

PROPERTY NIVESH RESEARCH · RESEARCH REPORT · Q3 2026 EDITION

Noida Infrastructure Impact Report — Q3 2026

Around the new Noida International Airport, YEIDA's allotment rate for residential plots rose 96% from FY2022-23 to FY2026-27. In Greater Noida, sectors moved to a dearer zone rose 77%. Property Nivesh Research compared the three authorities' official rates, new RERA projects and project timelines.

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Summary

Gautam Buddh Nagar has three development authorities: Noida, Greater Noida and the Yamuna Expressway Industrial Development Authority (YEIDA), whose area holds the new Noida International Airport at Jewar. Each one sets the price at which it allots land. Those allotment rates are the official valuation we can measure here, because the district has not published a final circle-rate list since 2019.

The three authorities moved very differently. YEIDA's residential plot rate rose 96% from FY2022-23 to FY2026-27, with the biggest step in 2025-26, the year the airport opened. Noida raised most of its rates 6% a year. Greater Noida raised every zone by the same steps, but moved some Greater Noida West sectors into its dearest zone, and

those rose 77%. Noida also charges extra for location: 5% near metro stations and 7.5% along the Expressway.

New RERA projects in the district rose 84% after 2023. Allotment rates are prices set by a board, not market prices, and none of this is a forecast.

Key findings

Each finding stands on its own and may be quoted with credit to Property Nivesh Research. Link one with its anchor ([#finding-1](#), [#finding-2](#) ...).

1 YEIDA's allotment rate for residential plots rose 96% from FY2022-23 to FY2026-27, and its group-housing rate 68% from FY2024-25. The biggest step came in 2025-26: 35% for residential and 62% for group-housing plots. Noida International Airport was inaugurated on 28 March 2026.

2 YEIDA prices its whole area at one rate per land use, so its allotment rates cannot show whether sectors nearer the airport are valued above sectors farther away.

3 Greater Noida raised its residential zones by the same board-approved steps each year, 15%, 5.3%, 5% and 3.6% for zones A to C, so those zones rose 32% from FY2022-23 to FY2026-27 and zone D 20%.

4 In FY2024-25, Greater Noida moved Sectors 1, 4, 12, 16 and 16C in Greater Noida West from zone D to zone A for residential plots. Their rate rose 56% that year, against 5.3% for sectors already in zone A, and 77% over five years.

5 For group-housing plots the same change moved Sectors 1, 2, 3, 4, 12, 16, 16B and 16C from zone D to zone A: their rate rose 49% in FY2024-25 and 69% over five years, against 32% for sectors that stayed in zone A.

- 6 Noida Authority raised its residential and group-housing rates 6% a year in 2024-25 and 2025-26, 12.4% over the two years. It held its top residential category (A+) at the 2023-24 rate and left commercial rates unchanged in 2025-26.
- 7 Noida prices location: its 2024-25 rate order adds 5% to the land rate in 44 sectors near metro stations and 7.5% in 38 sectors on either side of the Noida–Greater Noida Expressway.
- 8 New RERA projects in Gautam Buddh Nagar averaged 57 a year in 2024–2025, up from 31 in 2021–2023, a rise of 84%. Residential projects went from 16 to 27 a year, a rise of 66%.
- 9 NHB named Greater Noida among the fastest-rising cities on the previous quarter in 4 of its 8 national releases from Q3 2024 to Q2 2026, and Noida in 2.
- 10 Of the 10 infrastructure projects we follow in the district, 4 are open, 2 are under construction and 4 are approved or proposed. The Aqua Line extension to Knowledge Park V in Greater Noida West was approved on 3 December 2019 and again on 29 November 2024, and is not under construction.

Key numbers

RISE IN YEIDA'S RESIDENTIAL PLOT RATE

96%

FY2022-23 to FY2026-27, whole YEIDA area

RISE IN YEIDA'S GROUP-HOUSING RATE IN 2025-26

62%

on 2024-25; the airport opened in 2026

RISE FOR GREATER NOIDA WEST SECTORS MOVED TO ZONE A

77%

residential plots, FY2022-23 to FY2026-27; zone A 32%

NOIDA'S EXTRA CHARGE FOR EXPRESSWAY-SIDE SECTORS

7.5%

38 sectors; 5% near metro stations

RISE IN NEW RERA PROJECTS A YEAR

84%

2024-2025 against 2021-2023, Gautam Buddh Nagar

What this report measures

In Noida, Greater Noida and along the Yamuna Expressway, development authorities allot most land on lease. Each authority's board sets an allotment rate every year, by land use and by zone or category of sector. That rate is the price the authority charges for a plot, and it is the official valuation we can follow here. The district has not published a final circle-rate list since 2019, only proposals.

