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# New Noida project to develop over 20,000 hectares, targeting industrial and residential growth

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## Synopsis

The Noida Authority plans to begin land acquisition for the New Noida project following the state government's approval of its master plan. Designed as the Dadri Noida Ghaziabad Investment Region (DNGIR), the new urban hub will span about 20 villages in Gautam Budh Nagar and 60 in Bulandshahr, addressing Noida's saturation and facilitating investment arrival into the National Capital Region (NCR). The development will occur in four phases, starting with 3,165 hectares by 2027, and will allocate 40% of the land for industrial use. This initiative is expected to enhance economic growth, particularly with the upcoming Noida International Airport in Jewar.



The Noida Authority is set to initiate land acquisition for the ambitious New Noida project, following a decisive board meeting held last month. This move comes on the heels of the state government's approval of the master plan for the new city, marking a significant step toward enhancing the region's urban landscape. New Noida is conceived as the Dadri Noida Ghaziabad Investment Region (DNGIR) and is planned to extend over approximately 20 villages in Gautam Budh Nagar (GB Nagar) and 60 villages in Bulandshahr, thereby creating a new urban hub comparable in size to the existing Noida city.

This expansion initiative is primarily a response to the saturation currently experienced in Noida, which has limited further growth opportunities. The Uttar Pradesh government is keen on accommodating the increasing arrival of investments into the National Capital Region (NCR). The anticipation surrounding the Noida International Airport in Jewar, set to open next April, is expected to drive significant economic development, attracting businesses and enhancing job opportunities in the region.

The DNGIR area has been designated as a crucial investment region within the first phase of the Delhi-Mumbai Industrial Corridor (DMIC). This corridor is a strategic initiative aimed at promoting industrial growth across the country and will be developed in phases to ensure that the necessary infrastructure is established alongside the urban expansion. DNGIR's incorporation into the Western Dedicated Freight Corridor further enhances its logistical framework, providing vital transport links that will connect the NCR of Uttar Pradesh with the industrial belts of Haryana. This connectivity is essential for facilitating the movement of goods and services, thus bolstering the region's economic capabilities.

The development of New Noida will unfold in four distinct phases, with the first phase covering an area of 3,165 hectares, scheduled for completion by 2027. The following phases will see a substantial increase in land area, with an additional 3,798 hectares will be developed between 2027 and 2032, followed by 5,908 hectares by 2037, and finally, 8,230 hectares by 2041. Notably, 40% of the total land area has been earmarked for industrial purposes, reflecting a strategic commitment to fostering industrial development alongside residential expansion. This balanced approach is expected to create a sustainable urban environment that meets the growing demands of the population while also attracting industries to the region.

The launch of the New Noida project signifies an essential moment in the region's development, as it aims to ease the pressures of urban saturation in Noida while promoting economic growth. By strategically planning the development in phases, the Noida Authority is not only addressing housing needs but also creating a robust industrial ecosystem. The project's alignment with major initiatives like the Delhi-Mumbai Industrial Corridor and the Western Dedicated Freight Corridor enhances its potential for success. As the region prepares for the arrival of investments and new residents, New Noida is composed to become a vibrant and sustainable urban centre that supports both living and working environments.

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