



# ELDECO

200  
PROJECTS +

40  
YEARS +

30,000  
FAMILIES +

20  
CITIES +



# *Yamuna Expressway*



*The Future Belongs Here*



165 KMS EXPY.  
CONNECTING  
NCR TO AGRA  
SEAMLESSLY

HOME TO  
INDIA'S LARGEST  
AIRPORT - NIA

EMERGING HUB  
OF ECONOMIC  
GROWTH

BOOSTING  
CONNECTIVITY  
FOR GROWTH



28.03.2026

NOIDA INTERNATIONAL AIRPORT

*PM Modi inaugurates phase-1 of  
Noida International Airport*

A gateway to growth, connectivity, and a new era of development



<https://www.hindustantimes.com>  
<https://www.ndtv.com>

# Noida International Airport



No. of passengers flying from  
Indira Gandhi International Airport (Delhi) in 2025  
*Approx. 8 Cr*

Expected number of passengers flying from  
Noida International Airport  
*1.2 Cr passengers*

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## Catalyst for Yamuna Expressway's Growth

- ✈ India's largest and world's 4th largest Airport
- ✈ India's first 100% FDI airport project
- ✈ Spread over 1,300+ hectares Developed by Zurich Airport International AG





**₹ 500+ Cr** Minda Corporation  
manufacturing unit on  
**23 acres (Sector-10)**  
Source - <https://timesofindia.indiatimes.com>

**Japanese MSME Park** near  
Noida International Airport proposed, targeting  
**1,400+ Japanese MSMEs**  
Source - <https://economictimes.indiatimes.com>

**Large-scale Fin-tech  
& AI Hub** planned by YEIDA with  
**500 acres** in Sector-11  
Source - <https://economictimes.indiatimes.com>

**250-acre  
Fin-tech Park** to  
create a complete digital  
finance ecosystem  
Source - <https://www.hindustantimes.com>

**7,200-crore Heritage City**  
project near Mathura - Vrindavan. A  
**public- private partnership  
model** will be adopted for religious,  
cultural and tourism infrastructure  
Source - <https://timesofindia.indiatimes.com>

**New Noida Master Plan  
2041** for Noida and YEIDA, to  
expand New Noida and the aviation hub  
around Noida airport  
Source - <https://economictimes.indiatimes.com>

# Shaping Tomorrow's Industrial Landscape



# Emerging Industrial & Tech Hub



## **Yamuna Expressway / YEIDA Region:**

₹3.3 lakh crore+ investments secured; 3,041+ plots allotted; ~4,50,000 jobs projected by



**Core Focus:** EV/electronics manufacturing, warehousing, NIT/IT parks, semiconductors, AI, fintech, hyperscale data centres & advanced packaging clusters (Sectors 8/8D/10/11).



**Vivo:** Operational 50-acre plant with ₹7,000 crore investment in electronics.



## **Major Manufacturing/Food Units:**

- Bikanervala (₹160 cr food processing),
- Avery Dennison (₹250 cr),
- Patanjali Ayurved (455 acres acquired),
- LG Electronics/Ying Tong (~₹953 cr),
- Surya Global Flexi,
- Haldiram,
- Bodycare International,
- Mtandt (₹48 cr) – driving electronics, food & tech-linked growth.



114+ industrial units under construction; many to start ops within a year (target ~180–200 total by end-2026).



HCL-Foxconn OSAT Semiconductor Plant: ₹3,700 cr facility (groundbreaking Feb 2026); display driver chips for Mobiles/laptops/autos/PCs; ops by 2028.



# Emerging Industrial & Tech Hub



- 🌀 **Mega ₹2.2 lakh crore AI Hub (AM Green/AM AI Labs):** 289-acre 1 GW HPC/AI facility (Sectors 28 & 8D) + AI Lab/data centres; Lol issued; ops phased from 2028, full by 2030; carbon-free renewable-powered.
- 🌀 **500-acre FinTech Hub (Sector 11 near Noida Airport):** World-class financial ecosystem (digital banking, insurtech, start-ups, IT/digital services); EOI issued (submissions due March 18, 2026); targets ₹20,000 crore+ investments.
- 🌀 **Hyperscale Data Centre (BK Sales Corporation):** ₹400 cr on 5 acres (Sector 8D); two-phase high-density/AI build; commercial ops within 18 months.
- 🌀 **International Film City (1,000-acre infotainment hub, Sector 21):** Construction advancing (tenders for oversight issued); shooting begun ('Mom-2' on site); first permanent studio ready by end-2026; includes film university.



