

# Lotus Greens

Sector 22A, Yamuna Expressway, Noida



**For best Deal Call**

**+91-9582647963**

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# Lotus Greens :: Overview

Lotus Greens Noida is a latest project by Lotus Group located, at Yamuna Expressway in the lap of **Greater Noida**; this most demanding project has a wonderful chance for those in search of space of their own at big prices. It offers 2 BHK and 3 BHK apartments with ranging region of 1050 sq ft to 1750 sq ft with the total land covered across 50 acres. All the well-known regions and the capital city of Delhi are in simple reach as of here.

Lotus Greens Residential project offers in the middle of clean and green environs by way of just 10% of the erected region. Make palm greens a highly sought-after address. You can gain higher profits in future in the form of Resale, neighborhood close to the civic amenities of the metropolis such as Club House, Swimming pool, Playing Ground etc. Location of **Lotus Greens Sector 22A Yamuna Expressway Noida** is solitary of the growing location of Noida, Yamuna Expressway and as well on the brink of Delhi as the Uttar Pradesh state highway is now round the region.

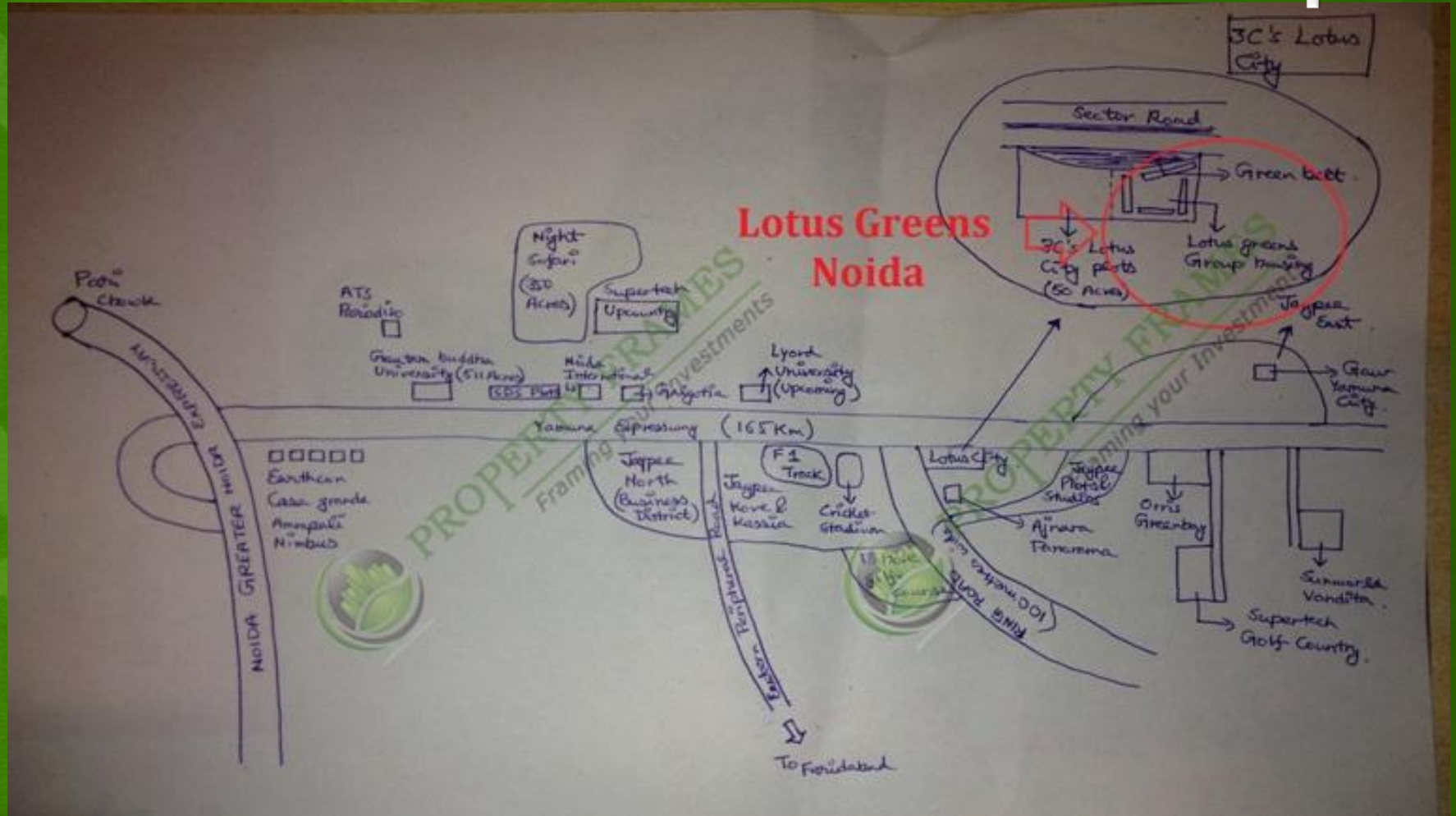


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# Lotus Greens :: Location Map