This report uses five official records:

- **Allotment rates** of the Noida Authority, the Greater Noida Authority and YEIDA, shown as an index and as percentage changes, not in rupees.
- **Location loadings:** the extra percentage Noida charges for sectors near metro stations or along the Expressway.
- **New project supply** from UP RERA's registered-project lists for Gautam Buddh Nagar.
- **House-price figures** NHB prints for Noida and Greater Noida in its national RESIDEX releases.
- **Official timelines** of 10 projects in the district, from the airport to the Aqua Line.

For the same records across India, see the India Infrastructure Impact Report.

Yamuna Expressway: YEIDA's rates around the airport

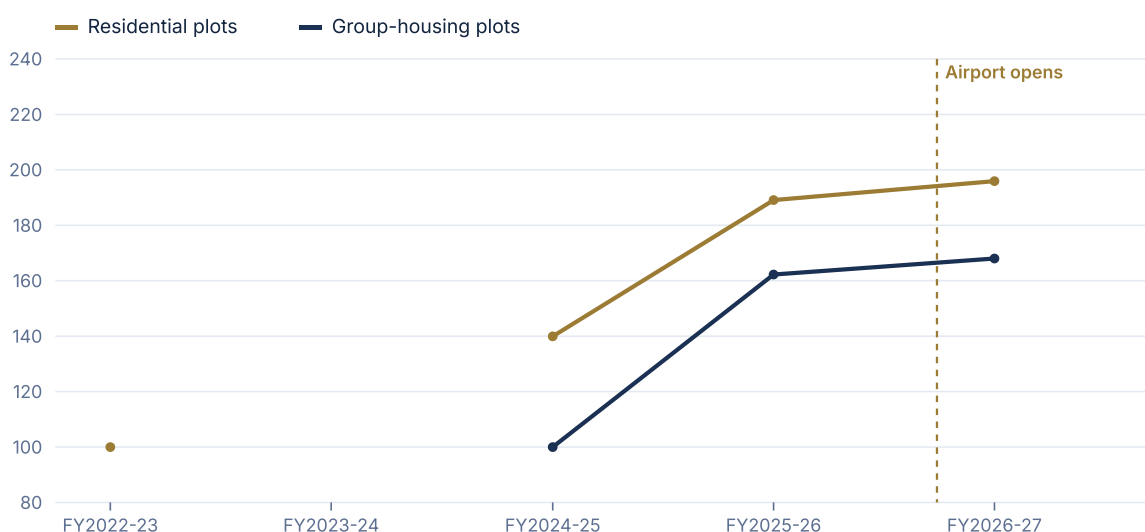
YEIDA is the authority for the area along the Yamuna Expressway, where Noida International Airport stands. Construction of the airport began on 25 November 2021. It was inaugurated on 28 March 2026, 4.3 years later, and scheduled flights began on 15 June 2026, after 3 official delays or revised target dates.

YEIDA's residential plot rate rose 96% from FY2022-23 to FY2026-27. Most of that came in two steps: 40% by 2024-25, and 35% in 2025-26, the financial year that ended with the airport's inauguration. In 2026-27 it rose 3.6%. The group-housing rate rose 62% in 2025-26 alone.

Two cautions. YEIDA sets one rate per land use for its whole area, so these rates say nothing about whether plots near the airport are valued more than plots farther away. And outside 2024-25, the values are the rates YEIDA set for its plot schemes; we found no rate order for 2023-24, so that year is a gap.

YEIDA allotment rates around the airport's opening — index

YEIDA sets one rate per land use for its whole area. Values from its rate orders (2024-25) and from the plot schemes it launched in other years; each line's first year = 100. Dashed rule: Noida International Airport's inauguration.



Source: YEIDA rate orders and scheme brochures · index and analysis: Property Nivesh Research

