## Future is here Awesome sites awaiting you!





### Yamuna Expressway Industrial Development Authority

An Industrial corridor with smart knowledge nodes crafting opportunities to live, work, enjoy and prosper

### **Salient features**

#### 1) Availability of undisputed land

- a. About 20,000 Ha of greenfield city, wherein 21,000 residential plots, land for 11 townships, 4 universities, 1 sports city including formula 1, more than 1000 industrial plots and 3(three) Electronics Manufacturing Clusters have been allotted
- b. Out of these 20,000 ha, 12,000 ha of land has been acquired and is free of any litigation
- c. At present Authority has 4000 acres of undisputed land ready for disposal for mixed land use, industrial (including IT), institutional, and recreational purposes in various sizes
- d. Flat terrain, can be put to immediate use
- e. Large chunks of land can be made available for Mega Projects

#### 2) Abundant resources

#### Water

- a. Availability of abundant portable drinking water through Ganga canal system
- b. High ground water table no contamination

#### Electricity

c. 24X7 assured and dedicated power supply through a network of 132KV, 400KV and 765 KV electric sub-stations within the Authority area

#### 3) Excellent connectivity

- a. Accessible through the Yamuna Expressway
- b. Direct connectivity with Delhi and Agra through expressways
- c. Direct connectivity to IGI Airport through Kalindi Kunj and Palwal
- d. Proposed Eastern Peripheral Expressway passes through phase I
- e. Dedicated Freight corridor passes through Hathras
- f. Proposed rail and expressway link between Palwal and Khurja via Jewar connecting two major rail corridors

#### 4) Transparent governance

a. All approval from a single Authority and facilitation for seeking incentives from the State Government





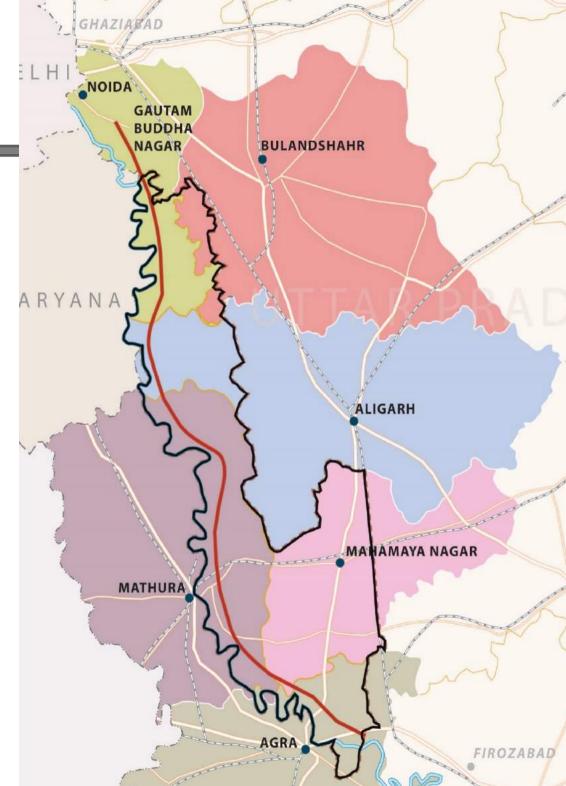
### Yamuna Expressway Industrial Development Authority

