

LUXURY LIVING AMIDST NATURE



Ananda Farms by Vidyanchal

Exclusive Farmhouse Plots near Jewar Airport

Welcome to Ananda Farms

A peaceful retreat just minutes
away from the city hustle.

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Creating a
harmonious
blend of luxury,
nature, and
investment
opportunities.

Why Choose Us?



Nature




Security



Connectivity



Investment Growth



Escape
the chaos,
embrace
tranquility

Key Features



Premium
Farmhouse Plots



Gated Community
with 24/7 Security



Wide Roads &
Green Spaces



Modern Amenities
& Clubhouse



High Investment
Growth Potential



Jewar International
Airport – 10 km



Eastern Peripheral
Expressway–1km



Industrial &
Logistics Hub –
Close proximity



Upcoming Film
City – Nearby



Yamuna
Expressway – 5
min drive



Metro
Connectivity
(Upcoming)



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A Luxurious
Lifestyle
Infused with
Sophistication
and Grace.



Timeless Luxury, Endless Comfort

Experience an exquisite blend of light, space, and elegance in every residence at Ananda Farms. Here, you can truly embrace unmatched sophistication and enjoy the freedom to indulge in a grand, royal lifestyle. Thoughtfully designed spaces and luxurious amenities create the perfect setting for cherished moments with your loved ones.



