



Where Infrastructure, Opportunity
and **Growth** Converge.

RESIDENTIAL TOWNSHIP



GOVERNMENT
APPROVED



PRIME
LOCATION



HIGH GROWTH
POTENTIAL



WORLD-CLASS
INFRASTRUCTURE



SAFE & SECURE
INVESTMENT



**NOIDA
INTERNATIONAL AIRPORT
(JEWAR)**



**FILM CITY
JEWAR**



**YAMUNA
EXPRESSWAY**



**INDUSTRIAL
CORRIDOR
(TAPPAL-BAJANA)**



**UPCOMING
INFRASTRUCTURE
HUB**

PREMIUM PLOTS | MODERN LIVING | LIMITLESS POSSIBILITIES

BUILD YOUR DREAM. SECURE YOUR FUTURE.



HIGH APPRECIATION
POTENTIAL



LEGAL &
TRANSPARENT



IDEAL FOR
INVESTMENT



PERFECT FOR
FUTURE LIVING



GREEN & SUSTAINABLE
ENVIRONMENT



**STRATEGICALLY LOCATED IN JEWAR – TAPPAL GROWTH CORRIDOR
A LOCATION THAT CONNECTS TODAY & TRANSFORMS TOMORROW**



SURAKSHA ENCLAVE

Where Infrastructure, Opportunity
and **Growth** Converge.

A VISION FOR TODAY.
A LEGACY FOR TOMORROW.



GOVERNMENT
APPROVED



PRIME
LOCATION



HIGH GROWTH
POTENTIAL



SAFE & SECURE
INVESTMENT



ABOUT COMPANY

JEWAR LANDS INFRACON PVT LTD is a reputed real estate firm operating in Delhi and the National Capital Region (NCR), with a strong focus on developing projects near the Noida International Airport, known for its commitment to quality and trust, the company has successfully delivered numerous residential and commercial projects in prime locations, catering to modern living and investment needs.



Operated by Ex-Defence personnel with a disciplined and values-driven approach.



Strategic planning, integrity and transparency are reflected in everything we do.



Committed to world-class infrastructure and sustainable development.



A reputation built on reliability, customer satisfaction and trust.



ABOUT PROJECT

Suraksha Enclave is a thoughtfully planned residential township spread across 20+ acres, strategically located in the rapidly developing Jewar–Tappal growth corridor, near Noida International Airport.



Conceptualised primarily for Defence and Paramilitary personnel and their families, the project offers an opportunity to own a residential plot in an emerging urban and economic centre supported by transformative infrastructure, expanding industrial activity and improving regional connectivity.



With major growth drivers such as Noida International Airport, Yamuna Expressway, Film City, Greenfield Expressway, Defence Industrial Corridor and the Tappal–Bajana Industrial Hub in the surrounding region, Suraksha Enclave is positioned as a promising destination for residential living, future development and long-term property ownership.



IDEAL FOR
DEFENCE & PARAMILITARY
PERSONNEL AND THEIR FAMILIES



LEGAL & REGULATORY STATUS

Strong Foundation. Secure Investment.



NOC received
from YEIDA / ADA



CLU obtained
(Section 80 UP
Revenue Act)



Layout Plan approved
by Competent Authority



KEY DRIVERS OF APPRECIATION

BEFORE SH-22A



Huge Demand of Housing



Demand of Hotels & Guest House



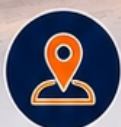
Population Growth
due to Industrialization



Noida/International Airport



LEGALLY
SECURE



STRATEGICALLY
LOCATED



HIGH GROWTH
POTENTIAL



BUILT FOR
FUTURE



LEGALLY SECURE. STRATEGICALLY LOCATED. BUILT FOR FUTURE.



SURAKSHA ENCLAVE



**A SECURE INVESTMENT.
A PROSPEROUS FUTURE.**



WHY SURAKSHA ENCLAVE ?



20+ Acres
Planned Residential Township



NOC, CLU &
Applicable Statutory Approvals



Strategically Located
Near Noida
International Airport



Excellent Connectivity
through Yamuna Expressway /
Greenfield Expressway



Close to Tappal–Bajana
Industrial Hub



Strong Potential for
Residential & Long-Term
Property Demand



Located in a Rapidly
Developing Growth Corridor



Gated & Security-Focused
Community



KEY LANDMARKS & CONNECTIVITY



NOIDA INTERNATIONAL AIRPORT (JEWAR AIRPORT)

One of India's largest
upcoming aviation hubs.