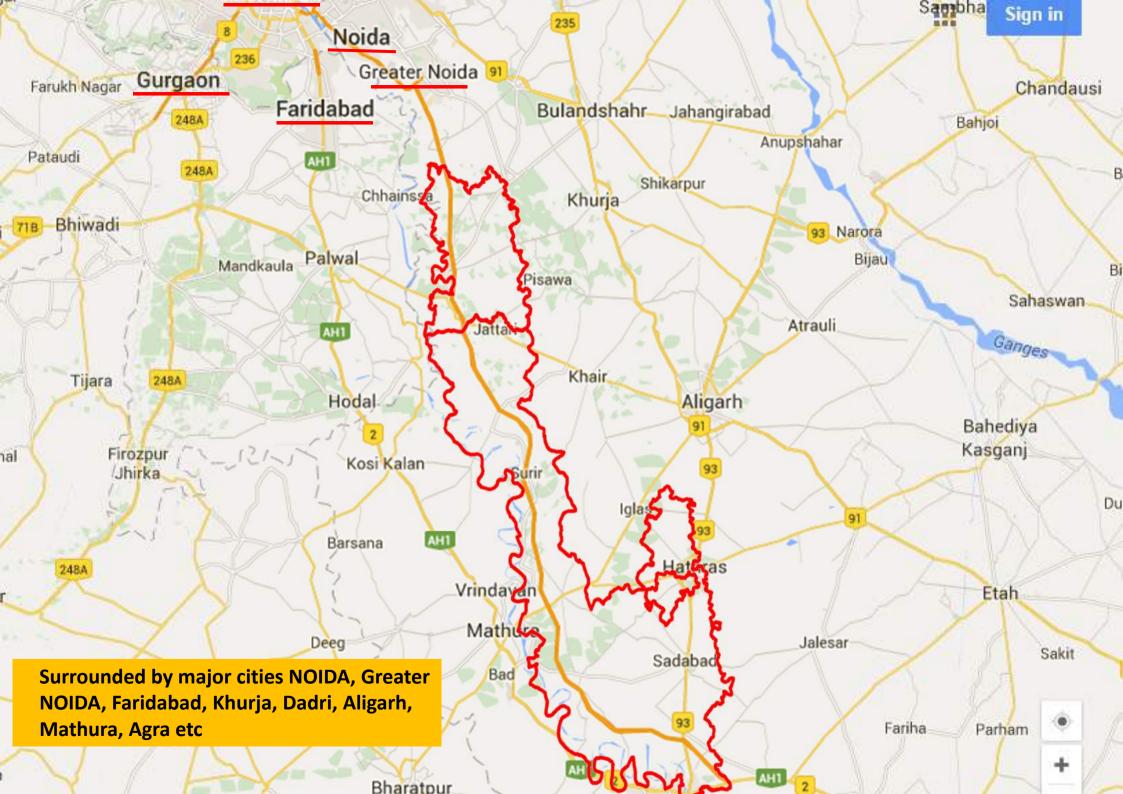
### CONTENTS

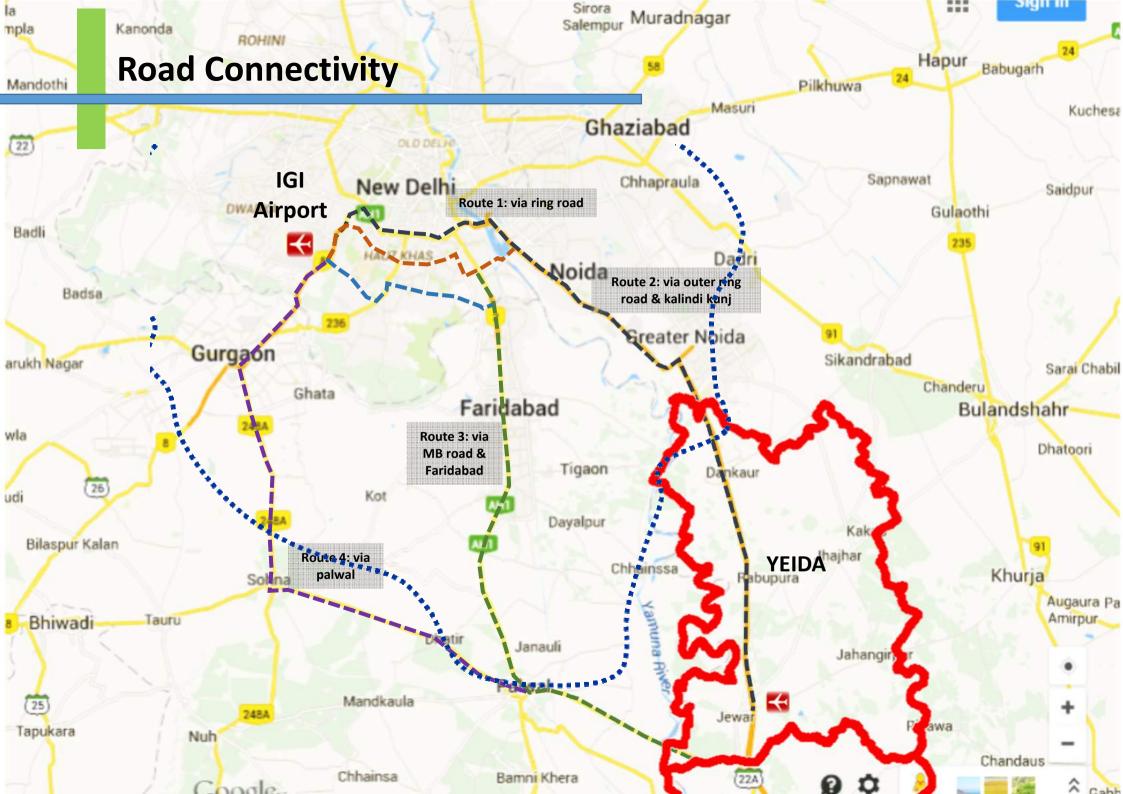
Overview
Locational advantage
Road connectivity
Regional connectivity
Plan for Development
Land availability

### **OVERVIEW**

- An area of 2685 sqkm
- Spread over 6 districts in Uttar Pradesh – Gautam Budh Nagar, Mathura, Aligarh, Hathras, Agra and Bulandshahr
- On the major tourist circuit in India The Golden Triangle
- Enroute from Delhi Agra
- 5 greenfield townships planned on smart cities concept
- Congenial Geographic features part of Yamuna-Ganga basin, flat terrain, portable quality underground water, network of canals



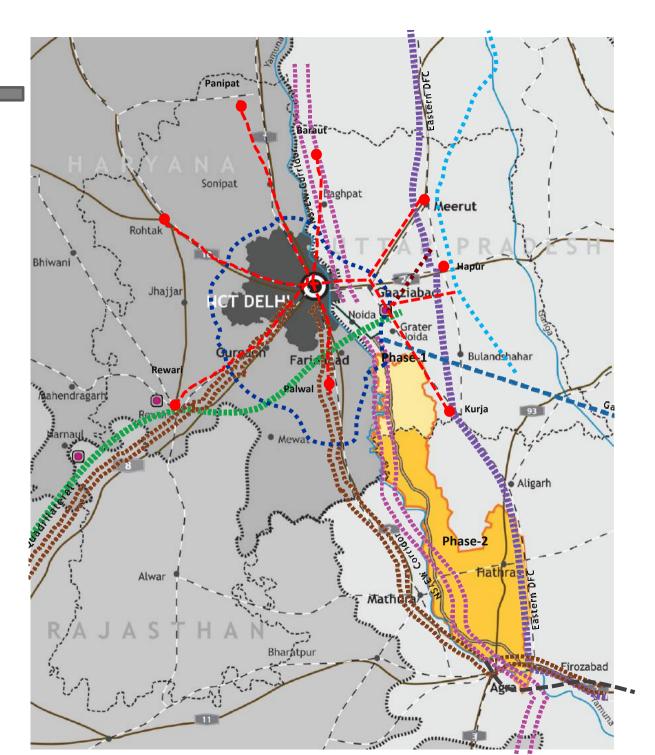




### **Regional connectivity**

Golden Quadrilateral		
 Ganga Expressway		
 RRTS		
 Western DFC		
 Upper Ganga Canal Expressway		

- Dasna-Meerut Expressway
   Eastern DFC
   North-South corridor
- Peripheral Ring Road (Eastern & Western)
  - Agra Kanpur Expressway



# Many Innovative Projects implemented or are in pipeline

- Yamuna Expressway linking Greater Noida to Agra 6 Iane, 165 kms Iong Expressway connecting international tourist destinations of Delhi and Agra