Greater Noida: the same rise everywhere, except where zones moved

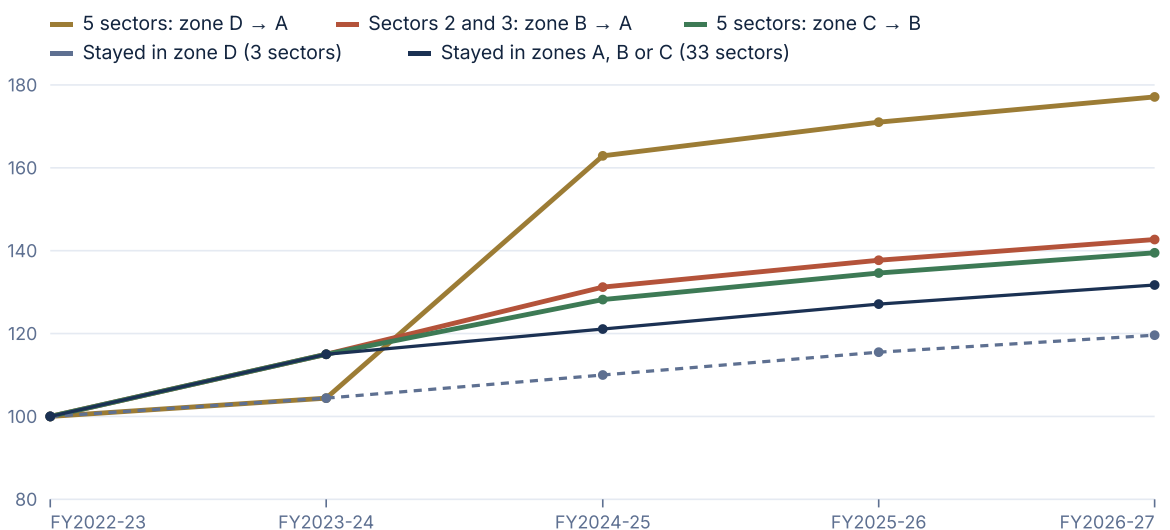
Greater Noida groups its sectors into four zones, A (dearest) to D, and raises every zone by a board-approved percentage each year. For residential plots the steps were 15%, 5.3%, 5% and 3.6%, so zones A to C rose 32% from FY2022-23 to FY2026-27 and zone D 20%.

The bigger changes came when sectors changed zone. In FY2024-25, Greater Noida moved Sectors 1, 4, 12, 16 and 16C, in Greater Noida West, from zone D to zone A. Their residential rate rose 56% that year. Over five years it rose 77%, against 32% for sectors that were always in zone A and 20% for the sectors left in zone D. All residential moves: Sectors 1, 4, 12, 16 and 16C (zone D → A, 77%), Sectors 2 and 3 (zone B → A, 43%) and Mu-1, Mu-2, Sigma-1, Zeta-1 and Zeta-2 (zone C → B, 40%).

Group-housing plots followed the same pattern: Sectors 1, 2, 3, 4, 12, 16, 16B and 16C (zone D → A, 69%), Sector 10 (zone D → C → A, 69%), Zeta-1 (zone C → A, 48%) and Mu, Mu-1, Mu-2, Sigma-1 and Zeta-2 (zone C → B, 38%). The Aqua Line extension to Knowledge Park V, which would serve Greater Noida West, was approved on 3 December 2019 and again on 29 November 2024 but has not started, so the zone moves cannot be credited to a running metro line.

Greater Noida residential plot rates by sector group — index, FY2022-23 = 100

Each line is a group of sectors that took the same path through Greater Noida Authority's zones (A is the dearest, D the cheapest). The authority raises every zone by a board-approved percentage each year; sectors it moves to a dearer zone jump in the year of the move.



Source: Greater Noida Authority rate orders · index and analysis: Property Nivesh Research

Noida: steady rises, and a price on location

Noida Authority prices residential plots in six categories, A+ to E. From FY2023-24 to FY2025-26 it raised categories A to E by 6% a year, 12.4% in all. Group-housing and industrial rates rose the same. It held category A+ unchanged (0%) and left its commercial rates unchanged in 2025-26.

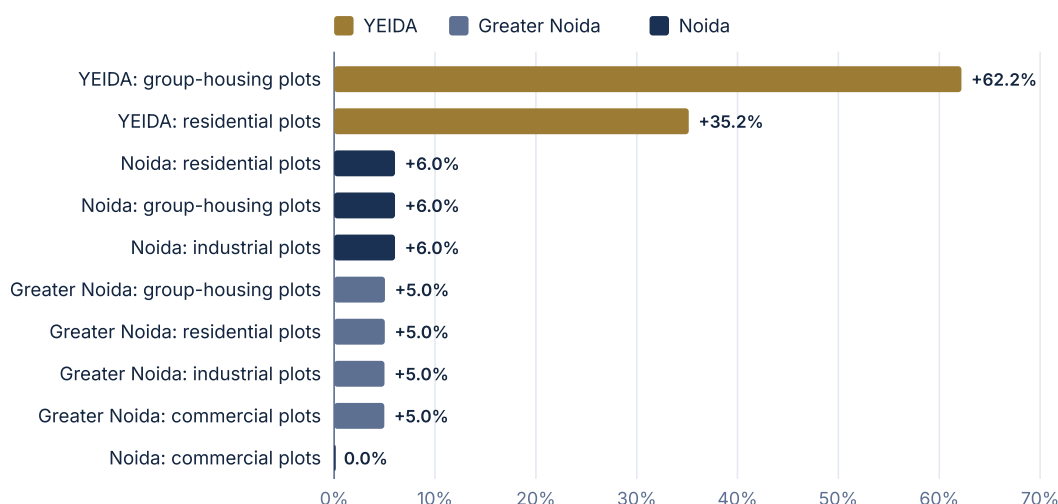
Noida also prices location directly. Its FY2024-25 rate order adds 5% to the land rate in 44 sectors near metro stations, and 7.5% in 38 sectors on either side of the Noida–Greater Noida Expressway. Sectors 94, 136, 142, 143B, 144, 145, 146, 148 and 168 are on both lists. The loadings are the authority's own statement that it values metro and Expressway access; the full sector lists are in the table below.