YAMUNA EXPRESSWAY

Direct high-speed connectivity
to Noida and Greater Noida.



TAPPAL–BAJANA INDUSTRIAL CORRIDOR

Emerging manufacturing
and industrial zone.



DEFENCE CORRIDOR (KHER REGION)

Strategic national defence
manufacturing hub.



GREEN EXPRESSWAY (PROPOSED)

Future connectivity boosting
regional accessibility.

AMENITIES

DESIGNED FOR COMFORT. BUILT FOR LIFE.

Within our gated community, we provide **wide roads**, **Parks**, a well-managed drainage system (**Sewerage, STP & Rain Water Management**), **Under Ground electricity & Street Lights**. Land is reserved for a **serene temple & commercial area**. Additionally providing **24x7 security** & ample green spaces. Essential amenities such as **hospitals, schools, colleges**, and **public transport** are just a stone's throw away, ensuring convenience and accessibility for our residents.



WIDE ROADS

Well-planned, spacious roads for smooth movement and convenience.



PARK

Lush green parks for relaxation, well-being and quality time with family.



ELECTRICITY

Under Ground electricity & modern street lights for a safe and beautiful community.



Land Reserved for Serene Temple

A spiritual space for peace and positivity.



Land Reserved for Commercial Area

Future-ready commercial spaces for your daily needs.



GATED COMMUNITY

A secure, well-managed gated community for peace of mind and a better lifestyle.



Well-Managed Drainage System

Sewerage, STP & Rain Water Management for a clean and healthy environment.



Excellent Connectivity & Public Transport

Schools, hospitals, colleges and public transport just a stone's throw away.



CCTV SURVEILLANCE

24x7 CCTV monitoring for complete safety and security.



SECURITY

24x7 security with trained personnel for a safe living.



SEWAGE

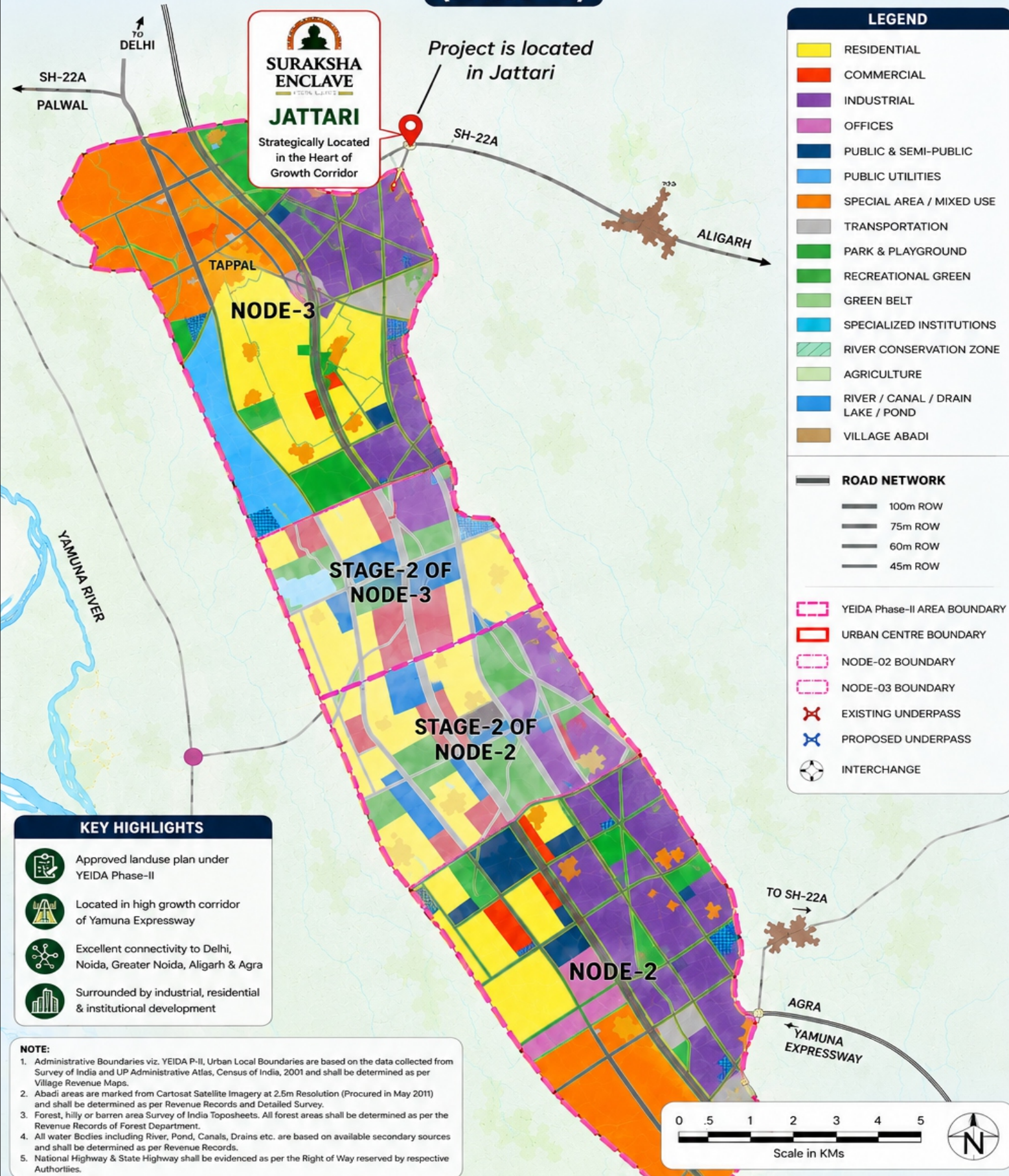
Advanced sewage system for hygiene and cleanliness.