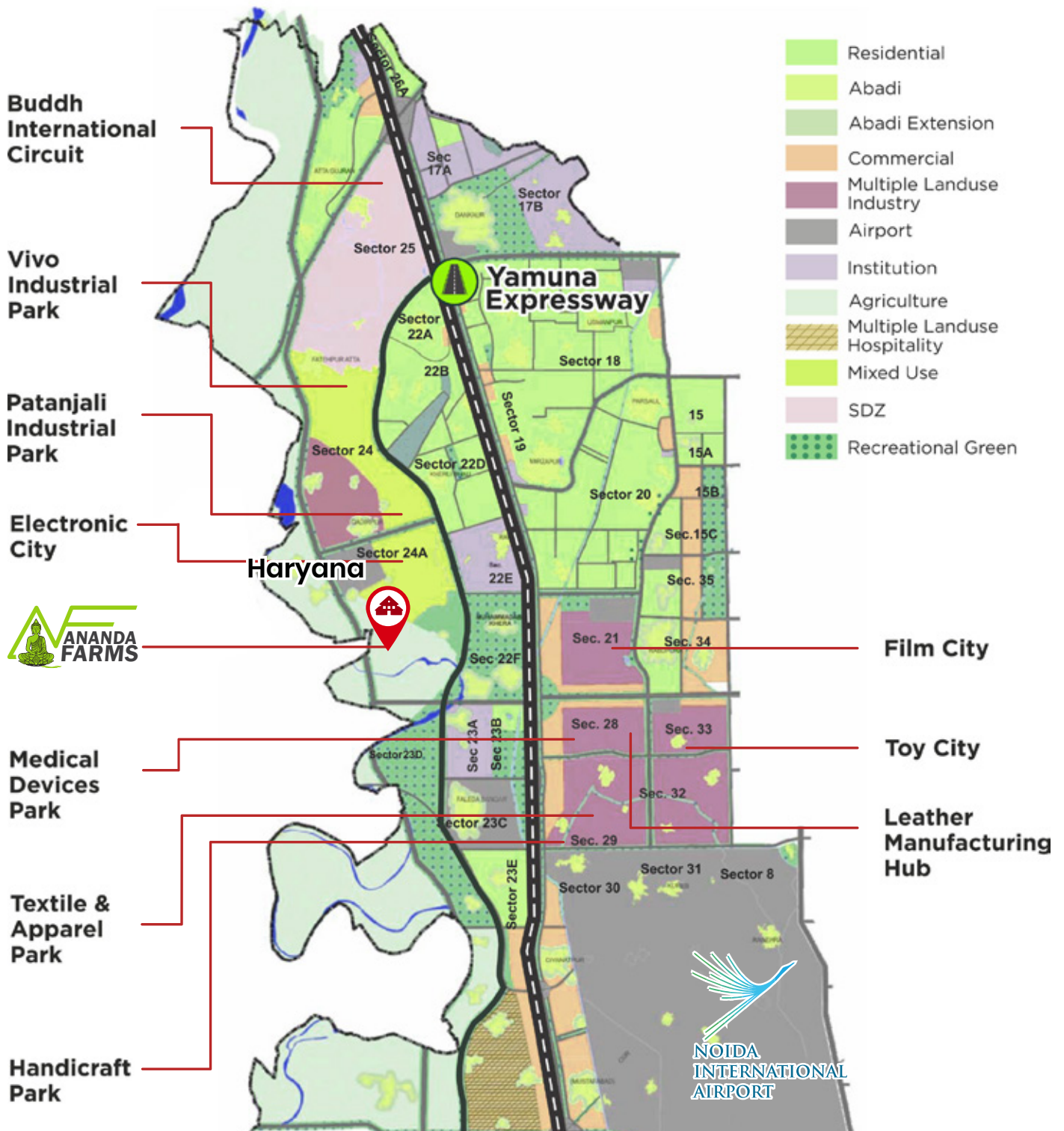
Distance from Key Landmarks





Master Plan

Key Landmarks and Industrial Developments in the Surrounding Area

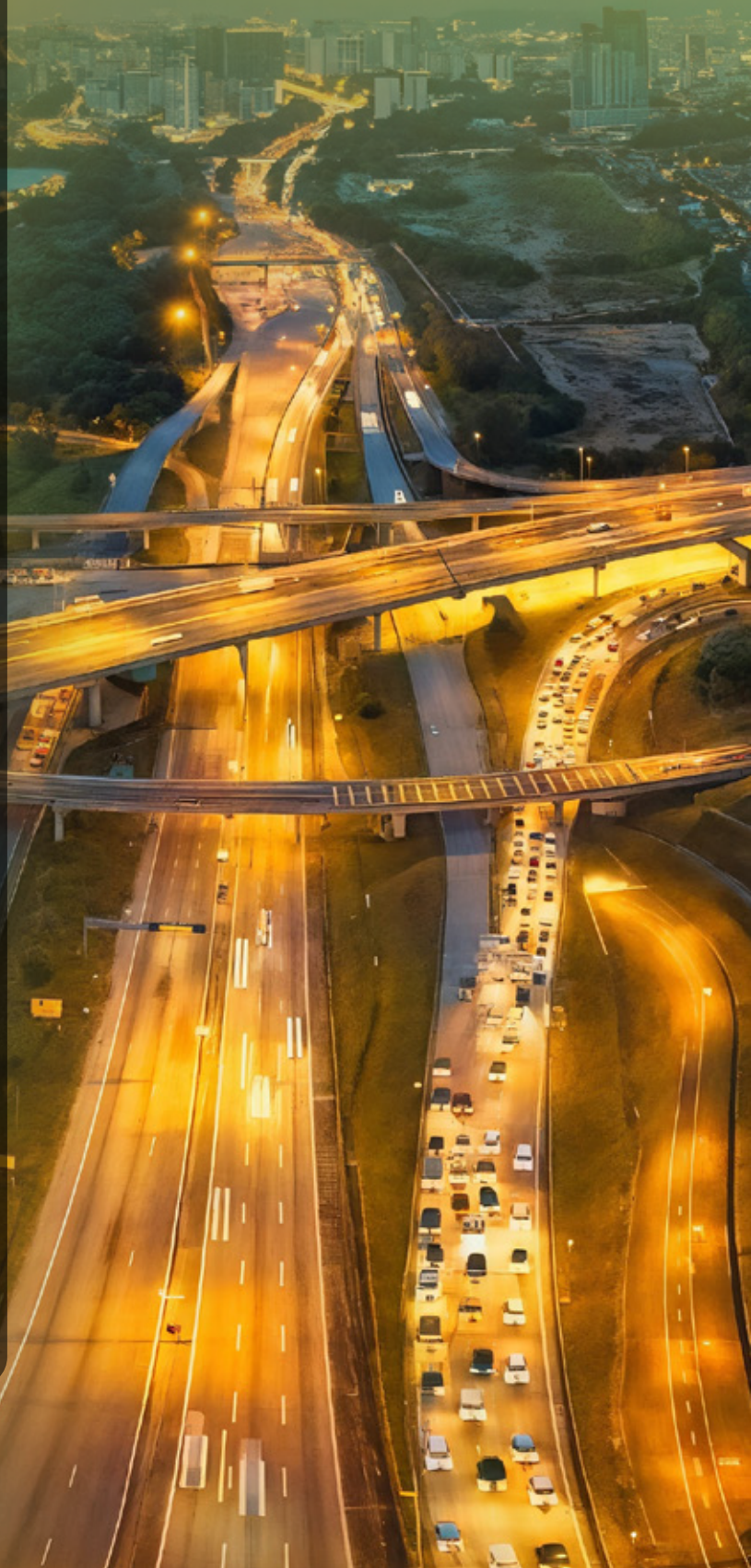


A Thriving Hub of Growth & Innovation

Key Landmarks and Industrial Developments in the Surrounding Area

Key Developments along Yamuna Expressway

- A state-of-the-art Film City is planned along the Yamuna Expressway.
- The upcoming Noida International Airport (Jewar) will be seamlessly connected to Indira Gandhi International Airport (Delhi) via a 40 km elevated road and high-speed metro.
- A 250 Cr rail project will ensure smooth connectivity from Jewar Airport to Delhi-NCR, UP, Haryana, and Rajasthan.
- 200 acres of land has been allocated for mobile phone parts manufacturing.
- Infrastructure growth includes metro rail connectivity from Pari Chowk (Greater Noida) to Noida International Airport and future pod transport systems for enhanced urban mobility.
- Patanjali Industrial Park is under development in Sector 24 & 24A.
- A ₹4000 Cr investment is being directed towards the Textile & Apparel Manufacturing Zone.
- Another 200 acres is designated for a Handicrafts Manufacturing Zone.
- The region is witnessing rapid industrialization with furniture, toy manufacturing, and medical device parks nearing operational status.
- VIVO is set to invest ₹4200 Cr in the development of Yamuna City, Sector 24.



NOIDA INTERNATIONAL AIRPORT

A FUTURE-READY AVIATION HUB AT JEWAR

The Noida International Airport is set to redefine air travel with world-class infrastructure and seamless connectivity. Spanning over 5000 hectares, this state-of-the-art greenfield airport will serve as a key gateway for domestic and international travel.

- One of the world's largest airports, featuring six runways, with future expansion plans for eight runways.
- Strategically located to enhance connectivity between Delhi-NCR, Uttar Pradesh, and neighboring regions.
- Designed to accommodate passenger and cargo facilities, boosting trade and tourism.

Seamless Connectivity

- ✓ Direct access to Yamuna Expressway, ensuring smooth road connectivity.
- ✓ Rail and metro linkages to Delhi, Greater Noida, and key industrial hubs.
- ✓ Multi-modal transport options, including futuristic pod taxis for last-mile connectivity.