The three authorities in 2025-26

Set side by side, the rises of 2025-26 show how differently the three boards price land. YEIDA's group-housing rate rose 62% and its residential rate 35%. Noida raised most rates 6%, and Greater Noida 5.0%. The chart compares percentage changes, not price levels: the three authorities start from different rates.

Change in land allotment rates, FY2024-25 to FY2025-26

Board-approved change from one financial year to the next, by authority and land use (median across zones or categories where an authority prices several). YEIDA's 2025-26 values are its scheme rates.



Source: Noida, Greater Noida and YEIDA rate orders and schemes · analysis: Property Nivesh Research

New projects in Gautam Buddh Nagar

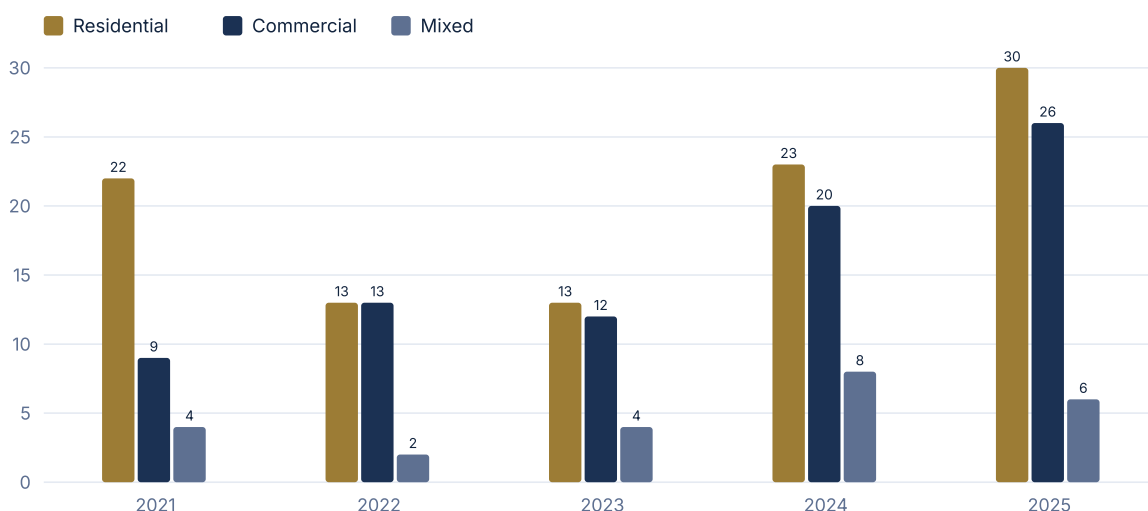
UP RERA's lists show new projects in the district falling from 35 in 2021 to 28 and 29 in 2022 and 2023, then rising to 51 in 2024 and 62 in 2025. Residential projects followed the same path, from 16 a year in 2021–2023 to 27 in 2024–2025.

The rise lines up with the airport's last years of construction, but registrations count projects, not homes, and the district has other drivers too. Most UP RERA records do not name a sector, so we cannot say which part of the district the new projects are in.

NHB's national releases add a market view. NHB named Greater Noida among the fastest-rising cities on the previous quarter in Q4 2024 (4th, 6.1%), Q2 2025 (2nd, 4.4%), Q3 2025 (1st, 5.3%) and Q4 2025 (2nd, 4.4%), and Noida in Q1 2025 (4th, 7.0%) and Q2 2025 (3rd, 4.1%). NHB prints those figures only when a city is among the fastest risers, so other quarters have no public figure.

New RERA projects in Gautam Buddh Nagar by type, 2021–2025

Projects registered with UP RERA in the district (Noida, Greater Noida and the Yamuna Expressway area) each calendar year, by the project type UP RERA records. Construction of the airport began in November 2021.