# Many **Innovative Projects** implemented or are in pipeline

# - Jaypee Sports City

India's first Formula One Track

Inaugurated in Oct 2011, hosted Formula One Indian Grand Prix of 2011

Seating capacity: 110,000

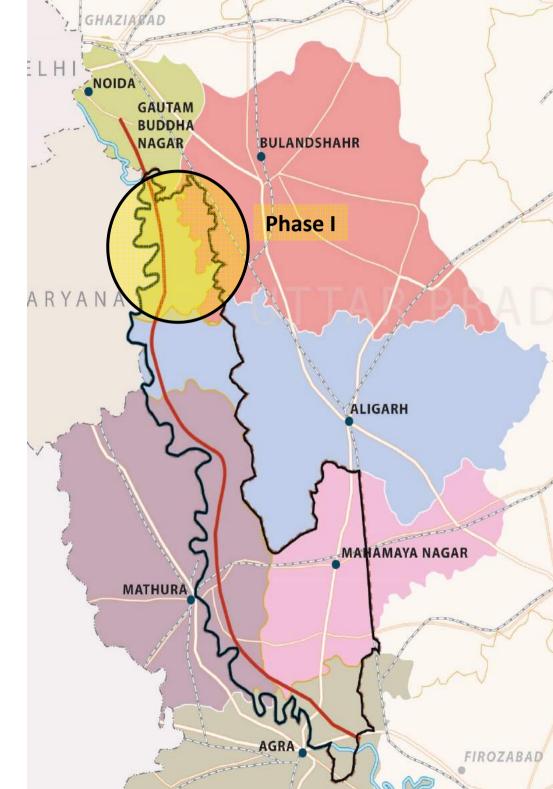
Estimated cost: \$400million

Indoor stadiums for Hockey , Kabaddi, Cricket Stadium

Provision for water sports – International standards

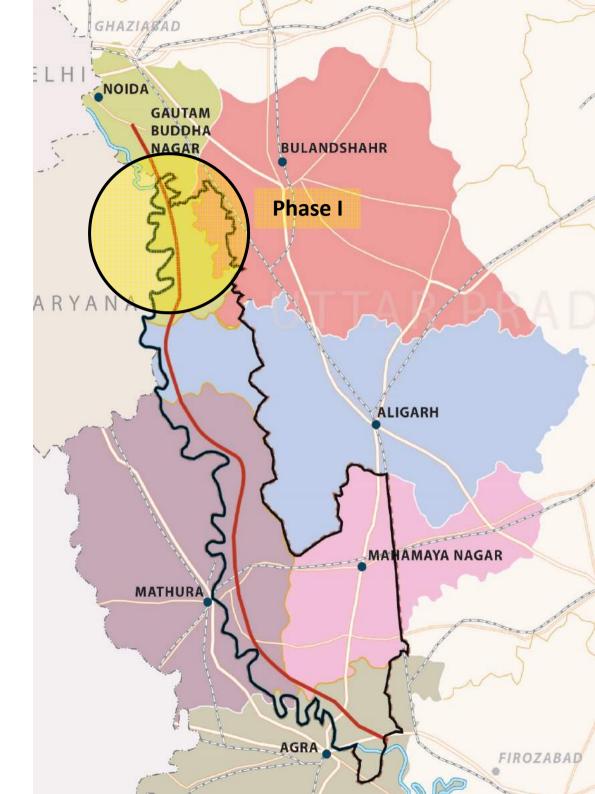
### **Plan for development**

- Proposed to be developed in phases
- Phase I lies in Gautam Budhh Nagar District and is a part of N.C.R.
- Area is 580 sqkm
- Approx 19,575 ha has been planned and approved for urbanization
- ~12000acre has been acquired
- ~4000acre undisputed land is available for immediate allotment



### **Plan for development**

- Already developed
  - 2500 acre Jaypee sports city
  - 2 functional universities
- Already allocated
  - More than 21000 residential plots of various sizes
  - 100-200acre, 11 townships
  - ~1000 industrial plots of various sizes



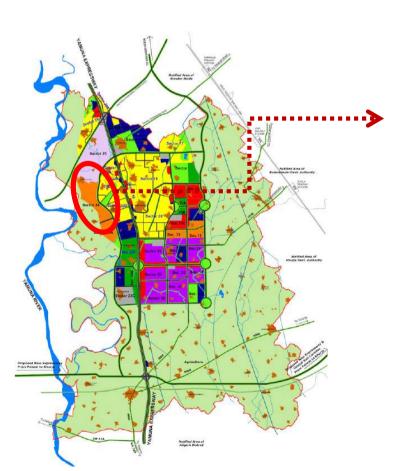
### Land Availability

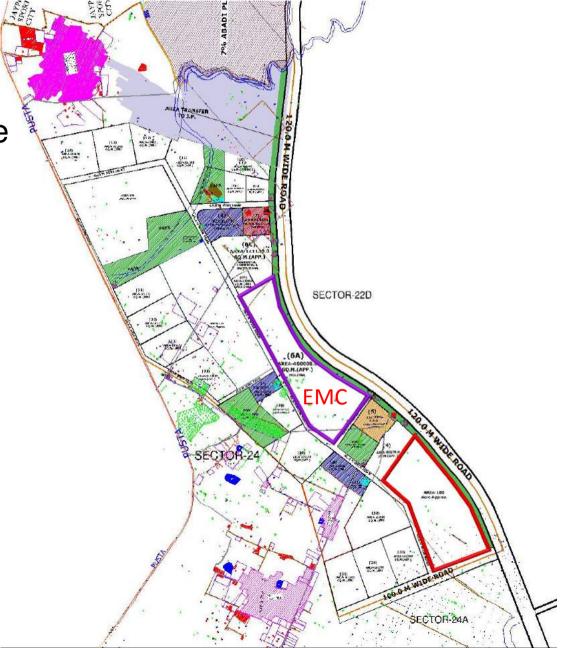
Land is available under various land-use as defined in the Master Plan

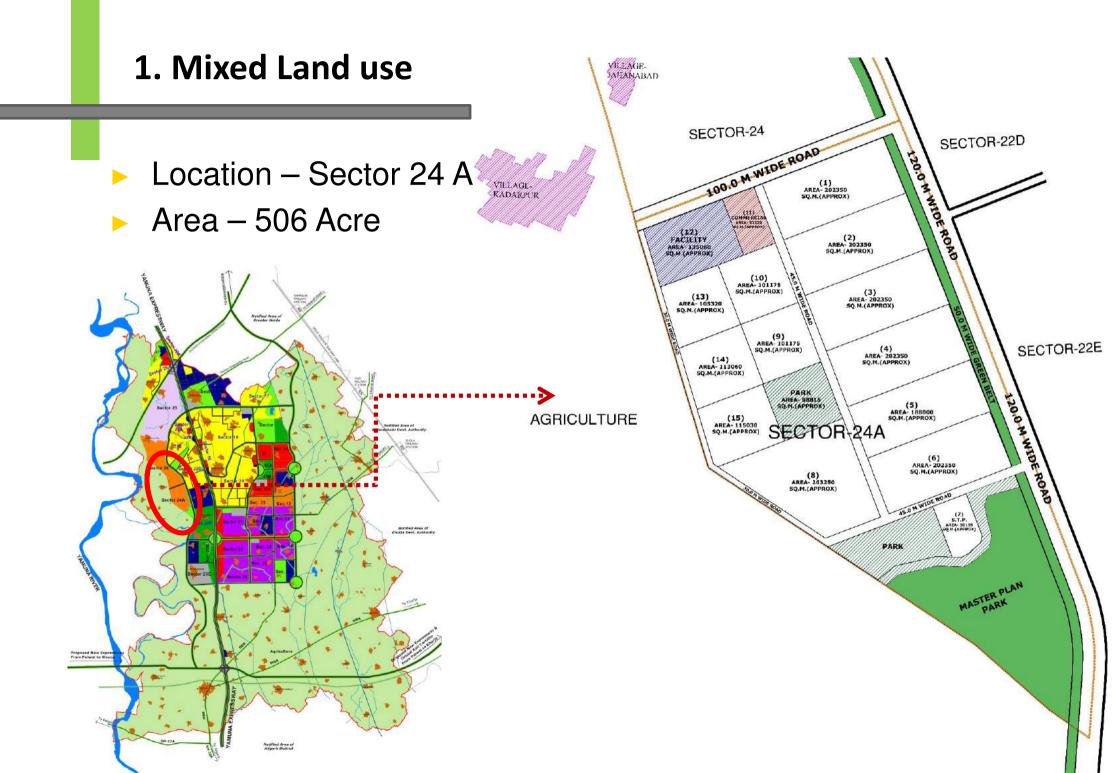
- 1. Mixed Land-use
- 2. Industrial Land-use
- 3. Institutional Land-use
- 4. Commercial Land-use