PROPOSED LANDUSE PLAN – 2031

TAPPAL-BAJNA URBAN CENTRE

YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AREA

(PHASE – II)



**YAMUNA EXPRESSWAY
INDUSTRIAL DEVELOPMENT AUTHORITY**





WHY JEWAR MATTERS?

★ TODAY'S LOCATION,
TOMORROW'S DESTINATION ★

JEWAR –
THE EPICENTER OF
GROWTH & OPPORTUNITY



NOIDA INTERNATIONAL AIRPORT

India's largest
upcoming airport
driving massive
connectivity & growth



INDUSTRIAL CORRIDORS

DMIC influence,
dedicated industrial
zones & SEZs
attracting global
industries



FILM CITY

Proposed International
Film City boosting
employment &
infrastructure



LOGISTICS HUB

Strategic location
for logistics &
warehousing with
excellent expressway
& rail connectivity



FOREIGN INVESTMENT

FDI inflow, global
partnerships &
infrastructure boost
ensuring long-term
prosperity



**RAPID
INFRASTRUCTURE
DEVELOPMENT**



**THRIVING
ECONOMY,
BRIGHT FUTURE**



**STRATEGIC
LOCATION,
UNLIMITED
POTENTIAL**



**SECURE
INVESTMENT,
HIGH RETURNS**



**INVEST TODAY
PROSPER TOMORROW**

BE A PART OF JEWAR'S
TRANSFORMATION JOURNEY!



WHY INVEST IN JATTARI?

WORLD CLASS DEVELOPMENTS ARE NEAR BY



NOIDA INTERNATIONAL AIRPORT
India's Largest Airport Taking Shape



YAMUNA EXPRESSWAY
Seamless Connectivity to Delhi & Beyond



INDUSTRIAL & LOGISTICS PARKS
Driving Employment & Economic Growth



DEFENCE CORRIDOR
Strategic Hub for Defence & Aerospace Excellence



INFRASTRUCTURE-LED APPRECIATION
High Growth Potential for Long Term Wealth



INFRASTRUCTURE TODAY, PROSPERITY TOMORROW

Invest in Jattari, Invest in the Future.

MASSIVE ANNUAL APPRECIATION



Real estate in Jewar & along Yamuna Expressway has seen annual growth of

20% to 30%

Land & property values doubling or surging

150%+ since 2019!

OUTPERFORMING TRADITIONAL URBAN CENTERS

Driven by aviation & Industrial infrastructure.

KEY GROWTH DRIVERS IN JEWAR



AVIATION & TRANSIT

Operational milestone of the Noida International Airport acting as the main economic anchor.



INDUSTRIAL CORRIDORS

Massive employment generation via planned logistics parks, data centers, and the Yamuna Expressway Industrial Development Authority (YEIDA) setups.



COMMERCIAL HUBS

Proposed projects like the near-site Film City and high-tech manufacturing zones.



