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Noida to acquire 25 hectares for new industrial sector off expressway

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Noida: The Noida Authority will soon acquire land off the Noida Expressway to develop an industrial zone in Sector 165. The acquisition will cover approximately 25 hectares of land spread across four villages – Mohiyapur, Gulawali, Dostpur Mangrauli, and Nalgarha. Land for the same will be bought from farmers through mutual consent, which officials noted is a collaborative approach to ensure smooth proceedings.

Officials revealed that while the Authority already has a similar area under its possession for Sector 165, about 90% of the required land is located in Gulawali village. The remaining land is either encroached upon or inhabited. Some portions of land are already

under the Authority's possession in Mohiyapur and Dostpur Mangrauli, while no land has yet been acquired in Nalgarha.

The Authority had originally decided to expand its urban area by developing six new sectors – sectors 161 to 166 – along the Noida Expressway over four years ago. This expansion required the acquisition of about 540 acres of land. To date, around 40% of the land was acquired.

DGM (Civil) Vijay Rawal said that land acquisition in sectors 163 and 166 was partially completed, while no progress has been made in Sector 161. Sector 164 remains inhabited, and plans are underway to allot land parcels in the acquired portions of sectors 162 and 164.

According to officials, sectors 162, 164, and 165 will be dedicated to industrial units, while Sector 161 was designated for institutional purposes. Mixed-use development, comprising commercial and residential buildings, is planned for sectors 163 and 166. The institutional sector is expected to include IT/ITeS facilities, govt agencies, hospitals, gas stations, private institutes, and religious or spiritual centres.

The Authority chose to acquire the land through mutual consent in order to address concerns and resistance from farmers over compensation and benefits. This staggered acquisition process aims to foster trust and minimise disputes, officials said.

The Authority's focus for these new sectors is to attract industries with various incentives, thereby bolstering economic growth and infrastructure development in the region.