### 1. Mixed Land use

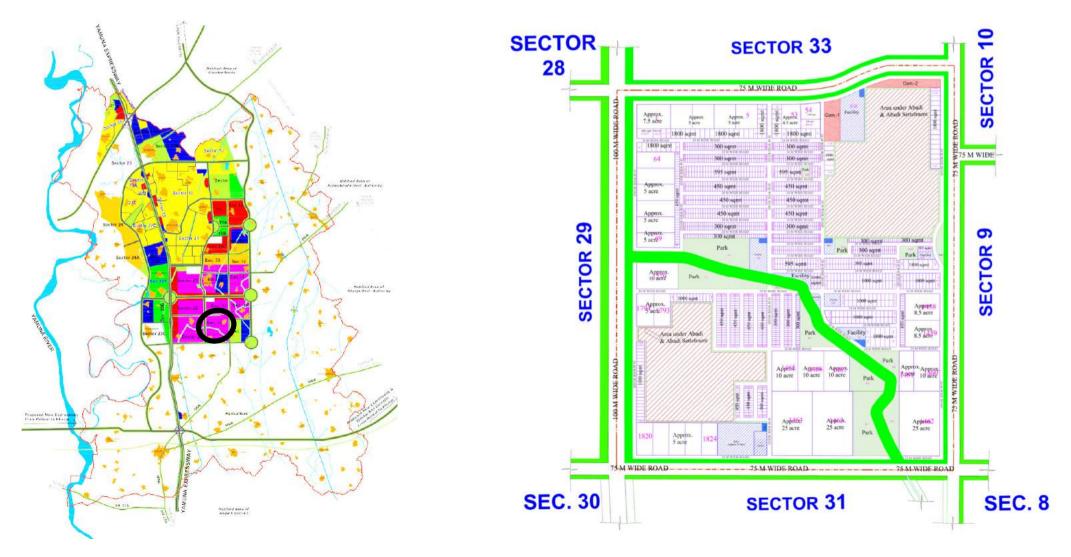
- Location Sector 24
- Area 850 Acre
- 2 EMC's allotted 100 acre each



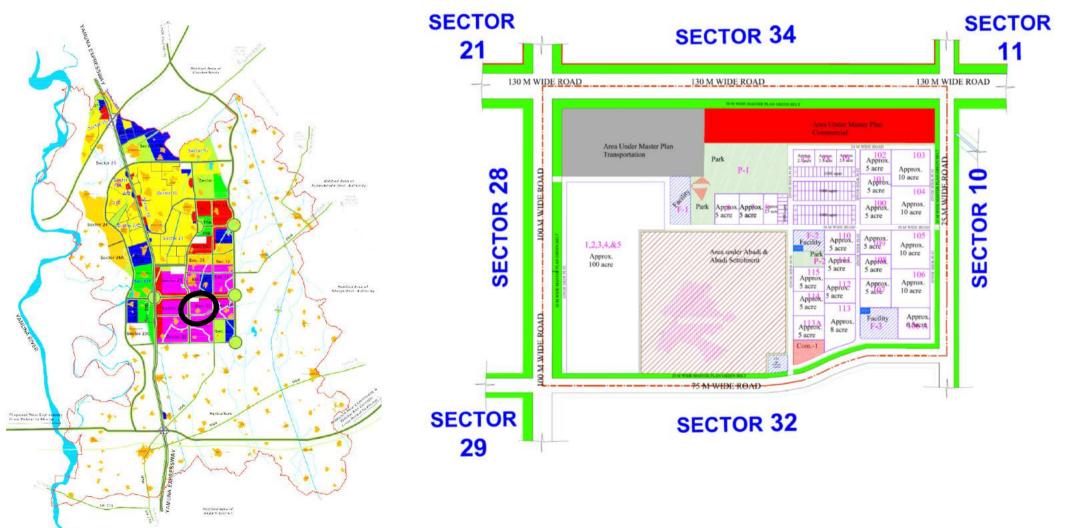




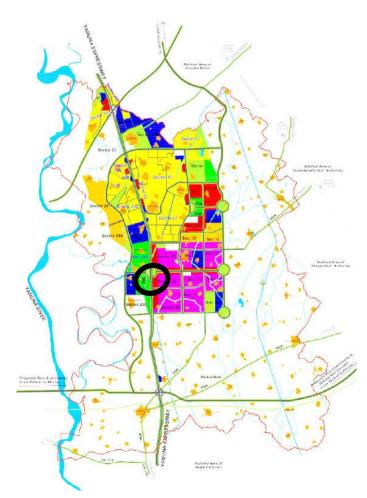
- Location Sector 32
- Plots are already allotted