Source: UP RERA registered-project lists · analysis: Property Nivesh Research

Infrastructure in Gautam Buddh Nagar

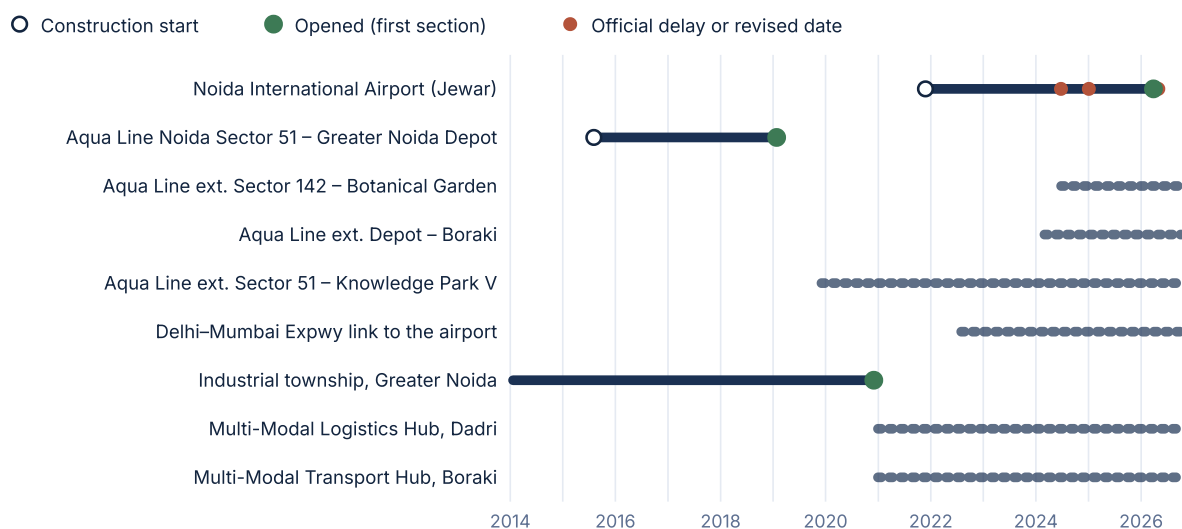
Of the 10 projects we follow, 4 are open: the airport, the Yamuna Expressway (opened 9 August 2012), the Aqua Line between Noida Sector 51 and Greater Noida (opened 26 January 2019) and the industrial township in Greater Noida.

Three Aqua Line extensions are approved or proposed but not under construction: Sector 142 to Botanical Garden (latest approval 13 February 2026), Depot to Boraki (latest approval 26 May 2025) and Sector 51 to Knowledge Park V. The Delhi–Mumbai

Expressway link to the airport was first approved on 1 August 2022. Approval is not construction: treat any project without a construction start as a plan.

Noida, Greater Noida and Yamuna Expressway: from approval to opening

Each bar runs from the official construction start — or, where none is recorded, the first announcement or approval — to the first opening; a dotted bar is not yet open. Red dots are official delay statements or revised target dates. Projects that opened before 2015 are in the table only.



Source: official project releases (PIB, NMRC, NHAI, NICDC, YEIDA, Noida International Airport) · Property Nivesh Research

How to use this report

Allotment rates are what an authority charges for land it allots. Resale homes and builder flats trade at market prices, which can be far above or below them. A rise in an allotment rate is a board decision about the authority's own land. In Noida, the district's 2025 circle-rate proposal states that the authority's allotment rates are the circle rates in force in its sectors.

Before buying near any of these projects, check the project's own RERA registration and the official status of the infrastructure it advertises. Then compare current prices on our pages for Noida, Greater Noida and the Yamuna Expressway. This report does not forecast prices or recommend buying or selling any property.

Data tables

Land allotment rates by authority, land use and zone — index (first year in the line = 100)

Our index of each authority's board-approved allotment rate; the rupee rates are published in the authorities' orders. s = scheme rate (YEIDA plot schemes); — = no rate for that year in the documents we hold. Greater Noida's zones are redrawn from year to year: a zone's line follows the zone, not its sectors (see the sector table).

Authority, land use and zone	2022-23	2023-24	2024-25	2025-26	2026-27	Change, first to last year
YEIDA: residential plots, YEIDA area	100 s	—	140	189 s	196 s	+96%
YEIDA: group-housing plots, YEIDA area	—	—	100	162 s	168 s	+68%
Greater Noida: residential plots, Zone A	100	115	121	127	132	+32%
Greater Noida: residential plots, Zone B	100	115	121	127	132	+32%
Greater Noida: residential plots, Zone C	100	115	121	127	132	+32%
Greater Noida: residential plots, Zone D	100	104	110	116	120	+20%
Greater Noida: group-housing plots, Zone A	100	115	121	127	132	+32%
Greater Noida: group-housing plots, Zone B	100	115	121	127	132	+32%
Greater Noida: group-housing plots, Zone C	100	115	121	127	132	+32%
Greater Noida: group-housing plots, Zone D	100	104	110	116	120	+20%
Noida: residential plots, Category A	—	100	106	112	—	+12%
Noida: residential plots, Category A+	—	100	100	100	—	0%
Noida: residential plots, Category B	—	100	106	112	—	+12%
Noida: residential plots, Category C	—	100	106	112	—	+12%
Noida: residential plots, Category D	—	100	106	112	—	+12%
Noida: residential plots, Category E	—	100	106	112	—	+12%
Noida: group-housing plots, Category A	—	100	106	112	—	+12%
Noida: group-housing plots, Category B	—	100	106	112	—	+12%
Noida: group-housing plots, Category C	—	100	106	112	—	+12%
Noida: group-housing plots, Category D	—	100	106	112	—	+12%
Noida: group-housing plots, Category E	—	100	106	112	—	+12%
Noida: commercial plots, Commercial category A	—	—	100	100	—	0%