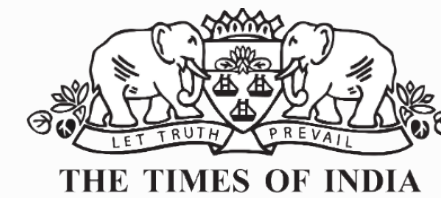
# Latest Updates on the Rising Employment Opportunities in the Region



# Yamuna Expressway in News



NMIMS to Start Construction on 35-Acre Management Campus in Yamuna City Along Yamuna Expressway. First Out-of-Maharashtra Expansion for Institute.



Shooting Begins at Yamuna Expressway Film City; First Permanent Studio Likely Ready This Year in 230-Acre Media Zone.



52 Industrial Units Set to Begin Operations in Yamuna City Under YEIDA; Boost to Manufacturing & Local Jobs.

Japan's Kewpie Proposes ₹200 Cr Food Processing Plant Off Yamuna Expressway; Seeks 8-10 Acres for Sauces & Mayonnaise Unit.

UP Govt Allots ₹1,200 Cr for 74 Km Link Road Connecting Noida International Airport to Ganga Expressway.

UP Govt Approves ₹1,204 Cr Land Acquisition for New Greenfield Expressway Link to Enhance Airport Connectivity.

YEIDA Acquires ₹5,000 Cr Worth Land (~2,700 Acres) to Meet 2041 Master Plan Demand & Future Sector Needs.



YEIDA Proposes 500 Acres Each for Themed 'Japan City' (Sector 5A) & 'Singapore City' (Sector 7) as Integrated Industrial Townships Along Expressway.

YEIDA Allocates Land for ₹1,290 Cr Projects in Advanced Manufacturing, Apparel & Packaging; Expected to Create 7,000 Jobs

YEIDA Pitches 'Japanese City' as Flagship 395-Hectare Hub for Japanese Firms & MSMEs in Yamuna City Plan to Attract Investments.



# ELDECO

UP RERA Registration No. UPRERAPRJ125342/02/2026  
Website of UP RERA: [www.up-rera.in](http://www.up-rera.in)  
Launch Date: 27<sup>th</sup> February, 2026



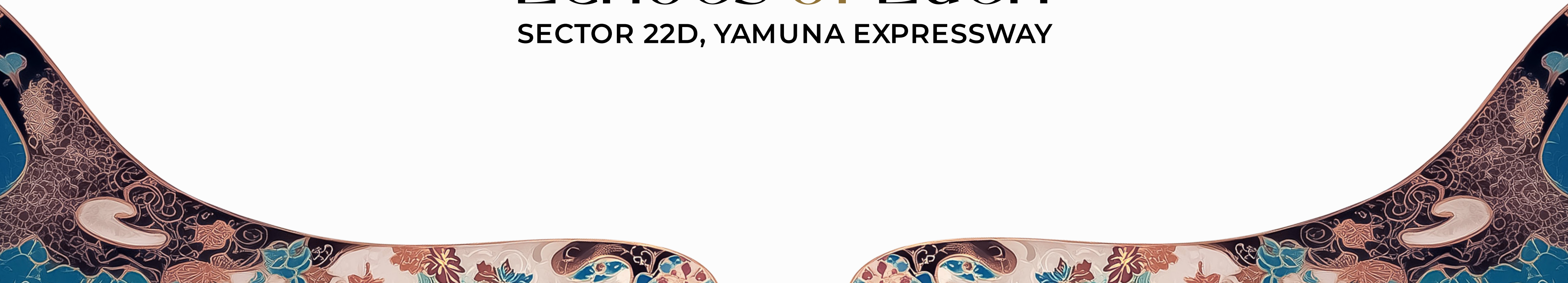
Collection A/c details of Eldeco Echoes of Eden:  
Bank Account Name – Eldeco Sohna Projects Ltd.-Coll A/C For Eldeco Echoes of Eden-Esc  
Bank Name: HDFC Bank, Bank Account No.: 57500001893809  
IFSC Code - HDFC0002830

