



THE SUNRISE TOWNSHIP

A HIGH-END GATED PLOTTED TOWNSHIP - NEAR YAMUNA EXPRESSWAY



The Sunriese Township

A Gated Housing Society



The Sunrise Township (TS Township)—TS Buildtech PVT.LTD

A secure, well-planned gated township near the Yamuna Expressway & Jewar Airport. Own your plot and build your dream home surrounded by green parks, wide roads, a temple, a school & daily conveniences—at an unbeatable price.

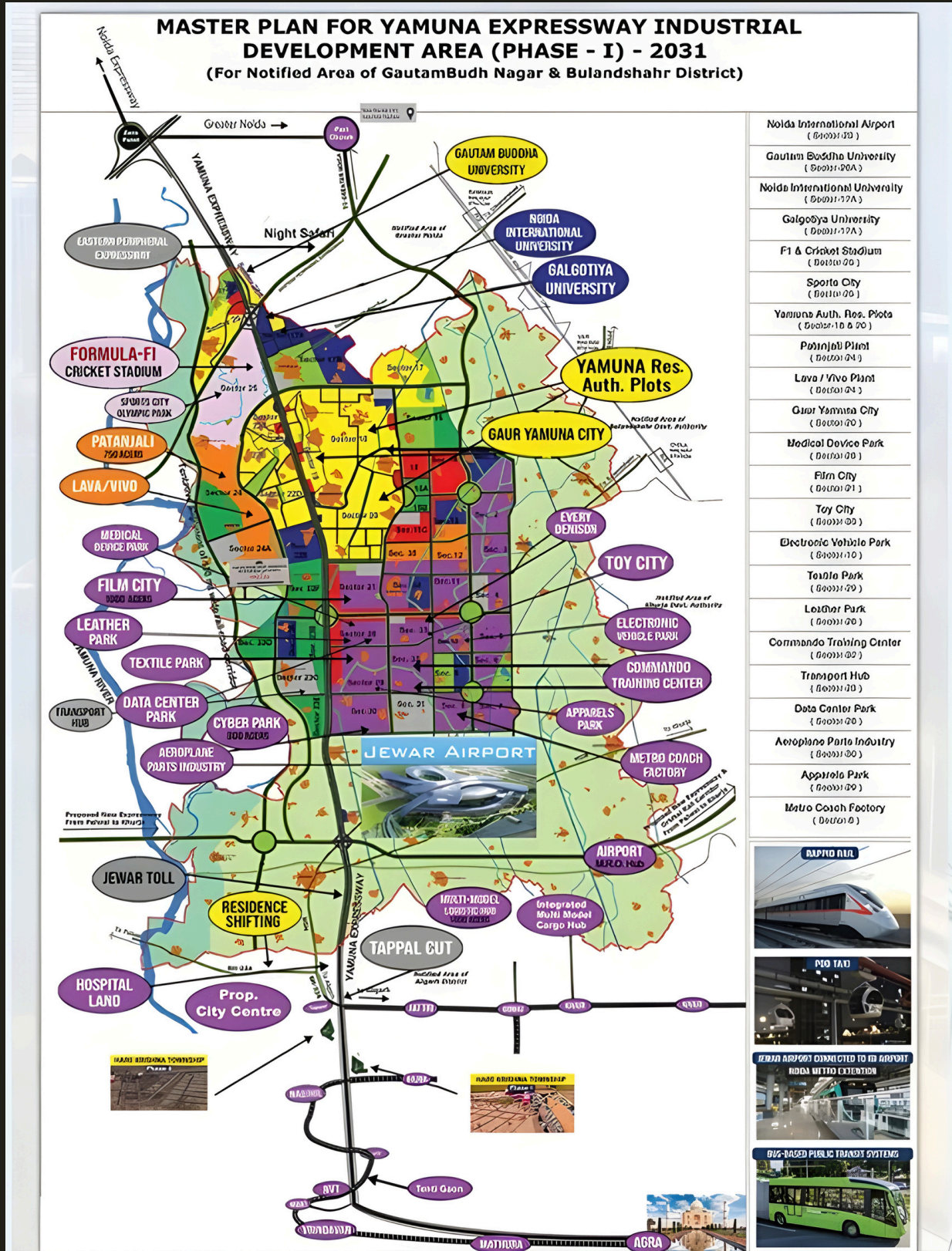


Infrastructure & Roads

- ✓ 30 Ft Main Roads
- ✓ Footpaths
- ✓ Street Lights
- ✓ Underground Water
- ✓ Water Harvesting
- ✓ Plantation
- ✓ Electricity
- ✓ Sewage / Drainage



Master Plan for Yamuna Expressway Industrial Development Area (Phase 1) - 2031



- Noida International Airport (00001-00)
- Gautam Buddha University (00001-00A)
- Noida International University (00001-00A)
- Galgotiya University (00001-00A)
- F1 & Cricket Stadium (00001-00)
- Sports City (00001-00)
- Yamuna Auth. Res. Plots (00001-10 & 20)
- Patanjali Plant (00001-04)
- Lava / Vivo Plant (00001-04)
- Gaur Yamuna City (00001-00)
- Medical Device Park (00001-00)
- Film City (00001-01)
- Toy City (00001-00)
- Electronic Vehicle Park (00001-10)
- Tealoo Park (00001-00)
- Leisure Park (00001-00)
- Commando Training Center (00001-00)
- Transport Hub (00001-00)
- Data Center Park (00001-00)
- Aeroplane Parts Industry (00001-00)
- Apparel Park (00001-00)
- Micro Coach Factory (00001-00)





LAYOUT PLAN (THE SUNRISE TOWNSHIP)



<<< AGRA EXPRESSWAY TO GREATER NOIDA >>>

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Main Entry Gate



Security & Boundary

- ✓ Boundary Wall
- ✓ Security Cabin
- ✓ Main Entry Gate
- ✓ CCTV Cameras
- ✓ Boom Barrier
- ✓ Green Trees

Green Spaces & Recreation

- ✓ Central Park
- ✓ Tea Point
- ✓ Street Lights
- ✓ Fiber & WiFi
- ✓ Children's Area
- ✓ Commercial Strip

Central Park



Community Hall



Community & Social

- ✓ Mandir
- ✓ School Area
- ✓ Community Hall
- ✓ Parking
- ✓ Senior Citizen Corner
- ✓ Creche / Kids Zone



Payment Plan

Plot Type	Price (₹ / sq. yd.)
Normal Plot	→ ₹18,000/-
Commercial Plot	→ ₹20,000/-
Premium Plot	→ ₹22,000/-

Note: Park-facing and corner plots are subject to a 10% Preferential Location Charge (PLC).



LOCATION ADVANTAGES

Location

Information

Yamuna Expressway



2 Min

Upcoming Smart City



7 Min

Film City Noida (Proposed)



15 Min

Pari Chowk



30 Min

Greater Noida



30 Min

Bulandshahr



35 Min

Eastern Peripheral (EPE)



40 Min

Delhi-Mumbai Expressway



30 Min

Noida



50 Min

Delhi



60 Min

Agra



90 Min





FLEXIBLE PAYMENT PLAN

Plan		Amount
Token Amount	→	₹51,000
Booking Amount	→	10% (Within 7 Days)
Agreement (BBA)	→	At 40% (Next 30 Days)
Remaining	→	50% (Within 11 Months)

11 months No-Cost EMI





GET POSSESSION

FROM DAY 1
MAVERICKS VENTURE
BY PARK FACING