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# Basic Details of the project:

- 100 Acres Township - Lotus City
- 50 Acres for High Rise Apartments
- Bang on Yamuna Express Highway
- 0 Km from F1 Racing Track Phase – 1
- 8 Towers in 10 Acres
- Ground + 25 Floors
- 6 Units on Each Floor
- 85% Green Area



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# Lotus Greens :: Price List

TYPE	SIZE	PRICE(Rs 2750 / psf)
2BHK +2T	1050 Sq. ft.	Rs. 28.87 Lacs
2BHK +2T +1Study Room	1250 Sq. ft.	Rs. 34.37 Lacs
3BHK +3T	1450 Sq. ft.	Rs. 39.87 Lacs
3BHK + 3T + Study	1750 Sq. ft.	Rs. 48.12 Lacs

**Soft Launch @2750 / sq.ft approx (Under C.L.P)**

Parking: 2 Lacs  
Club Membership Fee: 1 Lac  
FCC/ECC: Rs 70/psf  
IFMS: Rs. 25/psf  
Power Backup: 20,000

**Booking Amount:**

**10% at the time of booking**

**10% after 2 months of booking**

**Remaining Payment as per CLP**

**Demand Drafts should be in Favor of "Lotus Greens"**

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अपवाद के रूप में सोनिया गांधी को भी ऐसी सुरक्षा दी गई है।  
- प्रकाश जावडेकर, बीजेपी प्रवक्ता

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- सुरील कुमार शिंदे, गृह मंत्री

# यमुना अथॉरिटी की भी मेट्रो

■ महकार भाटी, ग्रेटर नोएडा

यमुना शहर में बसने और इंडस्ट्री लगाने वालों के लिए अच्छी खबर है। ग्रेटर नोएडा के बाद यमुना शहर में भी मेट्रो दौड़ सकती है। बेहतर कनेक्टिविटी के लिए लोगों को रैपिड रेल की सुविधा भी दिए जाने का प्रस्ताव है। यमुना एक्सप्रेस-वे अथॉरिटी ने अपने मास्टर प्लान 2031 में बदलाव करके ये दोनों प्रस्ताव शामिल किए हैं।

यमुना एक्सप्रेस-वे अथॉरिटी के सीईओ पौसी गुप्ता ने बताया कि अथॉरिटी के मास्टर प्लान 2031 के मुताबिक, पहले फेज में यमुना शहर में 35 लाख की आबादी होगी। इन लोगों को ट्रांसपोर्ट सुविधा देने के लिए ही अथॉरिटी ने कुल जगह का 17 फीसदी इलाका



ट्रांसपोर्ट के लिए रिजर्व कर दिया है। ट्रांसपोर्ट में मेट्रो, रैपिड रेल, इंटरस्टेट बस टर्मिनल, ट्रक टर्मिनल, ट्रांसपोर्ट नगर, सड़कें आदि का प्रावधान किया गया है। मेट्रो और रैपिड रेल को पहले फेज में जेवर और दूसरे फेज में आगरा तक चलाने की योजना है। सैकंड

## 2031

- यमुना अथॉरिटी ने मास्टर प्लान 2031 में किया बदलाव
- मेट्रो के साथ रैपिड रेल चलवाने की भी है योजना
- पहले फेज में जेवर और दूसरे में आगरा तक कनेक्टिविटी

फेज के मास्टर प्लान को इसी के आधार पर तैयार किया जा रहा है। सड़कों को मेट्रो और रैपिड रेल लाइनों व स्टेशनों के हिसाब से बनाया जाएगा। बस व ट्रक टर्मिनल और ट्रांसपोर्ट नगर को मेट्रो और रैपिड रेल लाइनों के आसपास ही बसाया जाएगा।

बीजेपी पर

■ प्रस, न दिल्ली को 70 62 पर उम्मीद दी है। इनमें 4 दल को दी ग अपने उम्मीदव दिल्ली में सत् के लिए सिंटे हारे कैडिडेट है। प्रदेश 8 सीएम कैडिडे लेकिन टिक नई दिल्ली विजेद गु और उपप खिलाफ चु



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## Why Invest in Yamuna Expressway

### Yamuna Expressway

Entirely elevated, 165.54 km long and 100 mt wide.

Yamuna Expressway, formerly known as Taj Expressway is a 6-lane (extendable to 8 lanes) highway.