POPULATION PROJECTIONS & HOUSING DEMAND



37 LAKH TARGET POPULATION

The Master Plan 2041 formally structures the region to absorb 3.7 million residents by 2041.

PHASE 1 EXPANDED FROM

583 → **769**
SQ KM SQ KM

Phase 1 of this Master Plan has expanded from 583 sq km to 769 sq km to accommodate this early influx.



DIRECT WORKFORCE INFLUX

In Phase 1 alone, Noida International Airport is projected to generate

66,000
DIRECT JOBS

This surpasses early hiring figures of other major greenfield airports like Bengaluru or Hyderabad, triggering an immediate localized housing deficit.



END-USER SHIFT

The influx of operational employees is actively driving a shift away from empty investor plots and toward practical residential projects, co-living setups, and affordable-to-mid-range housing options priced between

₹50 LAKH – ₹2 CRORE



ANNUAL TRENDS: PLOTS vs. APARTMENTS



PLOTS

- Higher ROI & Capital Appreciation
- Low Maintenance Cost
- Limited Supply, High Demand
- Ideal for Long-Term Wealth Creation

VS



APARTMENTS

- Growing Rental Demand
- Immediate Livability
- Preferred by End-Users
- Strong in Mid-Income Segment

AVERAGE ANNUAL GROWTH

20% – 30%
AHEAD OF THE CURVE.
AHEAD FOR THE FUTURE.



SUSTAINED ECONOMIC GROWTH



STRONG DEMAND FUNDAMENTALS



HIGH INVESTMENT POTENTIAL



BETTER LIFESTYLE & CONNECTIVITY



SECURE & FUTURE-FOCUSED



ENTER TODAY. REAP 3X TOMORROW.



BASELINE VALUES TODAY. EXTRAORDINARY GROWTH AHEAD.
7 TO 10 YEAR HOLDING PERIOD CAN CREATE 3X WEALTH.



SURAKSHA ENCLAVE, JATTARI
Strategically Located in the Heart of Jattari Growth Corridor



INVEST WISELY. BUILD WEALTH. SECURE TOMORROW.

GROWTH DRIVERS OF JATTARI

A FUTURE-READY DESTINATION FOR INVESTMENT

NOKIA
INTERNATIONAL
AIRPORT

YAMUNA
EXPRESSWAY



01

EMPLOYMENT GENERATION

Mega projects, industries and infrastructure are creating thousands of new job opportunities.



02

POPULATION MIGRATION

Inflow of professionals and families from across India in search of better livelihood and lifestyle.



03

INDUSTRIAL EXPANSION

Rapid growth of industrial & logistics parks driving investment and economic activity.



04

COMMERCIAL & HOSPITALITY GROWTH

Rise in business, retail, entertainment and hospitality sectors fuelling the local economy.



05

AFFORDABLE HOUSING DEMAND

Rising demand for quality and affordable housing from end users and investors.



SUSTAINED
ECONOMIC
GROWTH



STRONG DEMAND
FUNDAMENTALS



HIGH INVESTMENT
POTENTIAL



BETTER LIFESTYLE
& CONNECTIVITY



SECURE &
FUTURE-FOCUSED

NOKIA INTERNATIONAL AIRPORT



India's Largest Airport
Taking Shape

YAMUNA EXPRESSWAY



Seamless Connectivity
to Delhi & Beyond

INDUSTRIAL & LOGISTICS PARKS



Driving Employment
& Economic Growth



JATTARI ISN'T JUST GROWING,
IT'S TRANSFORMING INTO A
THRIVING HUB OF OPPORTUNITIES.



THE GROWTH
STORY HAS
JUST BEGUN.

JATTARI IS ON TRACK FOR A SECOND WAVE OF RAPID LAND APPRECIATION!

TODAY'S INVESTMENT. TOMORROW'S MULTIPLIER.



MASSIVE ANNUAL
APPRECIATION



STRONG DEMAND
DRIVERS



HUGE POPULATION
INFLOW



END-USER DRIVEN
REAL ESTATE

MASSIVE ANNUAL APPRECIATION



Real estate in Jewar
& along Yamuna
Expressway has seen
annual growth of

20% to 30%

Land & property values
doubling or surging
150%+ since 2019!



Jattari is set to witness a second wave of rapid land appreciation as **peripheral road linkages** and the **freight rail line** next to the highway break ground.