- Location Sector 33
- Status available

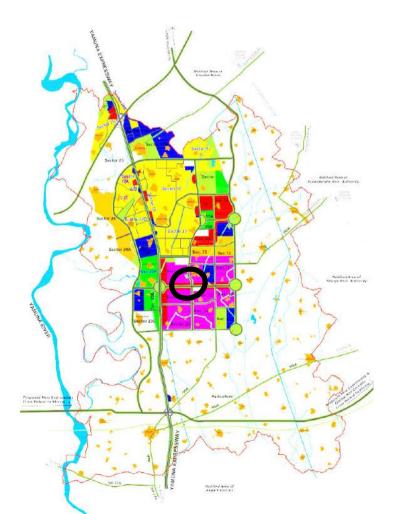


- Location Sector 29
- Area –1130 Acre Approx.
- Status available



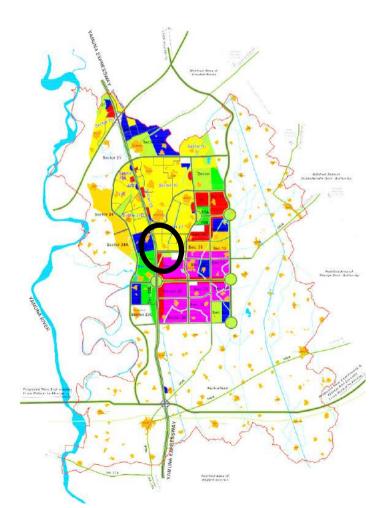


- Location Sector 28
- Area –600 Acre Approx.
- Status available



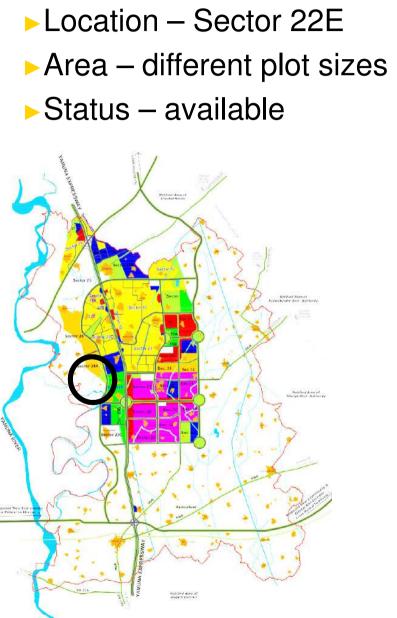


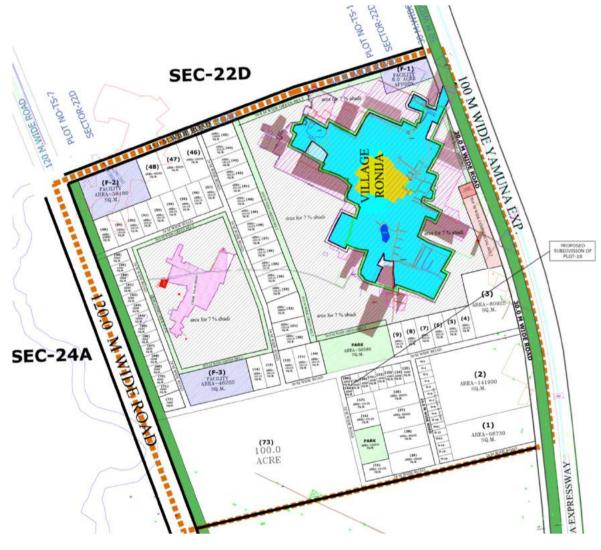
Location – Sector 21
Area –780 Acre Approx.
Status – available





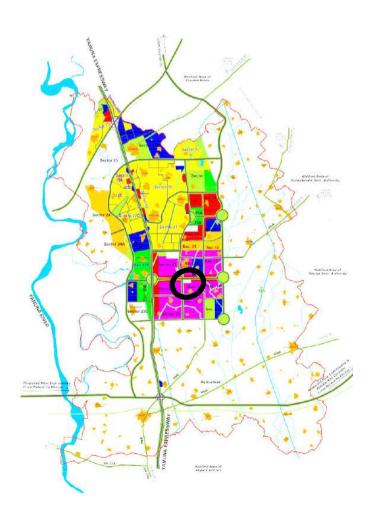
### 3. Institutional Land use





### 4. Commercial Land use

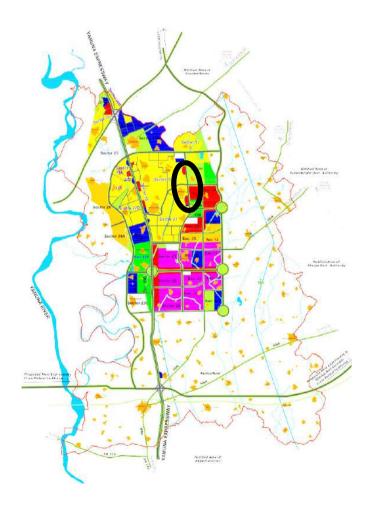
- Location Sector 29
- Area –200 Acre Approx.
- Status available

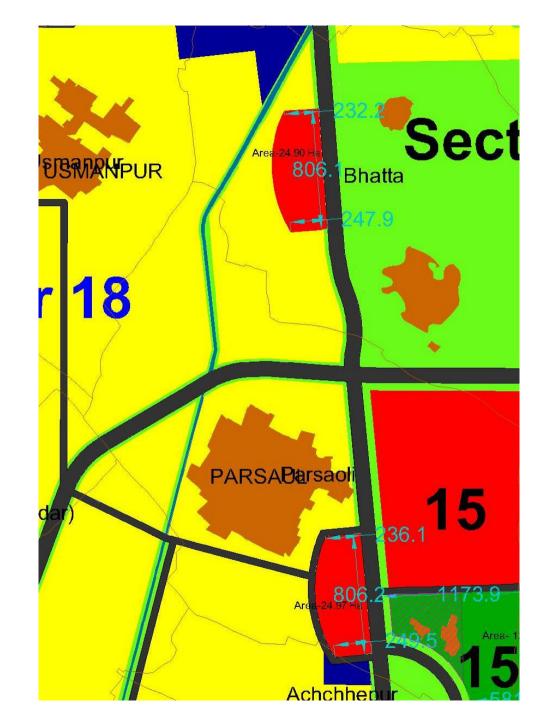




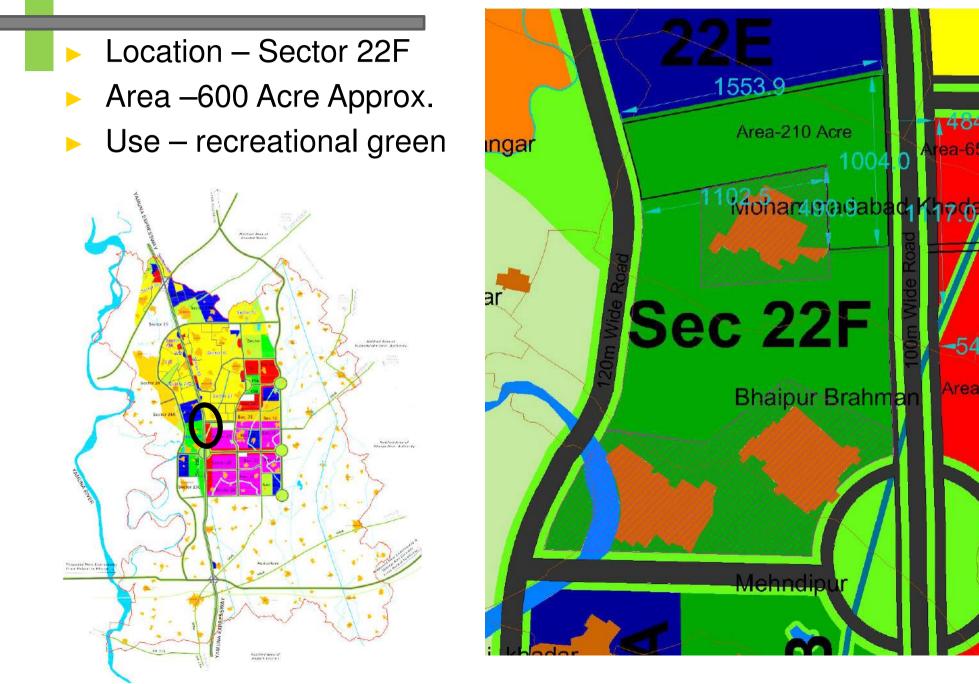
### 4. Commercial Land use

Location – Sector 18 & 20
Area –each 60Acre Approx.
Status - available





### **Available plots: Recreational green**

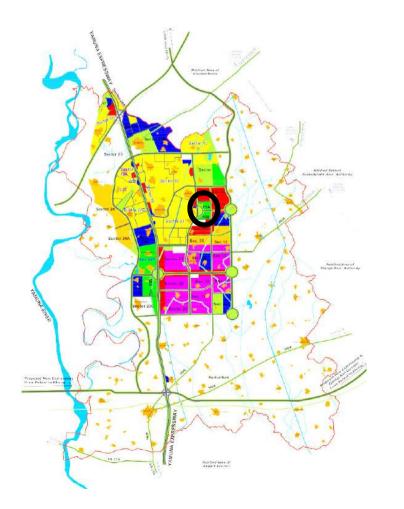


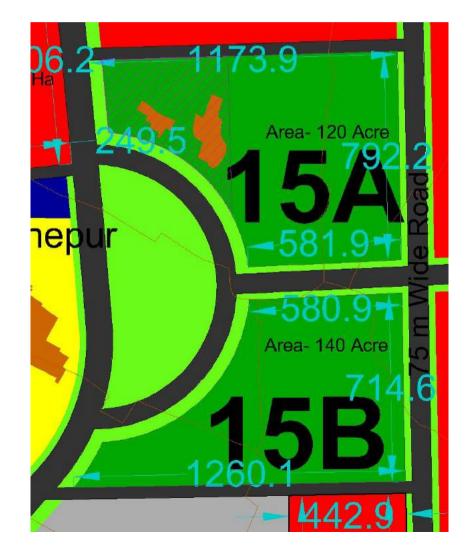
540

Area-

### **Available plots: Recreational green**

- Location Sector 215A & 15B
- Area –120 Acre & 140 Acre Approx.
- Use recreational green





