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Noida to buy 500 acre to raise new industrial sectors

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The Noida authority has decided to buy at least 500 acres of land along the Noida-Greater Noida Motorway directly from farmers for the development of new industrial sectors, according to officials familiar with the situation. If the farmers refuse to sell the land willingly, the authority will seek the assistance of the Gautam Budh Nagar district administration to acquire the land under the Land Act of 2013.

According to officials, at least 500 acres are required to complete basic infrastructure works in the city, such as roads, parks, and drainage systems, in sectors 145, 146, 162, and 164, which are located between the Yamuna and the Noida-Greater Noida Motorway.

"We have directed the land department and work circles to work with farmers and begin purchasing. According to a rough estimate, at least 500 acres is needed to complete developmental work in these sectors," said Ritu Maheshwari, chief executive officer, Noida authority.

However, purchasing the land will be difficult because landowners, including farmers, do not want to sell their land to the authority because it only offers a rate of 5,324 per sq m.

On April 17, 1976, the Uttar Pradesh government established the New Okhla Industrial Development Authority (Noida) and developed approximately 20000 hectares of agricultural land between Delhi and Greater Noida. However, some agricultural land has yet to be acquired because farmers refused to give up their ancestral land.

"According to the Land Act of 2013, the government must obtain consent from at least 70% of farmers whose land is to be acquired in a specific area. If it fails to get the consent of more than 70% land owners, it cannot acquire the land. Therefore acquiring the land from farmers in Noida in the given circumstances will not be easy," said Sushil Bhati ex-president of bar association of Gautam Budh Nagar district courts.

The Noida Municipal Corporation has recently allotted industrial land to corporate houses in these sectors where land is required. According to officials, not acquiring the land patches in these sectors will have an impact on the planned development.

"The authority's land department has begun meeting with farmers in order to persuade them to sell their land." Let's see if we can afford to buy the land. Unless and until these patches are obtained.

"The majority of the roads, parks, and other infrastructure in these sectors will not be ready for public use," said a Noida authority official who asked to remain anonymous.

"The Noida authority and the Gautam Budh Nagar administration must acquire or purchase the land patches that are interfering with the construction of roads, parks, and other infrastructure. The government bodies must acquire this land at the earliest or allow planned development," said Sunil Kumar, who has a plot in Sector 145, an area where there is interrupted development owing in non acquisition of land.

"The legal issues between the farmers and the Noida authority over the land has remained unresolved for decades affecting the development of Noida. The errors of the past are hampering the development even now. It is high time the authority resolves these issues now," said Atul Gupta Noida, zone president, Uttar Pradesh architects and town planners' association.