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Noida and YEIDA to see major development by 2041 with new industrial zones, green spaces, and international investments

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Synopsis

The Uttar Pradesh government has approved two ambitious master plans for Noida and the Yamuna Expressway Industrial Development Authority (YEIDA), aiming to transform the region into a major industrial and residential hub over the next 15 years. The Noida Master Plan 2041 focuses on the expansion of the Dadri-Noida-Ghaziabad Investment Region (New Noida), covering 80 villages and accommodating 6 lakh residents, with significant land allocation for industrial, residential, and green spaces. The YEIDA Master Plan spans 226 villages, with a focus on expanding the Noida International Airport and developing aviation-related industries. Additional highlights include a logistics hub, Olympic Park, and international investment zones like a 'Korean City' and 'Japanese City.'



The Uttar Pradesh government has approved two ambitious master plans for Noida and the Yamuna Expressway Industrial Development Authority (YEIDA) that outline major development projects over the next 15 years. These plans aim to transform the region into a significant industrial and residential hub, with large-scale infrastructure and urban development initiatives.

The Noida Master Plan 2041 focuses on the expansion of the Dadri-Noida-Ghaziabad Investment Region (DNGIR), commonly referred to as New Noida. Spanning across 80 villages in Gautam Budh Nagar and Bulandshahr districts, New Noida will be developed in four phases. The first phase, covering 3,165 hectares, is set to be completed by 2027. Subsequent phases will expand the area to 8,230 hectares by 2041. The Noida Authority has already allocated INR 1,000 crore for land acquisition.

New Noida is designed to accommodate 6 lakh residents, with 40% of the land designated for industrial use, 13% for residential development, and 18% for green and recreational spaces. The remaining area will be used for commercial zones (4%) and institutional purposes (8%).

The YEIDA Master Plan will extend over 226 villages, including 55 from Bulandshahr and 131 from Gautam Budh Nagar. The first phase of the project has been expanded from 583 sq km to 769 sq km, with the population in the YEIDA region expected to grow to 37 lakh by 2041.

A major highlight of YEIDA's plan is the expansion of the Noida International Airport in Jewar, with the airport's area increasing to 6,286.7 hectares. The surrounding region will see the development of aviation-related industrial units, including aircraft engine manufacturing. Additionally, two new land-use categories—multiple use hospitality and multiple use industrial—will be introduced near the airport, combining residential and industrial zones for workers and industries.

The master plan also includes measures to prevent illegal constructions around the airport, allocating land for industrial sectors and multi-use areas. New hospitality sectors have been earmarked, and a logistics hub spanning 1,500 hectares will be developed near Chola station.

Notably, the plan includes the creation of an 'Olympic Park' in sectors 22F and 23B, designed to host Olympic-level sports infrastructure. Plans for a 'Korean City' in Sector 4A and a 'Japanese City' in Sector 5A are also in the works, reflecting the region's international investment appeal.

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