor



Metro



Rapid Rail



Pod Taxi

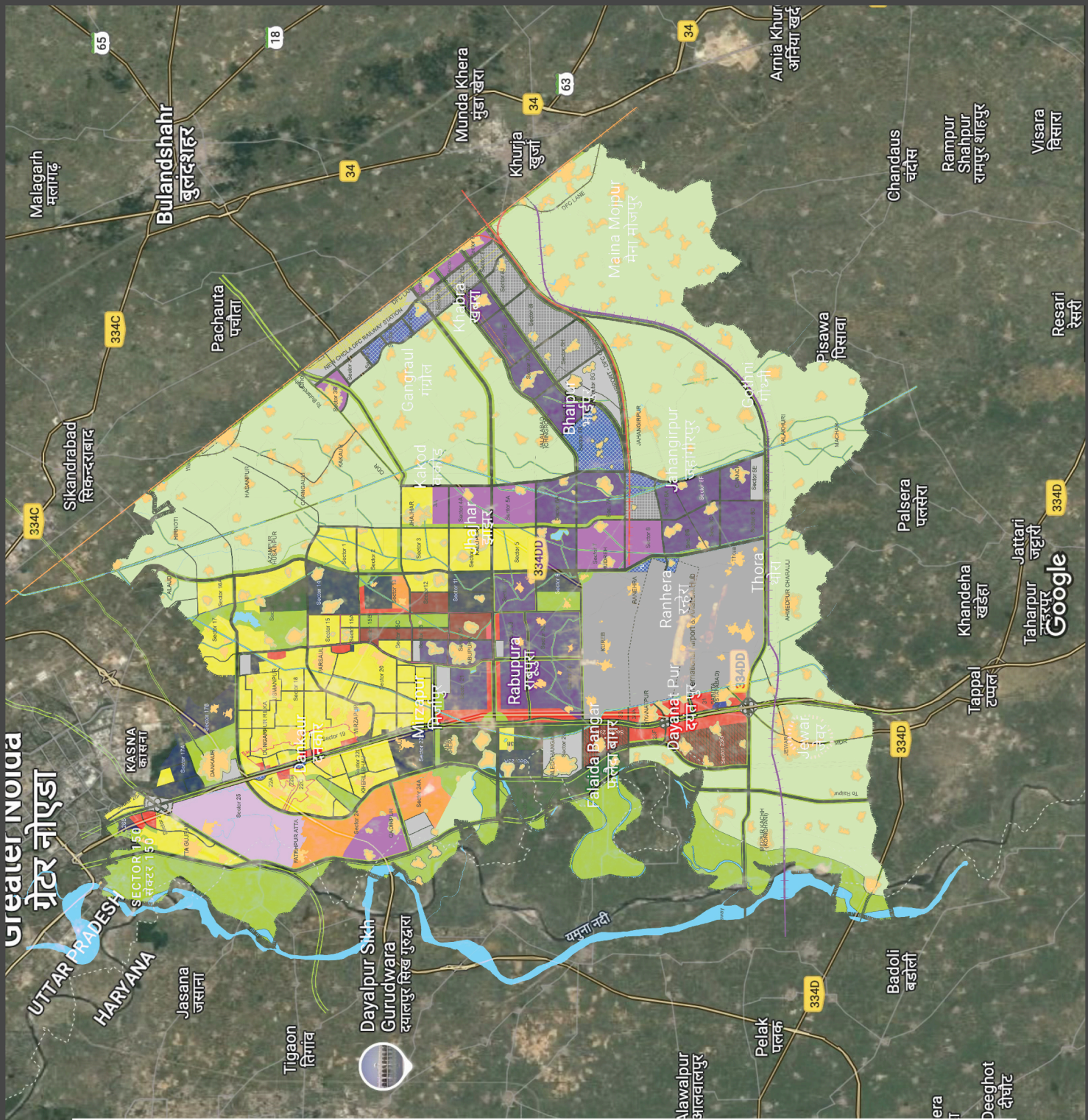
A Glimpse Of The Ground Reality



A Premium Township Built for the Elite Lifestyle

Near World's 4th Biggest Airport-
Noida International Airport





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.

Legend Yards, Canal, Buffer Roads Planning Area Boundary Existing DFC rail Existing DFC rail Proposed DFC rail Airport Rail Proposed Road Gamtal_AddedArea GamtalBuffer_100m GamtalBuffer_AddedArea_50m Sector Boundary	RESIDENTIAL Residential Abadi Abadi Extension COMMERCIAL Commercial CBD Wholesale Commercial INDUSTRIAL Multiple Landuse Industry Industry	LOGISTICS Logistics UTILITIES Institution Utility MIXED USE Multiple Landuse Hospitality Mixed Use SPECIAL DEVELOPMENT ZONE SDZ TRANSPORTATION Transport	Roads Airport Railway Area Proposed Railway Area DFC Area GREENS Parks & Green Belt Recreational Green River Front 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:

0 1.5 3 6
 Kilometers

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

PREPARED FOR:
Yamuna Expressway Industrial Development Authority
 (A Government of Uttar Pradesh Undertaking)

PREPARED BY:
M&RS M&RS Planning & Engineering Services Pvt. Ltd.
 M&RS House, 1st Floor, Sector 10, Noida
 C-1 Ring Road, Opp. Amal Ashram - 201006, Gurgaon
 Website: www.marsplanning.com
 Email: info@marsplanning.com | Phone: +91-9920210081

KEY PLAN



Braj 84 Kos Parikrama is a 292 KMs Journey of Raj which includes:

- 12 Forests
- 24 Gardens
- 20 Kunds

and villages like
VRINDAVAN, BARSAMA, NANDGAON,
GOVARDHAN, MATHURA, NOSH, etc.



SKYLINE
HOMES
ELEVATE YOUR DREAMS.

READY TO MAKE THE MOVE?

We'd Love To Welcome
You Home.

SKYLINE HOMES

Proposed Jattari Bypass Road, Ward 01,
near Khatu Shyam Madir, Jattari, Uttar Pradesh-204212
NEAR NOIDA INTERNATIONAL AIRPORT

Contact Us

Address: D-4, 3rd floor, sector 10,
Noida Uttar Pradesh: 201301

Tel: +91 8010-17-8010

Email: info@inrext.com

Website: www.inrext.com

 **inrext.com**
TRANSFORMING THE WAY OF INVESTING