Investors entering now are buying at baseline suburban values, with a realistic **3X** capital appreciation potential over a 7-to-10-year holding period as the neighboring airport cargo hub reaches peak capacity.

INFRASTRUCTURE CATALYSTS



PERIPHERAL ROAD LINKAGES

- Seamless connectivity to expressway, airport & industrial zones
- Reduced travel time, higher accessibility, stronger demand



FREIGHT RAIL LINE NEXT TO HIGHWAY

- Direct cargo movement airport to industry & logistics parks
- Boosts land value along the corridor

KEY GROWTH DRIVERS IN JEWAR



AVIATION & TRANSIT

Operational milestone of the Noida International Airport acting as the main economic anchor.



INDUSTRIAL CORRIDORS

Massive employment generation via planned logistics parks, data centers, and the Yamuna Expressway Industrial Development Authority (YEIDA) setups.

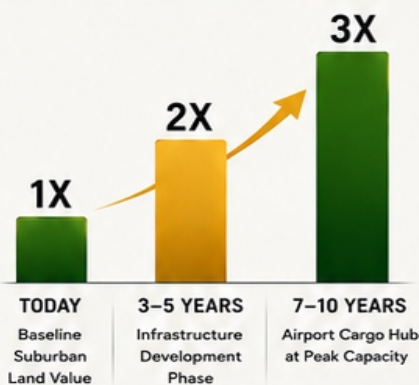


COMMERCIAL HUBS

Proposed projects like the near-site Film City and high-tech manufacturing zones.



3X CAPITAL APPRECIATION POTENTIAL OVER 7-10 YEARS



WHY INVEST IN JATTARI NOW?



EARLY ENTRY
ADVANTAGE



STRONG LONG-TERM
FUNDAMENTALS



STRATEGIC LOCATION
NEAR AIRPORT



GROWING POPULATION
& WORKFORCE



INDUSTRIAL & LOGISTICS
EXPANSION



HIGH RETURN ON
INVESTMENT



BUY TODAY AT
BASELINE VALUES.
BENEFIT TOMORROW
WITH **3X RETURNS**.



7-10 YEAR
HOLDING PERIOD

WEALTH THAT GROWS
GENERATION AFTER
GENERATION.



**SURAKSHA ENCLAVE,
JATTARI**

Strategically Located in
the Heart of Jattari
Growth Corridor

Disclaimer: The above projections are based on current market understanding and infrastructure development plans. Actual appreciation may vary depending on market conditions and other external factors.

YOUR INVESTMENT TODAY, A STRONGER TOMORROW.

GROWING VALUE. SECURE FUTURE. 

Strategically Located in the Heart of

JATTARI

Growth Corridor



**LEGALLY
SECURE**



**STRATEGICALLY
LOCATED**



**HIGH GROWTH
POTENTIAL**



**BUILT FOR
FUTURE**

ILLUSTRATIVE APPRECIATION



 Disclaimer: The above appreciation is illustrative and based on current market understanding and projections. Actual returns may vary depending on market conditions and other factors.



LIMITED SUPPLY

High demand location



EXCELLENT CONNECTIVITY

Yamuna Expressway,
Noida International Airport,
Delhi, Noida & Agra



SURROUNDED BY GROWTH

Residential, Industrial,
Commercial & Social
Infrastructure



APPROVED & COMPLIANT

NOC, CLU & Layout Plan
Approved



YAMUNA EXPRESSWAY



NOIDA INTERNATIONAL
AIRPORT (JEWAR)



INDUSTRIAL CORRIDOR
(TAPPAL-BAJANA)



UPCOMING
INFRASTRUCTURE HUB



**INVEST TODAY. SECURE TOMORROW.
BUILD WEALTH FOR GENERATIONS.**



**WHERE INFRASTRUCTURE,
OPPORTUNITY AND
GROWTH CONVERGE.**



LOCATION MAP

STRATEGIC LOCATION. ENDLESS POSSIBILITIES.





**SURAKSHA
ENCLAVE**
— JATTARI —



INVEST FOR THE FUTURE.

Invest in Jewar.



**RAPID GROWTH
CORRIDOR**



**WORLD-CLASS
INFRASTRUCTURE**



**HIGH APPRECIATION
POTENTIAL**



**SECURE &
RELIABLE INVESTMENT**



Located in the heart of

JEWAR

The Next Economic Hub
of NCR



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