Its 165 km long, access-controlled expressway, connecting Delhi-Noida-Greater Noida with Agra.

It will provide a fast moving corridor and cut the travel time between Agra and Delhi by half.

With projected maximum speed limit of 120 km/hr and without a single crossing/cut, the distance between Noida and Agra would be covered in a little over 1.5 hours.

### Educational Institutions

With many educational institutes coming up on the Yamuna Expressway, the area is set to become one of the prime destinations of students. Gautam Budh University, spread over 511 acres, is built to accommodate nearly 5,000 students and will be entirely operational by 2012-13. Other institutes include Galgotia's University, Noida International University, GL Bajaj to name a few.



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**The Night Safari** at Greater Noida will be the first such development in India and the fourth in the world, after Singapore, China and Thailand. Covering a total of 550 acres along with existing forest, Night Safari will be designed by renowned zoo designer Bernard Harrison, who has also designed world famous Singapore Night Safari. Proposed Night Safari has already received clearance from Central Zoo Authority and the project has been cleared by Supreme Court of India from all legal objections.

### **Sector Tech Zone**

With 650 acres of integrated IT Park developments, Sector Tech Zone is a promising area with excellent potential for future employment of thousands of IT & ITES (IT Enabled Services) professionals. There are a total of 15 plots, ranging between 8-100 acres, with most of them already been allotted. Major names include: Plot 1&2: NIIT (25 Acres), Plot Stellar (10 Acres), Plot 4: Unitech (50 Acres), Plot 5: Wipro (100 Acres), Plot 6: Ansals (75 Acres), Plot 7: Uppals (75 Acres), Plot 8: Kessal Valley I (25 Acres), Plot 10: Globus(10 Acres). Once Yamuna Expressway becomes operational, Sector Tech Zone is expected to become most sought after destination by IT & ITES companies.



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## **Eastern Peripheral Expressway (EPE)**

Also known as National Expressway 2 and KGP Expressway (Kundli-Ghaziabad-Palwal), is a 135 km long Expressway designed to provide signal free connectivity between Palwal and Kundli. EPE will pass through Faridabad & Sonipat districts in Haryana and Gautam Budh Nagar, Ghaziabad and Baghpat districts in Uttar Pradesh. Eastern Peripheral Expressway will be developed in two parts. First part will pass through Faridabad-Greater Noida(Yamuna Expressway)-Ghaziabad and second part will pass through Ghaziabad-Baghpat-Sonipat.

## **Jaypee Sports City**

Spread over 2,500 acres adjoining Yamuna Expressway, Jaypee Sports City (JSC) is a private development by Jaypee Sports International Ltd. (JPSI a subsidiary of Jaiprakash Associates Limited). Apart from International level Cricket Stadium, Motor Racing Circuit, Go-Carting Circuit and Golf Course, JSC will house variety of residential developments (plots, bungalows, villas, flats and penthouse, etc), institutional developments, offices, hotels, hospitals, educational institutions, etc and commercial zones (markets, shopping malls, etc). Being built as India's first self-contained sports city, JSC will be first of its kind in India and one of the main attractions on the Yamuna



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## **Cricket Stadium**

Currently under construction, Cricket Stadium at Jaypee Sports City in Yamuna Expressway City, will be the second international cricket stadium in Uttar Pradesh, other being Green Park stadium in Kanpur. Designed to seat 100,000 spectators, first phase will house 40,000 seats. Uttar Pradesh Cricket Association (UPCA) has already inked 50 years agreement with JPSI to hold Twenty20 matches.

## **Formula-1 / Motorsport Circuit**

The Buddh International circuit is one of a kind Motor racing track in India. After successfully hosting the Formula 1 in October 2011, the Circuit will soon witness other international racing events like Moto GP and Superbike competitions attracting hoards of international and Indian visitors.

These motorsport events in India will not only boost India's profile internationally, it will also provide business to aviation, hospitality, tourism and manufacturing industries, directly & in-directly, generating 10,000 new jobs.



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## Proposed Metro

The Delhi Metro Rail Corporation has approved a major detailed extension of the Metro route connecting almost all of Noida and Greater Noida at a cost of Rs 10,000 crore, covering a total of 86km by 2015. The new metro will further boost the Real Estate prices in Yamuna Expressway and Greater Noida.

Proposed Metro Station: City Centre (Sector 32), Sector 51, Sector 50, Sector 78, Sector 101, Sector 81, Dadri Road, Sector 83, Sector 137, Sector 143, Sector 147, Sector 144, Sector 153, Sector 149, Knowledge Park 2, Pari Chowk, Alpha 1 Alpha 2 and Bodaki



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