Authority, land use and zone	2022- 23	2023- 24	2024- 25	2025- 26	2026- 27	Change, first to last year
Noida: commercial plots, Commercial category B	—	—	100	100	—	0%
Noida: commercial plots, Commercial category C	—	—	100	100	—	0%
Noida: commercial plots, Commercial category D	—	—	100	100	—	0%
Noida: industrial plots, Phase - 1	—	100	106	112	—	+12%
Noida: industrial plots, Phase - 2	—	100	106	112	—	+12%
Noida: industrial plots, Phase - 3	—	100	106	112	—	+12%
Noida: institutional plots, Sectors 1, 16A, 24	—	100	106	112	—	+12%

Greater Noida sectors by the zone that priced them, FY2022-23 to FY2026-27

Sectors priced in every year's order, grouped by the path of zones they took. Change = the sector's allotment rate over the whole window, from the zone rates in each year's order.

Land use	Sectors	Zone	Change
residential plots	Sectors 1, 4, 12, 16 and 16C	D → A (moved FY2024-25)	+77%
residential plots	Sectors 2 and 3	B → A (moved FY2024-25)	+43%
residential plots	Mu-1, Mu-2, Sigma-1, Zeta-1 and Zeta-2	C → B (moved FY2024-25)	+40%
residential plots	Alpha-1, Alpha-2, Beta-1, Beta-2, Delta-1, 2, 3, Gamma-1, Gamma-2 and Swarn Nagri	A (unchanged)	+32%
residential plots	Sectors 36 and 37; Chi-2, Chi-3, Chi-4, Chi-5, Chi-Phi extension, Phi-1, Phi-2, Phi-3, Phi-4, Phi-Chi, Pi-1 and Pi-2	B (unchanged)	+32%
residential plots	Eta-1, Omicron-1, Omicron-1A, Omicron-2, Omicron-3, Sigma-2, Sigma-3, Sigma-4, Xu-1, Xu-2 and Xu-3	C (unchanged)	+32%
residential plots	Sectors 11, 17 and 20	D (unchanged)	+20%
group-housing plots	Sectors 1, 2, 3, 4, 12, 16, 16B and 16C	D → A (moved FY2024-25)	+69%
group-housing plots	Sector 10	D → C → A (moved FY2023-24)	+69%
group-housing plots	Zeta-1	C → A (moved FY2024-25)	+48%
group-housing plots	Mu, Mu-1, Mu-2, Sigma-1 and Zeta-2	C → B (moved FY2024-25)	+38%
group-housing plots	Sector 27, Alpha-1, Alpha-2, Beta-1, Beta-2, Delta-1, 2, 3, Gamma-1, Gamma-2 and Swarn Nagri	A (unchanged)	+32%
group-housing plots	Sectors 36 and 37; Chi-1, Chi-2, Chi-3, Chi-4, Chi-5, Omega-1, Omega-2, Omega-3, Phi-1, Phi-2, Phi-3, Phi-4, Pi-1, Pi-2 and Techzone 4	B (unchanged)	+32%
group-housing plots	Eta-1, Eta-2, Omicron-1, Omicron-1A, Omicron-2, Omicron-3, Psi, Sigma-2, Sigma-3, Sigma-4, Xu-1, Xu-2 and Xu-3	C (unchanged)	+32%
group-housing plots	Sectors 5, 6, 11, 17, 17A, 17B and 20	D (unchanged)	+20%

Noida's location loadings: extra charge on the sector rate

From Noida Authority's rate order for the year shown, as printed; not applied to commercial use, EWS or Shramik Kunj houses. The 2025-26 order moves these charges into the authority's Unified Policy 2025.