C.M.	Catagony	Data (IND par Cramt )
S No.	Category	Rate (INR per Sq.mt. ) 15,620
1	RESIDENTIAL	,
2	COMMERCIAL	34,080
3	GROUP HOUSING	16,225
4	INSTITUTIONAL	
a)	Senior Secondary school, Inter College, Degree & Diploma Course, Engg. College, Dental College, University etc.	
	UP TO- 4000 SQ.MT.	7,560
	4000 TO 8000 SQ.MT.	6,825
	8000 TO 20000 SQ.MT.	6,090
	20000 TO 40000 SQ.MT.	5,355
	40000 TO 80000 SQ.MT.	4,620
	ABOVE 80000 SQ.MT.	3,990
b)	I.T., I.T.E.S and Electronic unit	Corresponding rates of institutional sector areas given in 4(a) above minus 25% for mega investment of INR 50 crore and above.
c)	NURSERY SCHOOL (IN RESI. AREA)	14,200
d)	SOCIAL INFRASTRUCTURE	
	i) Electric sub-station, Post Office, Tele-communication centre & other Govt. office etc.	5,250
	ii) Milk Booth etc. (Parag /Mother Dairy)	5,250
	iii) Religious Place and Orphanage	4,465
	iv) Hospital	9,975
e)	CORPORATE OFFICE	11,025
5	INDUSTRIAL	
	UP TO- 4000 MTR SQM	6,405
	4000 TO 8000 SQ.MT.	5,460
	8000 TO 20000 SQ.MT.	4,620
	20000 TO 40000 SQ.MT.	4,200
	40000 TO 80000 SQ.MT.	4,045
	ABOVE 80000 SQ.MT.	3,885
6	WARE HOUSING	1.5 times (corresponding Industrial rates in 5 above)
7	RECREATIONAL	
	UP TO- 4000 MTR SQM	5,355
	4000 TO 8000 SQ.MT.	4,830
	8000 TO 20000 SQ.MT.	4,410
	20000 TO 40000 SQ.MT.	4,095
	40000 TO 80000 SQ.MT.	3,835
	ABOVE 80000 SQ.MT.	3,520
		•

### Land Rates of YEIDA Phase-I (Dist. Gautambudh Nagar) from 01.01.2016

### **Permissible FAR**

#### Industrial buildings

Sr. No	Plot Area (square metre)	Maximum Ground coverage (%)	Maximum Floor Area Ratio	Maximum Height in metres	
1.	Up to 1000	60	1.50	18	
2.	Above 1000 but not exceeding 12000	60	1.30	24	
3.	Above 12000	55	1.00	No Limit	
4.	Flatted Factories	35	1.40	24	

#### **Commercial buildings**

Sr. No	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
1	Convenient Shopping Centre	40%	2.00	24.0
2	Sector Shopping	40%	2.00	24.0
3	Sub District Centre, Shopping/commercial uses along MP roads and other Master Plan level Shopping/commercial Centres	30%	4.00	No limit
4.	Hotel	30%	3.00	No limit
5	Banks	30%	1.50	No limit
6	Cinema/Multiplex/Cineplex	30%	As per govt. policy	No limit
7.	Warehousing/Godowns	60%	1.50	No limit

#### Institutional

Sr. No	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
1	All Higher Educational Institutions, e.g. Engineering, Management, Degree college, Research and Training Centre, Film/ Audio/ Vedio Studio, University, vocational institute ,etc.	35%	1.50	No limit
2	Higher Secondary School	40%	1.50	24.0
3	Nursery School/Creche/Primary School	40%	1.50	15.0
4.	Religious Building	35%	1.20	No limit
5.	Dispensary /Health care & Social Assistance services, & Clinic, Clinical lab	30%	1.50	20.0
6.	Hospital in any system of medicine, Naturopathy centre, Nursing Home Specialized Health Centre, Trauma Centre.	30%	2.75	No limit
7.	Government, Semi-Government, Corporate	30%	2.00	No limit

Sr. No	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
	Offices & other offices.			
8.	Museum, Art Gallery and Exhibition Centre, Art Centre.	30%	1.50	No limit
9.	Information Technology and Information Technology Enabled Services, Biotech Park	30%	2.00	No limit
10.	Community Centre, Club Building and Barat Ghar/Gym, Spa/Health Club, Fire Station, Police Station, Post Office, Library & other such facilities.	30%	1.50	24.0
11.	Dharamshala/Lodge/Guest House/Hostel	30%	2.50	No Limit
12.	Dharam Kanta , Petrol Pump & Gas godown	30%	0.50	15.0
13.	Old age home, orphanage, reformatory	30%	1.50	15.0
14.	Convention/ Conference/ Socio Cultural/ Social Welfare Centre	30%	1.50	No Limit
15.	Other Utilities	30%	1.00	15.0

#### **Green areas**

Sr. No	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
1	Sports Complex/Stadium	20%	0.40 + 0.20 purchasable	24.0
2	Amusement Complex	20%	0.40 + 0.20 purchasable	24.0
3	Recreational Green	20%	0.40 + 0.20 purchasable	24.0
4	Institutional Green	35%	0.80+0.20 purchasable only for Institutional activity	No limit
5	Sports City	30%	1.50	No limit

#### Transportation

Sr. No.	Use	Maximum ground coverage	Maximum FAR	Maximum height in metres
1	Bus Terminal, ISBT, Light Rail Transit Terminal, Bus Depots/workshop, Booking Offices, Transport Nagar	30%	2.00	No limit
2	Any other item not covered in this table	To be decided by the Authority	To be decided by the Authority	To be decided by the Authority

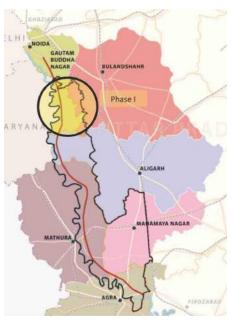
#### Yamuna Expressway Industrial Development Authority

The Authority's jurisdiction spreads over an area of 2685 sqkms and covers 6 (six) districts of Uttar Pradesh namely Gautam Budh Nagar, Mathura, Aligarh, Hathras, Agra and Bulandshahr. Five greenfield townships are being planned in this area which will be developed on the smart cities concept.