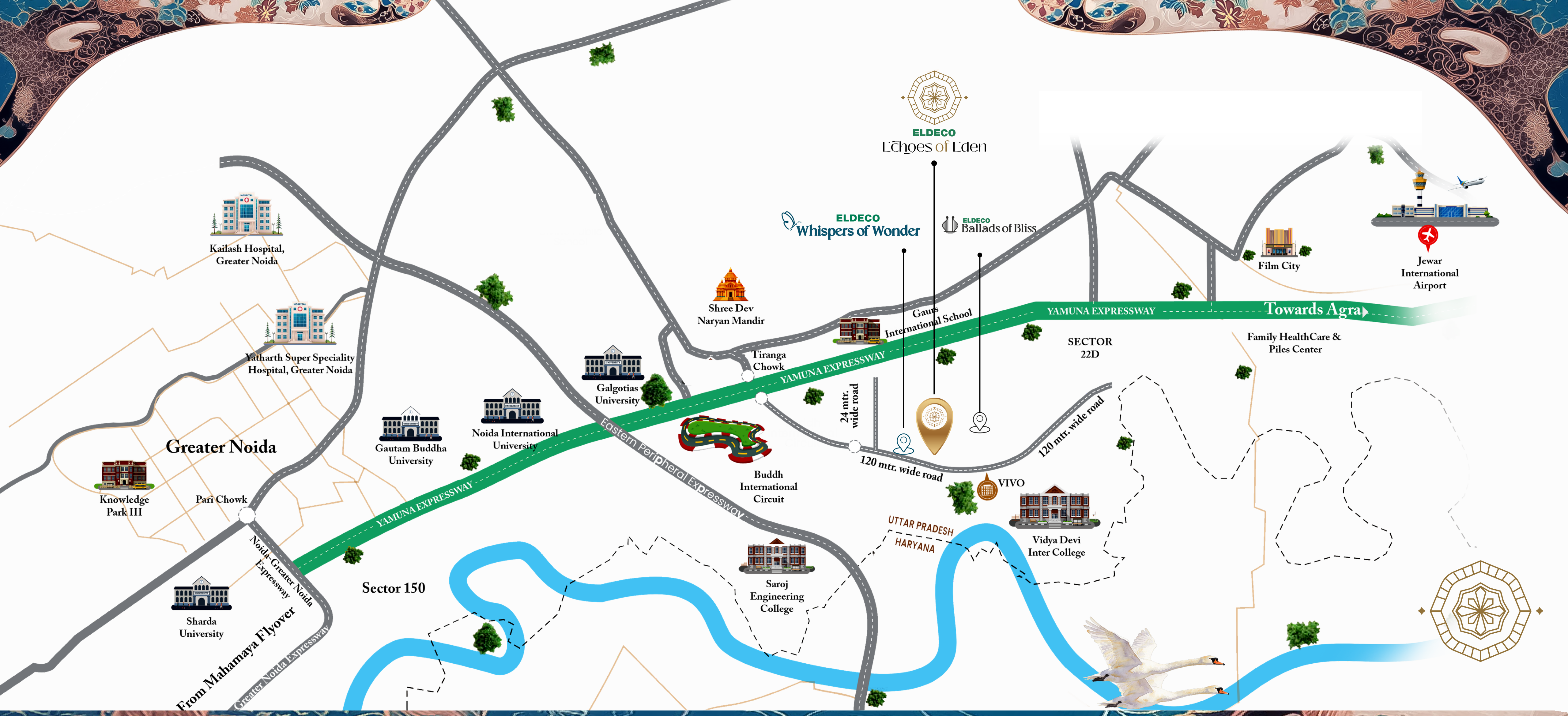


# ELDECO

## Ėchoes of Eden

SECTOR 22D, YAMUNA EXPRESSWAY





# Location Map

Sardar Patel Vidyalaya (Jaypee Group)	1.1 Kms	Noida International University	6.5 Kms	Upcoming Film City in Sector 21	9 Kms
Gaus International School	5.3 Kms	Kailash Hospital	4.5 Kms	Noida International Airport	19 Kms
Divine Public School	13.6 Kms	Jaypee Sports City	5.9 Kms		
Galgotias University	5.9 Kms	Buddha International Circuit	3 Kms		

In a world that celebrates speed,  
Echoes of Eden chooses *stillness*.

*PRESENTING*

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3 BR VRV AIR CONDITIONED HOMES