Loading	Year	Extra charge	Sectors
Metro-adjacent sectors	FY2024-25	5%	44: 2, 3, 15, 16, 18, 27, 32, 34, 36, 37, 38A, 39, 49, 50, 51, 52, 59, 61, 62, 63, 66, 71, 72, 75, 76, 78, 81, 82, 83, 84, 92, 94, 95, 101, 102, 136, 137, 142, 143B, 144, 145, 146, 148, 168
Expressway-side sectors	FY2024-25	7.5%	38: east side: 44, 91, 93A, 93B, 96, 97, 98, 105, 108, 136, 142, 143B, 144, 145, 146, 147, 148, 148A, 150, west side: 94, 124, 125, 126, 127, 128, 129, 132, 135, 152, 153, 154, 157, 159, 161, 163, 166, 167, 168

Noida and Greater Noida in NHB's list of fastest quarterly risers

NHB RESIDEX HPI @ Assessment Prices: the cities NHB names in each national press release as rising fastest on the previous quarter. — = not named that quarter (NHB does not print every city's figure).

Quarter	50-city q-o-q	Greater Noida	Noida	Cities NHB named
Q2 2026	2.7%	—	—	Bengaluru, Faridabad
Q1 2026	1.9%	—	—	Faridabad, Kochi
Q4 2025	1.8%	2nd of 2, 4.4%	—	Gurgaon, Greater Noida
Q3 2025	0.7%	1st of 2, 5.3%	—	Greater Noida, Bengaluru
Q2 2025	0.5%	2nd of 3, 4.4%	3rd of 3, 4.1%	Gurgaon, Greater Noida, Noida
Q1 2025	1.9%	—	4th of 4, 7.0%	Navi Mumbai, Bhubaneswar, Gurgaon, Noida
Q4 2024	1.6%	4th of 4, 6.1%	—	Navi Mumbai, Gurgaon, Bhubaneswar, Greater Noida
Q3 2024	1.6%	—	—	Gurgaon, Navi Mumbai, Chandigarh, Coimbatore

New UP RERA projects in Gautam Buddh Nagar by year and type

Complete calendar years from UP RERA's registered-project lists, by registration date and the type UP RERA records.

Type	2021	2022	2023	2024	2025
All new projects	35	28	29	51	62
Residential	22	13	13	23	30
Commercial	9	13	12	20	26
Mixed	4	2	4	8	6

Infrastructure in Gautam Buddh Nagar from official milestones

First announcement or approval, construction start (or foundation stone), first opening and the number of official delay statements or revised target dates.

Project	Status	First announced or approved	Construction start	First opened	Date revisions
Noida International Airport (Jewar)	Open	24 Jun 2017	25 Nov 2021	28 Mar 2026	3
Yamuna Expressway	Open	2001	—	9 Aug 2012	0
Aqua Line: Noida Sector 51 – Greater Noida Depot	Open	24 May 2017	5 Aug 2015	26 Jan 2019	0
Aqua Line extension: Sector 142 – Botanical Garden	Approved	25 Jun 2024	—	—	0
Aqua Line extension: Depot – Boraki	Approved	Mar 2024	—	—	0
Aqua Line extension: Sector 51 – Knowledge Park V (Greater Noida West)	Proposed	3 Dec 2019	—	—	0
Delhi–Mumbai Expressway link to the airport	Under construction	1 Aug 2022	—	—	0
Integrated Industrial Township, Greater Noida (DMIC)	Open	20 Jan 2014	—	Dec 2020	0
Multi-Modal Logistics Hub, Dadri (DMIC)	Under construction	30 Dec 2020	—	—	0
Multi-Modal Transport Hub, Boraki (DMIC)	Approved	30 Dec 2020	—	—	0

Methodology

Data. Land allotment rates from the rate orders of the Noida Authority (2024-25 and 2025-26, with 2023-24 rates as printed in the 2024-25 order), the Greater Noida Authority (2022-23 to 2026-27) and YEIDA (2024-25 rate order; plot scheme rates for 2022-23, 2025-26 and 2026-27), shown as an index with each line's first year at 100 and as percentage changes (dataset version 1.0). The rupee rates are published in the authorities' own documents. Every value was read from the scanned orders twice, independently, and compared. UP RERA registrations for Gautam Buddh Nagar (dataset version 1.0), NHB RESIDEX national press releases (dataset version 1.0) and infrastructure milestones from official releases (dataset version 1.0).

Definitions. A zone or category is the group of sectors an authority prices at one rate. Greater Noida redraws its zones, so we also follow each sector through the zone that priced it each year. Greater Noida West (also called Noida Extension) here means the Greater Noida Authority's numbered sectors 1, 2, 3, 4, 10, 12, 16, 16B and 16C. YEIDA prices its whole area at one rate per land use.

Calculations. A change is the later rate divided by the earlier, minus one. Where an authority prices several zones, a median is across zones. Registration counts are complete calendar years. Nothing is estimated, interpolated or carried forward; a year without an official rate stays a gap.

How we collect, check and publish research data: Property Nivesh research methodology.