Shaping
the Future
of Aviation

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FUTURE EXTEN

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PHASE - 1

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FUTURE EXTENS

ENSIONS



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FUTURE EXTENSION

PHASE - 2

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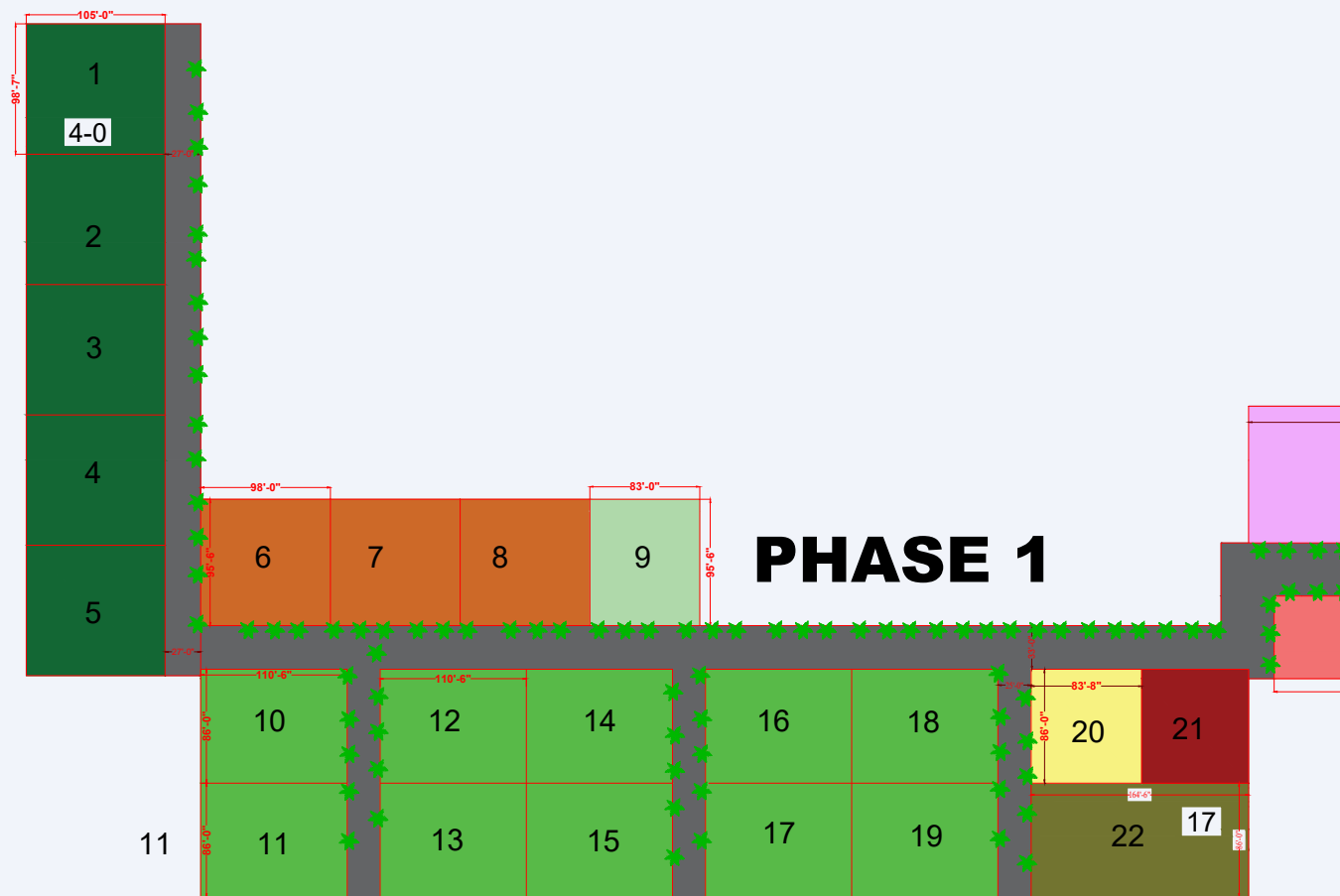
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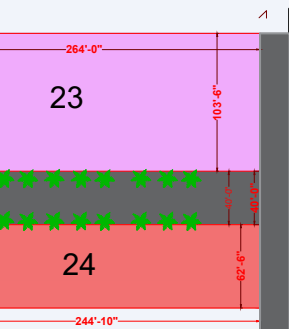
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SITE LAYOUT PLAN

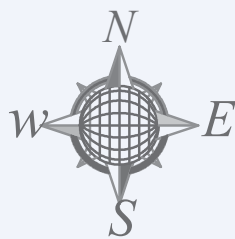


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Your
dream
farmhouse
awaits



PLOT MARK	NUMBER OF PLOT 5	PLOT SIZE	PLOT AREA
	5	105*98'7"	1150 Square YARD
	3	98*95'6"	1040 Square YARD
			ROAD
	10	86'*110'6"	1056 Square YARD
	1	83'*95'6"	880 Square YARD
	1	86'*164'6"	1572 Square YARD
	1	264'*103'6"	3036 Square YARD
	1	244'10"*62'6"	1700 Square YARD
	1	86'*80'10"	773 Square YARD
	1	86'*83'8"	800 Square YARD
TOTAL PLOT	24		



Lifestyle & Amenities

Modern Facilities for a Luxurious Lifestyle



Luxury Lifestyle



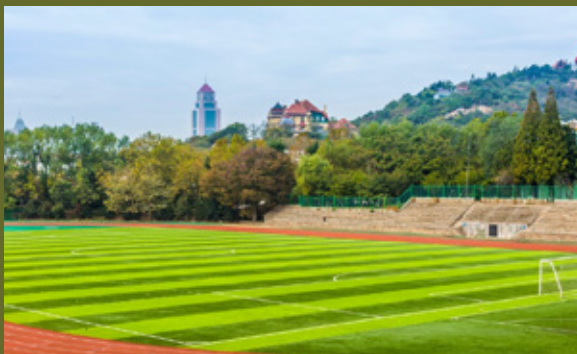
Lush Green Gardens & Open Spaces

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A community designed for comfort & elegance.



Wide Roads & Street Lighting



Children's Play Area & Jogging Track



Premium Infrastructure

Investment Benefits & ROI

Why Invest in Ananda Farms?

- ✓ High Property Appreciation
- ✓ Fast-Growing Corridor (Jewar Zone)
- ✓ Perfect for Rental & Weekend Homes
- ✓ Secure Ownership & Legal Clarity



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Escape
the chaos,
embrace
tranquility







Exclusive Farmhouse Plots near Jewar Airport