

Noida and YEIDA Master Plans Announced by the Uttar Pradesh Government: What's in it for India Investors?

The Noida Master Plan 2041 and YEIDA Master Plan aim to transform Noida and the Yamuna Expressway regions into economic hubs through enhanced infrastructure, industrial growth, aviation industries, and improved connectivity. The plans also include developing Korean City and Japanese City to attract companies from South Korea and Japan.

The state government of Uttar Pradesh recently approved two comprehensive master plans for development over the next 15 years, spearheaded by the Noida Authority and the Yamuna Expressway Industrial Development Authority (YEIDA). These plans are designed to foster economic growth by enhancing infrastructure, expanding industrial capacity, and improving connectivity in the Noida and Yamuna Expressway regions.

The Noida Authority (New Okhla Industrial Development Authority) is the government body responsible for the development and management of Noida, a planned city in northern Uttar Pradesh (that is also part of the Delhi National Capital Region). Noida Authority plays a key role in shaping Noida's urban infrastructure, residential projects, and industrial development.

Similarly, YEIDA is tasked with planning and overseeing development along the Yamuna Expressway, which links Greater Noida and the city of Agra. Established to promote industrial, residential, commercial, and infrastructural growth along this corridor, YEIDA plays a crucial role in driving the region's economic expansion.

Noida Master Plan 2041

The Noida Master Plan 2041 primarily focuses on the development of the Dadri-Noida-Ghaziabad Investment Region (DNGIR), commonly referred to as New Noida. The plan involves acquiring land from 80 villages in Gautam Budh Nagar and Bulandshahr districts and will be implemented in four phases over the next two decades:

- Phase 1: Development of 3,165 hectares by 2027
- Phase 2: Development of 3,798 hectares by 2032
- Phase 3: Development of 5,908 hectares by 2037
- Phase 4: Development of 8,230 hectares by 2041

This phased approach will ensure steady, systematic growth. The plan allocates 40 percent of the land for industrial use, encouraging the establishment of new industries, warehouses, and logistics hubs. Other land-use designations include 13 percent for residential development, 18 percent for green spaces and recreational areas, 8 percent for institutional purposes, and 4 percent for commercial zones. This layout aims to create a well-balanced, sustainable urban environment.

The project is expected to house around 600,000 residents, offering them a range of amenities and services in residential, commercial, and recreational areas. The government has set aside INR 10 billion (US\$118 million) for land acquisition, ensuring the smooth implementation of the project.

YEIDA Master Plan 2041

The YEIDA Master Plan complements the Noida Master Plan by focusing on the industrial and infrastructural development of the areas surrounding the Yamuna Expressway and Noida International Airport in Jewar. The plan covers 55 villages in Bulandshahr and 131 villages in Gautam Budh Nagar, increasing the total area under YEIDA's jurisdiction from 583 to 769 square kilometers. By 2041, the population of this region is expected to grow to 3.7 million.

A key feature of the plan is the expansion of the aviation hub around the Noida International Airport. The airport area will grow from 5,000 hectares to 6,286.7 hectares, supporting the establishment of aviation-related industries such as aircraft engine manufacturing. The development of industrial sectors related to aviation is expected to drive significant economic growth and create job opportunities in the region.

Key infrastructure projects focus on logistics and connectivity

One of the cornerstone projects within the YEIDA plan is the creation of a 16 km dedicated freight corridor connecting the Noida International Airport with the Chola railway station of Bulandshahr. The corridor, along with a commuter road, will improve logistical connectivity for the region's industries. This corridor is expected to be 100 meters wide, with four to six lanes, and will run parallel to a proposed railway line connecting the airport and Chola station.

Additionally, the state has approved a plan to link Noida International Airport to major railway lines, including the Delhi-Howrah main line and the Delhi-Mumbai line, with the Eastern Freight Corridor providing further connections. This will enable direct rail access from the airport to key industrial and commercial centers across India, significantly improving the movement of goods and reducing transportation costs for businesses.

To further enhance connectivity, the YEIDA plan also includes the redevelopment of Chola railway station into a model transport hub, with YEIDA committing to fund the project.

New land use categories and infrastructure

The master plans introduce new land-use categories designed to support mixed-use development, including hospitality, residential spaces for workers, and industrial infrastructure near the airport. To prevent unauthorized construction, the plan also includes land acquisition for new industrial and multi-use sectors. These areas will house a combination of industrial facilities, residential complexes, and commercial zones to support the region's expanding economy.

Future developments: Olympic park, Korean and Japanese cities

In addition to industrial and infrastructural projects, YEIDA has plans to develop a world-class Olympic Park, equipped with top-tier sports facilities to attract global sports events. Furthermore, the authority has set aside land for the development of Korean City and Japanese City, which are expected to attract investment from South Korean and Japanese businesses, respectively. These specialized cities will serve as hubs for industrial, residential, and commercial growth, further driving economic development in the region.

Economic impact and job creation

The combination of industrial zones, the aviation hub, and enhanced connectivity is expected to create substantial job opportunities across various sectors, including manufacturing, logistics, and services. The strategic location near Noida International Airport and the proposed direct rail links will boost trade and commerce, not only benefiting the local economy but also strengthening Uttar Pradesh's position as an industrial and logistics hub in India.

Conclusion

The two master plans—the Noida Master Plan 2041 and the YEIDA Master Plan—outline an ambitious vision for the future development of the Noida and Yamuna Expressway regions in Uttar Pradesh state. With a strong focus on infrastructure, industrial growth, aviation-related industries, and connectivity, these plans are set to transform the region into a major economic powerhouse. The projects are expected to attract significant investment, create jobs, and improve the overall quality of life for residents while promoting sustainable development.