Data sources

- Yamuna Expressway Industrial Development Authority — rate order 2024-25; residential plot schemes RPS-06/2022, RPS-09/2025 and RPS-10/2026; group-housing schemes GH-11/2025 and GH-12/2026.
- Greater Noida Industrial Development Authority — land allotment rate orders, 2022-23 to 2026-27.
- New Okhla Industrial Development Authority (Noida Authority) — land allotment rate orders for 2024-25 and 2025-26.
- Uttar Pradesh Real Estate Regulatory Authority — registered project lists, Gautam Buddh Nagar.
- National Housing Bank — NHB RESIDEX national press releases, July–September 2024 to April–June 2026.
- Press Information Bureau; Noida International Airport; Noida Metro Rail Corporation; National Highways Authority of India; National Industrial Corridor Development Corporation; YEIDA — project milestones.

Limitations

- Allotment rates are prices an authority sets for land it allots, not market prices for homes.

- YEIDA prices its whole area at one rate per land use, so no official rate shows a gradient around the airport.
- YEIDA's values for 2022-23, 2025-26 and 2026-27 are scheme rates; no 2023-24 YEIDA rate order was found.
- Noida Authority orders for 2022-23 and 2026-27 are not published online; Noida's series runs from 2023-24 to 2025-26.
- The district has published no final circle-rate list since 2019; circle rates are not used.
- Most UP RERA records do not name a sector, so new projects are counted for the whole district.
- NHB prints a city's own figure only when it leads or trails the 50 cities or the quarter's risers.

Frequently asked questions

Has the Jewar airport raised land rates along the Yamuna Expressway? ×

YEIDA's allotment rate for residential plots rose 96% from FY2022-23 to FY2026-27, with the biggest step (35%) in 2025-26, the financial year that ended with the airport's inauguration. YEIDA sets one rate for its whole area, so these rates do not show a premium for plots nearest the airport.

Why did some Greater Noida West sectors see bigger rate rises? ×

In FY2024-25 Greater Noida moved Sectors 1, 4, 12, 16 and 16C from zone D to zone A. Their residential allotment rate rose 56% that year and 77% over five years, against 32% for sectors already in zone A.

Does Noida charge more for plots near the metro? ×

Yes. Noida Authority's FY2024-25 rate order adds 5% to the land rate in 44 sectors near metro stations and 7.5% in 38 sectors along the Noida–Greater Noida Expressway. The 2025-26 order moves these charges into its Unified Policy 2025.

What are Noida's circle rates for 2026? ×

Gautam Buddh Nagar has not published a final circle-rate list since 2019, only proposals. Its March 2025 proposal states that the Noida Authority's allotment rates, revised on 12 August

2024, are the circle rates in force in Noida's sectors, which is why this report follows allotment rates.

How many new projects are being registered in Noida and Greater Noida? ✕

UP RERA's lists show 51 new projects in Gautam Buddh Nagar in 2024 and 62 in 2025, up from an average of 31 a year in 2021–2023. Residential projects averaged 27 a year in 2024–2025.

Cite this research

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REFERENCE (APA STYLE)

Property Nivesh Research Team. (2026). Noida Infrastructure Impact Report – Q3 2026. PropertyNivesh.in. <https://propertynivesh.in/research/infrastructure-impact-reports/noida>

SOURCE LINE

Source: Property Nivesh Research analysis of Noida, Greater Noida and YEIDA allotment rates, UP RERA registrations, NHB RESIDEX releases and official project milestones – “Noida Infrastructure Impact Report – Q3 2026” (updated 11 October 2026), <https://propertynivesh.in/research/infrastructure-impact-reports/noida>

HTML LINK

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<a href="https://propertynivesh.in/research/infrastructure-impact-reports/noida">Noida Infrastructure Impact Report – Q3 2026 – PropertyNivesh.in Research</a>
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Version history. Report v1.0 (2026-10-11): First publication. · Infrastructure projects and their official milestones v1.0 (2026-10-09): First release: 110 projects, 310 dated milestones. · New RERA project registrations v1.0 (2026-10-09): First release: 1087 HRERA Gurugram registrations (to 2026-09-14), 2277 district counts from 9 RERA authorities. · India house price indices by quarter — RBI all-India HPI and NHB RESIDEX national releases v1.0 (2026-10-10): First release: 9 quarters (2024-Q2 to 2026-Q2); NHB figures for 8 quarters. · Noida, Greater Noida and YEIDA land allotment rates — index v1.0 (2026-10-10): First release: 37 lines (Noida Authority 19, Greater Noida Authority (GNIDA) 16, Yamuna Expressway Authority (YEIDA) 2), 211 GNIDA sector lines, 2 location loadings.

This research describes official historical data. It is not investment advice, does not forecast prices and does not recommend buying or selling any property. Government circle rates are minimum values for stamp duty, not market prices. See our methodology, editorial standards and disclaimer.