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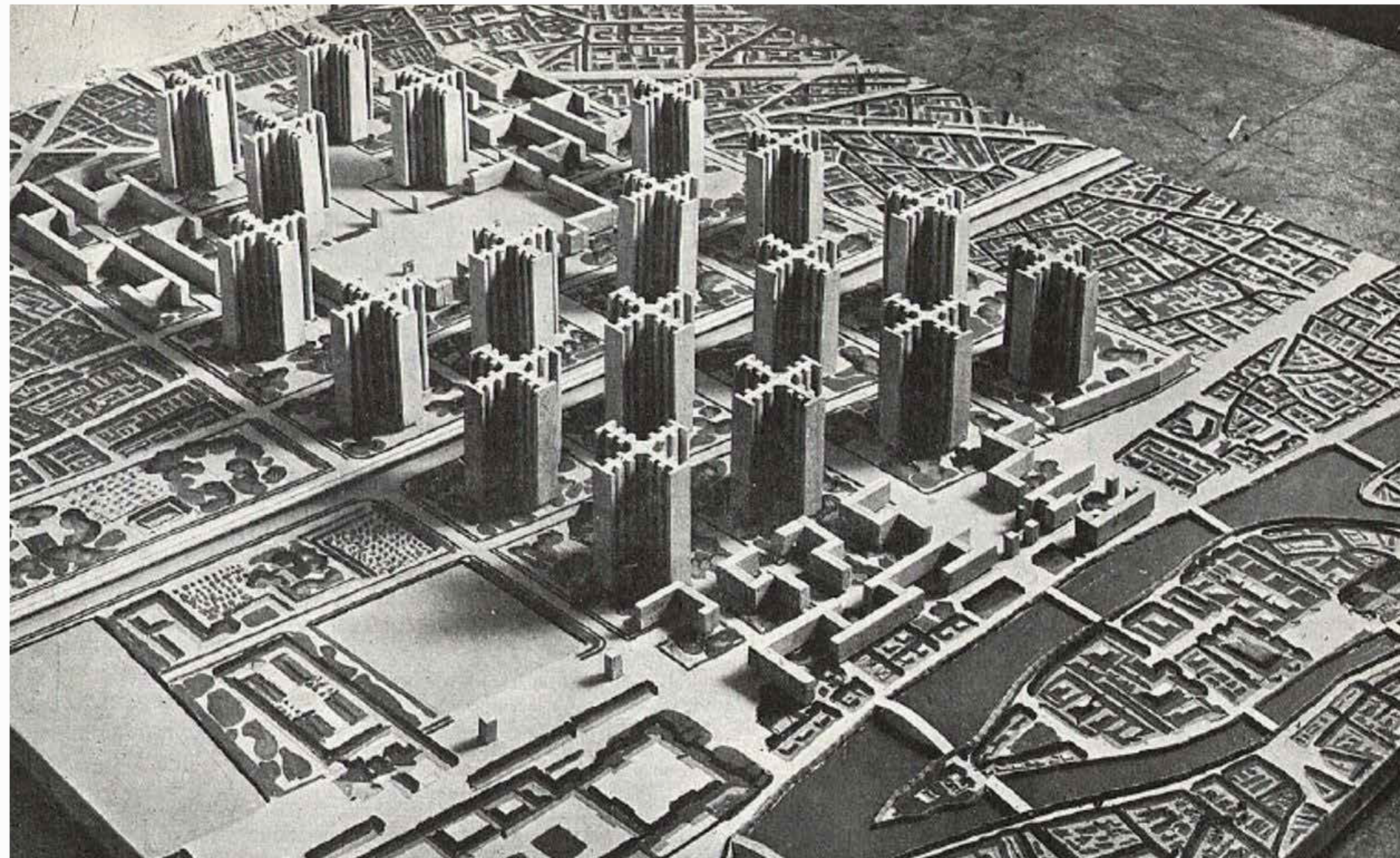




Artistic Impression



# Design Inspiration



La Ville Radieuse: The Radiant City by Le Corbusier Source: Wikipedia

A 100 years ago, the celebrated architect Le Corbusier unveiled the conceptual Radiant City, a design never fully implemented.

- 🏛️ The towers are positioned within a garden setting.
- 🏛️ All units are corner units
- 🏛️ A stilt level at the base enhances visibility and facilitates movement.
- 🏛️ The towers are symmetrically spaced, ensuring that each residence enjoys views of the garden, as well as ample sunlight and ventilation.
- 🏛️ At the podium level, the towers are spatially interconnected, creating a shared community greens that also acts as a buffer from vehicular movement below.



# *Design Visionaries*

# ARCOP

PRINCIPAL ARCHITECT

CANADA

ARCOP is a premier architectural and master planning firm in India since 1985 originating in Montreal, Canada.



Dubai Maritime City, Dubai



ITPO, Pragati Maidan, New Delhi



Medanta The Medicity, Gurgaon



IGI Airport Terminal 3, New Delhi



# Landscape Visionaries

**roha**  
LANDSCAPE ARCHITECTURE + PLANNING

With a team of 200+ professionals, ARCOP combines decades of expertise with a commitment to design excellence, led by a core team with over 20 years of experience.



Aloft Hotel, Aerocity, New Delhi



Taj Sawai, Ranthambore



Bharat Vandana Park, New Delhi

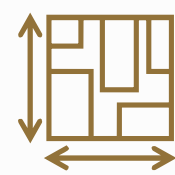


National Rose Garden, Shantipath, New Delhi



# Design Meets Global Standards

Where international design philosophies shape refined living



Spread across 5 acres  
with only 3 towers



IGBC Gold targeted  
sustainable development



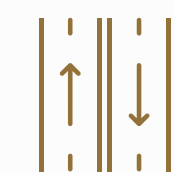
MIVAN structure with high-quality  
factory finish