The area is proposed to be developed in phases wherein the work for Phase I of the development has already begun. The achievements so far are as follows:

- Phase I lies in Gautam Budh Nagar District and is a part of N.C.R.
- Area is 580 sqkm
- Approx. 19,575 ha has been planned and approved for urbanization
- ~12000acre has been acquired
- ~4000acre undisputed land is available for immediate allotment
- Various allotments for residential, commercial and industrial land use have been made a snapshot of these allotments is as follows:
  - 21,000 residential plots have been allocated in Sector 18 & 20
  - o 11 townships with area of about 100-200acre have been allotted
  - ~125,000 residential flats are under construction
  - ~1000 industrial plots of various sizes
- Two universities are functional Gautam Budha University and Noida International University
- 2500 acres of Jaypee Sports city has been developed





#### **JAYPEE SPORTS CITY**

Jaypee Sports International Pvt. Ltd. is developing Jaypee Greens Sports City in Yamuna Expressway Industrial Development Authority - a modern, worldclass city anchored by business, sports, health and educational enterprise. SDZ primarily comprises of:

- Core Area: Sports as Core Activity, F1-centric development comprising race track, sports & entertainment related activities – 351.12hec.
  - Formula 1 Race Track & Supporting Buildings
  - International Cricket Stadium
  - Football Stadium
  - Hockey Stadium
  - Multipurpose Sports Indoor Stadium
     Swimming pool
- Non-core Area: complementary high end commercial & residential districts amid boulevards – 648.88hec





The new city will be built around an extensive park, lake and forest system. It will be anchored by a park boulevard that spans and interconnects the entire city. The boulevard will incorporate transit, active and passive recreational areas, a comprehensive storm water management system, and geothermal district cooling. The city will contain a series of lakes and water features that establish focal points and activity centers, and function as part of a comprehensive, surface-based storm water management system designed to naturally filter water and return it to the ground.



### Infrastructure and Industrial Investment policy, 2012

Complete policy document available on <u>http://uponline.up.nic.in/open\_links.aspx?id=100000002</u>

#### **Key incentives**

- Exemption of stamp duty: Exemption from stamp duty to new industrial units or existing units undertaking expansion<sup>1</sup> or diversification, on purchase or lease of land, shed and industrial tenements from State Government or Central Government or from Corporations/ Boards/ Company/ Institutions owned or controlled by them, will be made available in the following manner
  - **100% exemption** from stamp duty
    - Units related to IT, Biotechnology, Agro Processing, Food Processing, Food Park, Solar Energy or alternative sources of energy and BPO Call Centres
    - Private sector infrastructure Development projects excluding PPP
  - **75% exemption,** if Units not covered under the 100% exemption
  - Units purchasing land from private sources will be provided 100% exemption from stamp duty but units not covered the above mentioned paras will be provided 50% exemption from stamp duty.
  - Developer of industrial area or industrial estate in private sector will be provided 25% reimbursement from stamp duty paid, subject to the condition that the industrial area or industrial estate has been developed and at least 50% land has been sold within three years from the date of purchase of land.
  - On the sale of closed units, attached by PICUP, UPFC or Bank, the stamp duty will be payable at the sale price approved by the competent authority, instead of the circle rate.
- Concession related to commercial department:
  - The rate of entry tax on iron and steel to be used as raw material will be made more prudent.
  - Additional raw material, processing material and packing material being used in manufacturing and packing of goods for sale will be included in the category of 4% VAT liability, enumerated in part-C of schedule-II.
  - Manufacturers, who export through export houses in accordance to sub section (3) of section 5 of Central Sales Tax Act 1956 in the course of export, will be provided the facility of input tax refund or set-off facility
  - In case of transfer of stock outside the state, deduction from input tax credit will be allowed equivalent to the rate of central sales tax

<sup>&</sup>lt;sup>1</sup> 'Unit undertaking expansion' means a unit, which makes additional capital investment in land, building, plant, machinery, spare parts and capital goods, equal to minimum 25% of investment under aforementioned heads immediately prior to expansion and where installed capacity is enhanced by at least 25% of the capacity prior to expansion.

- Exemption from Mandi Fee: All new food processing units having an investment of Rs 5 crores or more in plant and machinery for next 5 years will be provided exemption from Mandi Fee on purchase of raw material for 5 years.
- Extension of investment promotion scheme: All new industrial units and units undertaking expansion with fixed capital investment of Rs. 12.50 crores or more will be provided the facility of interest free loan, from the date of first sale up to 10 years, equivalent to the sum of VAT and Central Sales Tax deposited by industrial units or 10% of the annual turnover whichever is less, the repayment of which will be made after 7 years from the date of disbursement of such loan.
- Energy Related Financial Provisions: Exemption from Electricity Duty to new units for 10 year & pioneer units for 15 years. And also to Captive Power Plants
- Subsidy schemes
  - Capital Interest Subsidy Scheme– New Industrial units set up, in Poorvanchal (Eastern U.P.), Madhyanchal (Central U.P.) and Bundelkhand, will for a maximum period of 5 years be reimbursed the amount of interest at the rate of 5% payable on loan taken by them for procurement of plant & machinery from Banks/Financial Institutions. The maximum limit of the same will be Rs.50 lakhs per unit. Only for new textile units like spinning, weaving, knitting and garments manufacturing units, the maximum limit same will be Rs.1 Crore per unit in Poorvanchal (Eastern U.P.), Madhyanchal (Central U.P.) and Bundelkhand, and in other regions of the state it will be Rs.50 lakhs.
  - Infrastructure Interest Subsidy Scheme- New Industrial units, being set up in the state, will for a maximum period of 5 years be reimbursed the amount of Fiscal Subsidy and Exemption interest at the rate of 5 % payable on loan taken by them for developing infrastructural amenities for self-use like roads, sewer, water drainage, erection of power line, transformer and power feeder. The maximum limit of the same will be Rs.1 Crore per unit.
  - Industrial Quality Development Subsidy Scheme- Industrial Associations and Groups of Industrial Units will for a maximum period of 5 years be reimbursed the amount of interest at the rate of 5 percent payable on loan taken by them for Industrial Research, Quality improvement and development of products by incurring expenditure on procuring plant, machinery & equipments in setting up Testing Labs, Quality Certification Labs and Tool Rooms. The maximum limit of the same will be Rs.1 Crore per Lab/Tool Room.
  - E.P.F. Reimbursement Scheme- All such new Industrial units set up in the state, which provide employment to 100 or more unskilled workers, will be reimbursed the 50 percent amount of E.P.F. deposited by them in favour of workers for next 3 years after 3 years of setting up unit.

