

NEW URBAN CLUSTER PLANNED ON THE OUTSKIRTS OF AGRA

# Greater Agra project aims to take pressure off Delhi-NCR

On the ground, the plan translates into a fully-serviced urban ecosystem

Maulshree Seth  
Lucknow, April 9

SET TO be developed on the model of Greater Noida, the Greater Agra project will position Agra beyond its traditional identity as a tourism hub centered around the Taj Mahal, and instead aims to become an alternative growth centre—offering space, infrastructure, and connectivity without the congestion.

Spread over 450 hectares on the outskirts of Agra, the new urban cluster will be developed by the Agra Development Authority (ADA) under the Chief Minister Urban Expansion Scheme.

The Rs 5,142-crore project will have 10 townships—all named after the rivers—with residential and commercial areas, institutional and public utility spaces, healthcare centres, community spaces, hotels, banks, fire stations, and police outposts.

Officials say Greater Agra has been designed not just to expand Agra, but also to reduce pressure on Noida, Gurugram and Delhi. "Since Agra is getting exhausted, the idea of the project is to extend Agra on the lines of Greater Noida. This Greater Agra would be next to the Agra's Ring Road and will be connected to both the Yamuna Expressway and Lucknow-Agra Expressway," M Arunmozhi, IAS, VC of Agra Development Authority, tells *The Indian Express*.

Located in Raipur and Rehankalan villages, the site sits close to a 100 metre-wide Inner Ring Road and is well connected to National Highway-19, Fatehabad Road, and the Yamuna Expressway. Its proximity to the Yamuna River and the Kuberpur railway station is expected to support both mobility and trade.

Around 4,700 plots have been planned across residential, group housing, commercial, and mixed-use categories, with a capacity to house nearly 1.5 lakh people.

"The idea is to create self-contained neighbourhoods—where schools, hospitals, banks, community centres and emergency services are built into the layout rather than added later," an official says.

Infrastructure will be a key focus, with Rs 4,272 crore of the total budgeted amount set aside for infrastructure development. The project includes a modern road network, sewage and water treatment systems, power substations, and solid waste management facilities—the features, officials said, are essential to avoid the unplanned sprawl seen in older cities.

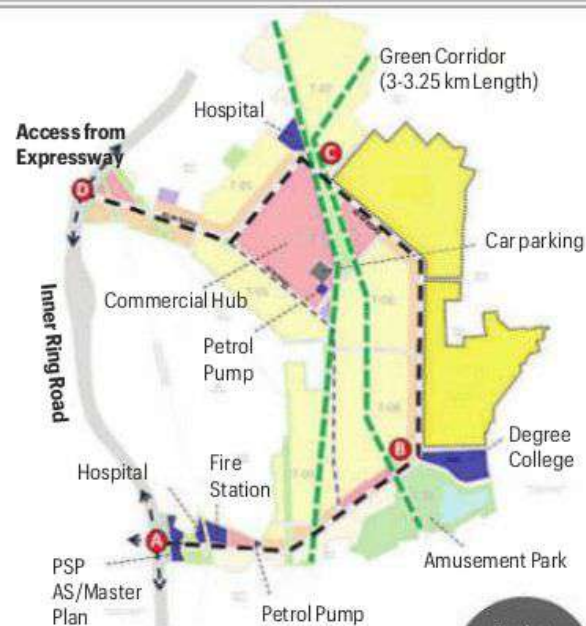
Within the townships, planners have reserved at least 15 per cent of land for green spaces—parks, open areas and sports facilities. Some zones will also have distinct roles. Yamunapuram is being developed as a commercial hub, while Kaveripuram is expected to focus on

## • GREATER AGRA MASTER PLAN

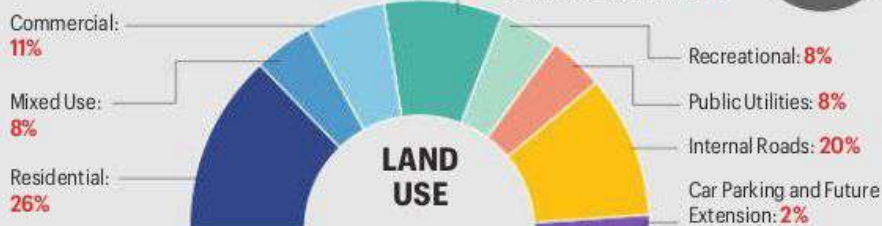
Project area  
**449.65**  
hectares

**10**  
Number of  
townships

| Township       | Area     |
|----------------|----------|
| Sindhupuram:   | 28.28 ha |
| Gomtipuram:    | 47.31 ha |
| Gangapuram:    | 49.31 ha |
| Yamunapuram:   | 43.77 ha |
| Betwapuram:    | 30.06 ha |
| Mahanadipuram: | 33.05 ha |
| Narmadapuram:  | 44.88 ha |
| Godavaripuram: | 43.81 ha |
| Krishnapuram:  | 43.45 ha |
| Kaveripuram:   | 49.26 ha |



## LAND USE



**CONNECTIVITY:** Agra Ring Road, Yamuna Expressway, Agra-Lucknow Expressway, NH-19

water-based recreation, adding a tourism dimension.

Officials say the economic impact could be significant. Beyond construction, the project is expected to generate jobs in services, trade, and industry, while improved infrastructure may attract private investment.

But what sets it apart, the government argues, is its cultural framing. The project divides the new city into 10 themed townships—Sindhupuram, Gomtipuram, Gangapuram, Yamunapuram, Betwapuram, Mahanadipuram, Narmadapuram, Godavaripu-

ram, Krishnapuram, and Kaveripuram—each named after a river central to India's civilisational history. "These names are not just symbolic. They give identity to the city's expansion while keeping it rooted in cultural consciousness," Tourism Minister Jaiveer Singh said.