5-meter-high entrance lobby with  
modern drop-off canopy



Grand arrival experience with  
signature water feature



Facing a 24-meter-wide road



Interconnected dual-core design  
for efficient circulation



5 lifts per tower, including  
service elevator



✦ *Planning that works quietly, every day.* ✦

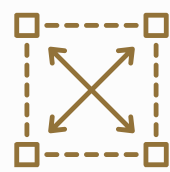


# The Art of Spatial Harmony

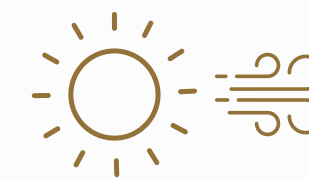
Thoughtfully designed spaces that bring harmony to every dimension of life



Clear separation of pedestrian  
and vehicular movement



Low-density planning with  
generous open areas



Towers positioned for light,  
air, and privacy



Central greens acting as  
community anchors



Thoughtful podium planning  
for seamless circulation

✦ *Balance here is not visual alone - it is spatial and experiential.* ✦



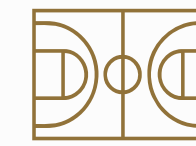
# Project Amenities



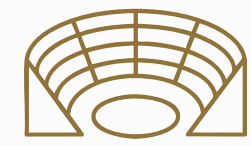
CONVENIENCE  
RETAIL



LANDSCAPE  
HANGOUT AREA



MULTIPURPOSE  
COURT



AMPHITHEATRE



PERIPHERAL  
GREENS



PALM TREE  
AVENUE



KIDS SWING  
AREA



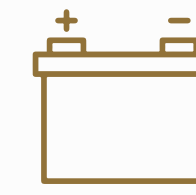
CCTV  
SECURITY



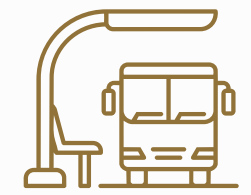
OPEN GYM



PLAY AREA



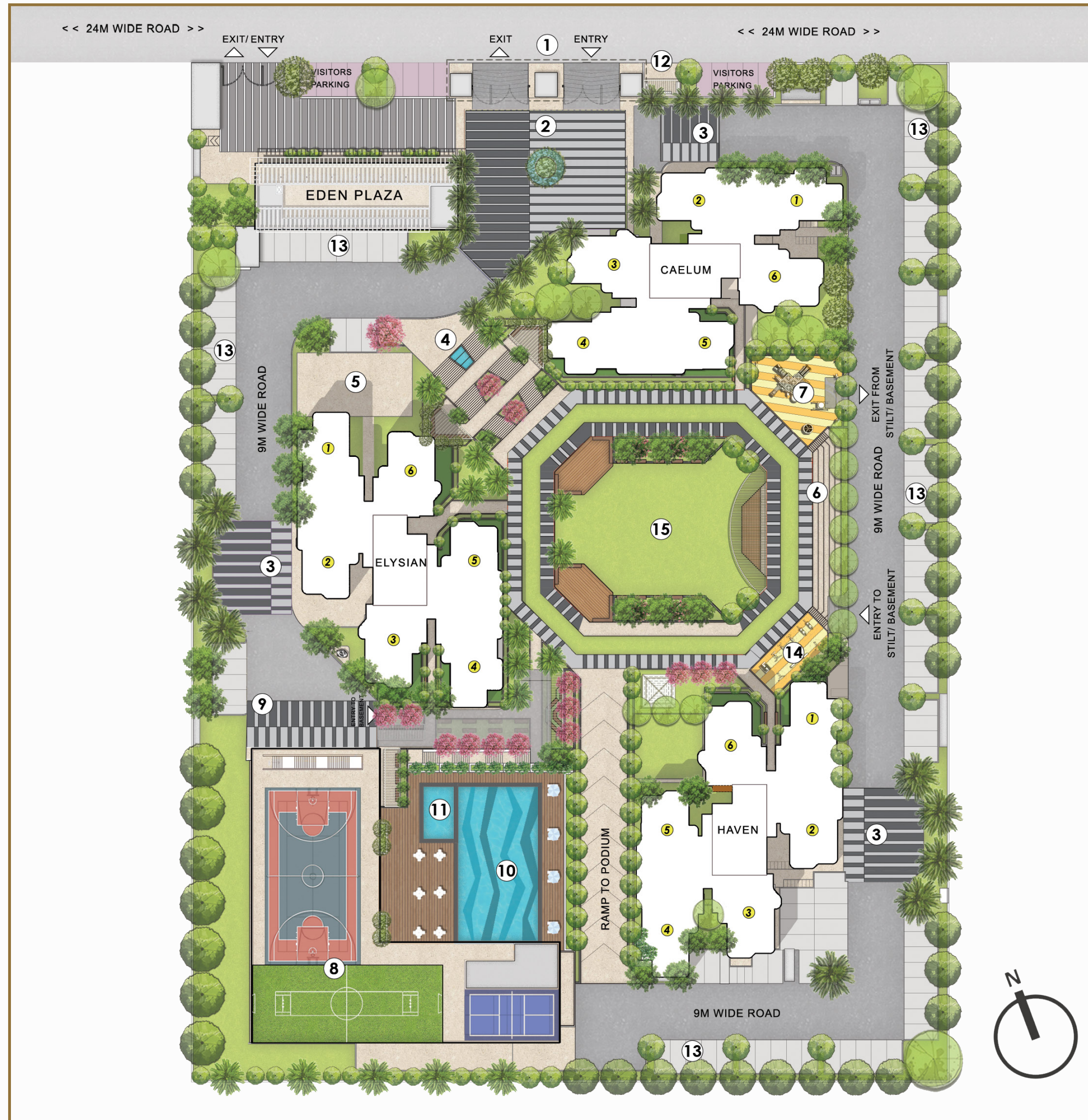
POWER  
BACKUP



SCHOOL BUS  
WAITING AREA



# Site Plan



1. Entry/Exit
2. Main Drop-Off
3. Tower Drop-Off
4. Landscape Hangout Area
5. Play Area
6. Amphitheatre
7. Kids Swings Area
8. Sports Courts on Club Roof  
Multipurpose Play Court  
Box Cricket/ Mini Football Court/ Pickleball
9. Club Drop-Off
10. Swimming Pool
11. Kid's Pool
12. Bus Waiting Area
13. Private Parking
14. Open Gym
15. Central Landscape At Podium Level With Parking Below

ELYSIAN (BASEMENT STILT+32)

HAVEN (BASEMENT+ STILT+32)

CAELUM (BASEMENT STILT+32)



**● RETAIL**  
Eden Plaza Kiosks at Stilt

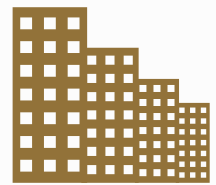
**■ PRIVATE LAWN WITH UNITS AT PODIUM LEVEL**  
**■ DG SHAFT**

**DISCLAIMER:**  
Some units on podium have private lawns

# Apartment Features



3 BR VRV  
AIR-CONDITIONED  
HOMES



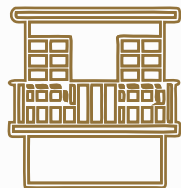
ALL RESIDENCES  
DESIGNED AS  
CORNER UNITS



ONLY 3 RESIDENCES  
PER CORE FOR  
ENHANCED PRIVACY



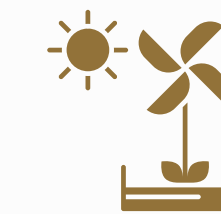
6 RESIDENCES PER  
FLOOR ENSURING  
LOW DENSITY LIVING