#### Mega Projects

- Projects with investments >200cr but <500cr will be provided with all financial incentives subject to appropriate conditions as mentioned in this Infrastructure & Industrial Investment Policy-2012 or as decided on case-to-case basis by Empowered Committee and approval of Hon'ble State Cabinet of Ministers.
- Projects with investments >500 crore in addition to abovementioned incentives, will be provided even those facilities, which are not covered under Infrastructure & Industrial Investment Policy-2012. These facilities will be provided on case-to-case basis after recommendation of Empowered Committee and approval of Hon'ble State Cabinet of Ministers.

### **Information Technology Policy 2012**

Complete policy document available on <u>http://uponline.up.nic.in/open\_links.aspx?id=100000002</u>

#### **Key incentives**

- Interest subsidy of 5%/ pa for a period of 5 years on the rate of interest paid on the loans obtained from Banks/ Financial Institutions would be reimbursed subject to a max of INR1crore per annum per unit all type of new units
- > 100% exemption of stamp duty on purchase/lease of land/office space/ buildings
- Interest free loan: The IT/ITeS units having capital investment of INR5crores or above would be allowed Interest free loan equivalent to the amount of VAT and Central Sales Tax deposited every year for a period of 10 years from the date of commencement of business or 10% of annual sales, whichever is lower. This loan would be repayable after 07 years from the date of loan disbursement.
- Provision for land:
  - IT/ITes/Mega Investment Projects provided land at a rebate of 25% on the prevailing sector rates on purchase of land from State Agencies.
  - Additional FSI(Floor Space Index) Registered IT units established in IT cities, Technology parks, Software technology parks will be allowed 100% additional FSI on the allowable FSI up to a maximum of the FSI allowed for Residential/Office purposes (whichever is more) in TIER II/TIER III cities.
- IT/BPO units which employ a minimum of 20 people and a maximum of 50 people shall be allowed to establish anywhere *irrespective of the master plan or Land use* classification barring specified land usage
- Provision for single window clearance
- Industrial promotion subsidy equivalent to 50% of the incentives admissible for new units (except rebate on land purchased from State Agencies) would be admissible to the existing units, if additional capital investment for capacity enhancement to the extent of 50% or more on the existing capacities of IT units is made in a period of 3 years in Tier II and Tier III
- Uninterrupted power supply
- Employment generation- 50% of incentive for five years on expenditure on account of contribution towards Employee Provident Fund and Employee State Insurance schemes to the units employing at least 100 employees and retaining at least 75% locals for a period of 3 years, subject to a maximum of 25% of Fixed Capital Investment
- Projects >Rs.200 crores to considered for special incentives
- Investment projects above Rs.100 crores proposed on skill development, Innovation, Research and Development and employability of the resource pool - may attract special incentives

### **UP Electronics Manufacturing Policy 2014**

Complete policy document available on <a href="http://uponline.up.nic.in/open\_links.aspx?id=1000000002">http://uponline.up.nic.in/open\_links.aspx?id=1000000002</a>

- > Capital Subsidy: 15% subsidy on fixed capital other than land, upto a Max limit of INR 50 million
- Interest Subsidy: 5% per annum for a period of 7 years on the rate of Interest paid on loans, upto a maximum of INR 1Cr. per annum per unit
- **Stamp Duty:** 100% exemption of stamp duty on purchase/ lease of land
- Patents: 50% subsidy of actual filing cost upto a max INR100,000 for domestic and INR500,000 for international patents
- VAT/CST: 100% tax reimbursement on VAT/ CST upto a max. of 100% of fixed capital investment other than land for a period of 10 years
- **Provision of Land:** 25% rebate on the prevailing sector rates
- EMC Infrastructure Development:State Government shall provide a subsidy equivalent to 50% of the grant provided by the Central Government under the National Policy on Electronics in developing infrastructure facilities

### Solar Policy 2013

Complete policy document available on http://uponline.up.nic.in/open\_links.aspx?id=1000000002

- Provision of special incentive will be made by the State Government on case to case basis for such solar farms where many power plants based on solar energy are installed and the total investment is more than Rs.500crores.
- All the incentives provided under the Uttar Pradesh State Industrial Policy,2012 will be applicable on the power plants based on solar energy.
- Expenditure on the construction of transmission line and substation will be borne by the State Government on all the projects in the Bundelkhand region.

### Food Processing Policy 2012

Complete policy document available on http://uponline.up.nic.in/open\_links.aspx?id=1000000002

#### Key incentives

- Exemption from Stamp Duty: 100% exemption on purchase, lease or acquisition of land by new food processing industrial units
- **Exemption from Mandi Fees** 100% exemption from Mandi fee
  - 10 years to new export oriented units using perishables; investment of greater than or equal to INR 5 crore
  - o 15 years to units; investment of greater than or equal to INR 10 crore
- ▶ Interest subsidy- New food processing units will be reimbursed at 7% interest on the loan taken
- Capital Investment Subsidy-
  - $_{\odot}$  25 % subsidy subject to a maximum ceiling of INR 50 lac under National Food Processing Mission.
  - 50 % subsidy subject to a maximum of INR 10 crore under the National Food Processing Mission.
- Research & Development Grant
  - 100 % grant up to INR 30 lac per institution per year for government or semi government institutions for 3 years for research & development projects related to food processing industry.
  - 100 % grant up to INR 10 lac per institution per year for government or semi government institutions for 3 years for protocol development projects related to food processing industry.
- Assistance for Global competitiveness, quality & standardization
- Assistance for Patent/ Design Registration- One time grant of 50% of fee paid for Patent or Design Registration maximum up to INR 50,000 will be available to new units investing minimum INR 25 lac on plant, machinery and spare parts.
- Assistance for Market Development- Available to new units with minimum investment of INR 25 lac on plant, machinery and spare parts.
  - 50% reimbursement, maximum up to INR 50,000 per beneficiary for expenses made on sending the sample of a processed food product of U.P. for test marketing in non SAARC countries. This assistance will be available only for one sample and to one country.
  - 20% reimbursement of F.O.B. value maximum up to INR 2 lac per beneficiary per year for 3 years on export of processed products by Air/Sea to non SAARC countries.

#### ▶ Assistance for Human Resource Development under National Food Processing Mission

- Grant up to INR 75 lac for expenditure incurred on infrastructural facilities for running degree/ diploma/certificate courses in food processing in the state.
- Grant of INR 4 lac for machinery, in addition to INR 2 lac for seed capital /revolving fund for single product line Food Processing Training Centre.
- Grant of INR 11 lac for machinery, in addition to INR 4 lac for seed capital/ revolving fund for multi-product line Food Processing Training Centre.
- Grant up to INR 2 lac for Entrepreneurship Development Programme (EDP).

#### Other incentives

- Implementation of Warehouse receipt system for availing the loan facility on the issued receipts by the accredited Warehouse under Warehouse Act.
- Provision of reimbursement of 50 per cent of EPF contribution for their workers for a period of 3 years by new units after 3 years from the date of establishment of the units, if the new units give employment to 100 or more unskilled workers.

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