PRIVATE BALCONY IN  
EVERY BEDROOM



SELECT PODIUM LEVEL  
RESIDENCES WITH  
PRIVATE LAWNS



DESIGNED FOR  
ABUNDANT NATURAL  
LIGHT AND CROSS  
VENTILATION



LAVISH CURVED  
UTILITY BALCONY IN  
EVERY APARTMENT





Artistic Impression

**Swimming Pool**



Artistic Impression

**Amphitheatre**



Artistic Impression

**Kids Play Room**



Artistic Impression

**Kids Play Area**



Artistic Impression

**Club**



Artistic Impression

***Basketball***



Artistic Impression

**Game Room**



Artistic Impression

***Multipurpose Hall***



Artistic Impression

Gym



# Club Amenities



PREFUNCTION HALL



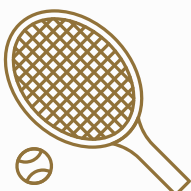
GYM



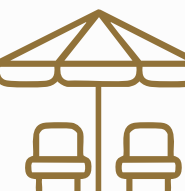
KIDS PLAY AREA



DOUBLE-HEIGHT MULTIPUPOSE HALL



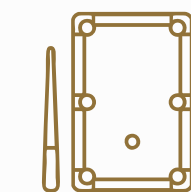
SQUASH COURT



SWIMMING POOL



BOX CRICKET



POOL TABLE ROOM



PARTY HALL



MINI FOOTBALL COURT



KIDS POOL



READING ROOM





Artistic Impression



Artistic Impression



Artistic Impression

# Marquee Projects



Eldeco 7 Peaks Residences, Omicron 1A, Greater Noida



Eldeco Whispers of Wonder, Sec 22D, Yamuna Expressway



Eldeco Ballads of Bliss, Sector 22D, Yamuna Expressway



Eldeco La Vida Bella, Sector 12, Greater Noida West



Eldeco Live By The Greens, Sector 150, Noida



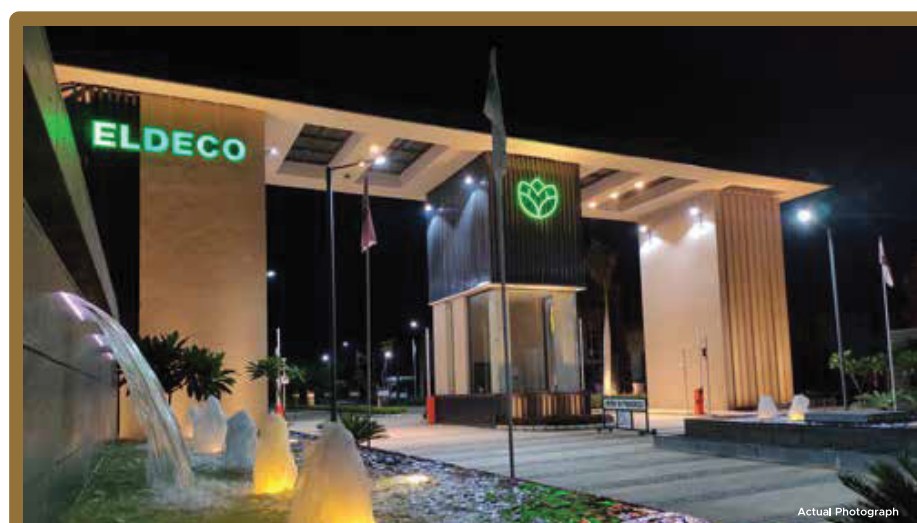
Eldeco Accolade, Sector 2, Sohna Road, Gurugram



Eldeco Paradiso, Sector 40, Panipat



Eldeco Amaya, Sector 33, Sonipat



Eldeco City, Nainital Road, Bareilly



Eldeco Aranya, Sector 16, Panchkula



Eldeco Viviana, Pakhowal Road, Ludhiana



Eldeco Raisina Estate, Kashipur Road, Rudrapur



*Luxury by* **ELDECO**



Actual Image

Terra Grande by Eldeco, Sirmaur, Near Kasauli



Artistic Impression

Terra Grande by Eldeco, Rishikesh Hills



# Marquee Projects



Eldeco Trinity, Gomti Nagar Extension, Lucknow



Eldeco Skywalk, at Eldeco City, IIM Road, Lucknow



Eldeco Hanging Gardens, Off Shaheed Path, Lucknow



Eldeco Regalia, Off IIM Road, Lucknow



Eldeco Corporate Chamber-I, Gomti Nagar, Lucknow



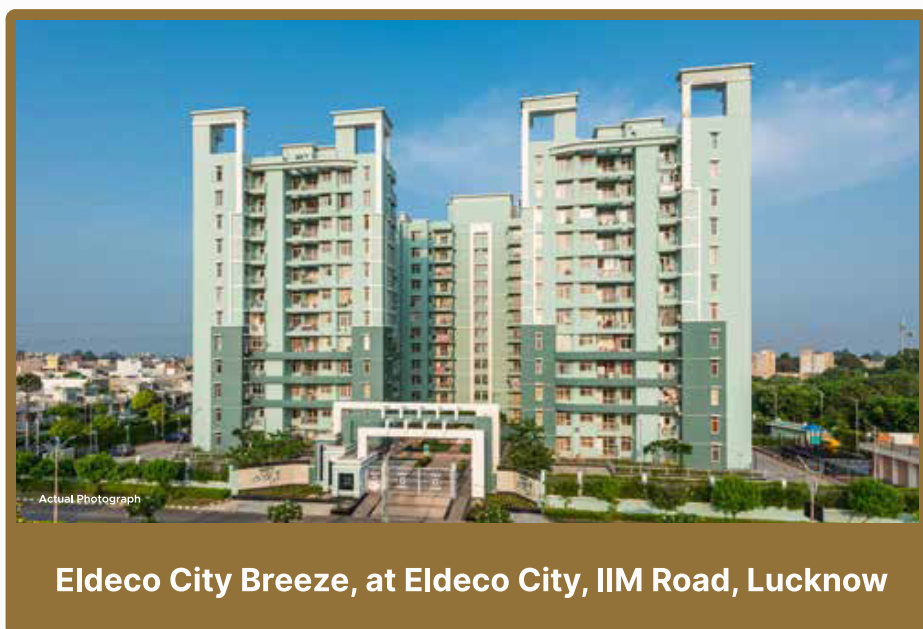
Eldeco Imperia, Sisandi Road, Lucknow



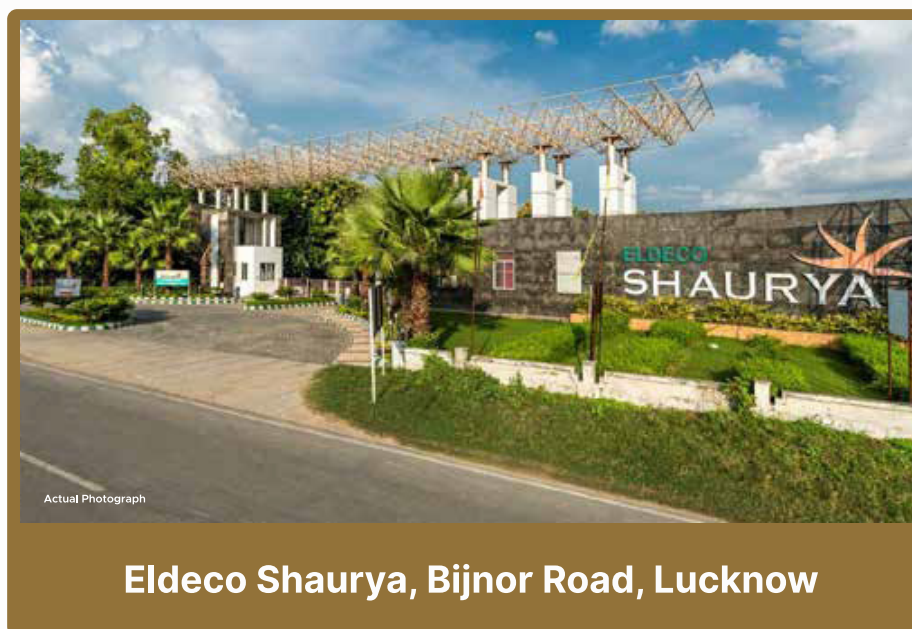
Eldeco Twin Towers, at Eldeco City, IIM Road, Lucknow



Eldeco Latitude 27, at Eldeco City, IIM Road, Lucknow



Eldeco City Breeze, at Eldeco City, IIM Road, Lucknow



Eldeco Shourya, Bijnor Road, Lucknow



Eldeco Saubhagyam, Amar Shaheed Path, Lucknow



Eldeco Eternia, Sitapur Road, Lucknow





# *Luxury by* **ELDECO**



Actual Image

Eldeco Centre, Malviya Nagar



Artistic Impression

Eldeco Camelot, Dwarka Sector 17





# Marquee Projects



Eldeco Amantran, Sector 119, Noida



Eldeco Olympia, Sector 93A, Noida



Eldeco Utopia, Sector 93A, Noida



Eldeco County, Sec 19, G.T. Karnal Road, Sonipat



Eldeco Mystic Greens, Omicron I, Greater Noida



Eldeco Green Meadows, Sector Pi, Greater Noida



Eldeco Residency Greens, Sector Pi, Greater Noida



Eldeco Paradiso, Sec 40, Panipat



Eldeco Estate One, G.T. Karnal Road, Panipat



Eldeco Hillside, Japanese Zone, Neemrana



Eldeco Greens, Nakodar Road, Jalandhar



Eldeco Estate One, Main G.T. Road, Ludhiana



*Luxury by* **ELDECO**



Artistic Impression

Eldeco Fairway Reserve, Sec-80, Gurugram





# #Echoes\_Of\_Eden



**ELDECO**

Site Address: Sector 22D, Yamuna Expressway Website: [www.eldecogroup.com](http://www.eldecogroup.com)

**200+ PROJECTS | 40+ YEARS | 30000+ HOMES | 20+ CITIES**

Eldeco Echoes of Eden ('Project') is being developed by Eldeco Sohna Projects Limited (CIN: U45200HR2006PLC073744) having registered office at S-16, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007 ("Promoter"), on a land admeasuring 20235 sq. mtr., situated at GH-01B/1, Yamuna Expressway, Sector-22D, Uttar Pradesh ('Project Land'). The layout plan of Project is approved by Yamuna Expressway Industrial Development Authority ("YEIDA") vide no. YEIDA/202601120558/2025/09/09/S/2189 dated 12th January, 2026. The Project Land is leased in favour of Promoter by YEIDA for 90 years. 1 Sq. mtr = 10.764 sq. ft., 1 Acre = 48.40 sq. yds. or 4046.86 sq. mtrs. The content and visuals in this advertisement are solely an artistic rendering for illustrative purposes and are not to scale, it does not constitute a legal offer or forms part of any legally binding agreement. The Promoter of the Project clarifies that the information provided herein are indicative in nature. Intending purchasers are advised to verify all the details independently with the respective sales team of Promoter of the Project regarding plans, specifications, terms of sales and payments and other relevant details independently before making any purchase decision regarding unit(s) in the Project.

The Project Land and receivables thereon has been mortgage/hypothecated in favour of HDFC Capital Advisors Limited (Lender) for the purpose of project finance.

