

PROPERTY NIVESH RESEARCH · RESEARCH REPORT · Q3 2026 EDITION

YEIDA Plot Price Report, Q3 2026: Every Sector, 2016 to 2026

On our figures, resale prices for YEIDA's own 300 sq m plots in Sectors 18 and 20 rose 457% to 464% from 2016 to 2026, against 132% for YEIDA's allotment rate. A typical plot there is about ₹51,300 per gaj in Sector 18. Property Nivesh Research covers all 28 YEIDA sectors in our data, with plot sizes.

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Summary

The Yamuna Expressway Industrial Development Authority (YEIDA) allots residential plots by lottery, and owners then resell them on the open market. This report follows that market sector by sector. Our figures are Property Nivesh estimates of the typical asking price per square yard, or gaj, for each year from 2016 to 2026. 2026 figures are for the year to October 2026.

YEIDA itself sets one allotment rate for its whole area. That rate rose 132% from 2016 to 2026. Resale prices for YEIDA's own 300 sq m plots in Sectors 18 and 20 rose 457% to 464% over the same years. Across all 6 series we can follow over the whole period, which also include builder townships, the median rise was 420%. We show YEIDA's rate

only as an index, because YEIDA lets others reproduce its rupee rate only with permission.

For YEIDA's own 300 sq m plots in Sectors 18 and 20, most of the rise came in the run-up from 2021 to 2024: +264% in Sector 18 and +306% in Sector 20, against +75% in Sector 18 and +67% in Sector 20 from 2016 to 2021. From 2024 to 2026, YEIDA's rate rose 40%, while resale prices for its 300 sq m plots fell: -11% in Sector 18 and -18% in Sector 20.

The report covers all 28 YEIDA sectors in our data, from Sector 12 to Sector 35. For each one it gives the land use, the plot sizes in sq m and gaj, and a price series wherever a plot market exists. Nothing here is a forecast or advice to buy or sell.

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 Resale prices for YEIDA's own 300 sq m plots in Sectors 18 and 20 rose 457% to 464% from 2016 to 2026 on our figures (+464% in Sector 18 and +457% in Sector 20). YEIDA's residential allotment rate rose 132% over the same years. Across all 6 series we price in every year, which also include builder townships, the median rise was 420%.

2 For YEIDA's own 300 sq m plots in Sectors 18 and 20, most of the rise came in the run-up from 2021 to 2024: +264% in Sector 18 and +306% in Sector 20, against +75% in Sector 18 and +67% in Sector 20 from 2016 to 2021. Across all our price series, including builder townships, the median rose 56% from 2016 to 2021 and 183% from 2021 to 2024.

3 From 2024 to 2026, YEIDA's rate rose 40%, while resale prices for its 300 sq m plots fell: -11% in Sector 18 and -18% in Sector 20. Across all our price series, including builder townships, the median rose 7% over the same years, and 4 of the 9 series we can compare were lower in 2026 than in 2024.

- 4 YEIDA revised its rate 7 times after 2016 in our records. The two largest revisions were 35.1% in FY2025-26 and 32.9% in FY2023-24, and the rate rose 40% from 2024 to 2026.
- 5 A typical 300 sq m (359 gaj) YEIDA plot is about ₹51,300 per gaj in Sector 18 and ₹49,600 in Sector 20 in 2026. That comes to about ₹1.84 crore and about ₹1.78 crore for the plot, before stamp duty and charges.
- 6 Small plots cost more per gaj: the 120 sq m plots of Sectors 16 and 17 are around ₹76,600 to ₹90,600 and ₹72,300 to ₹87,100 per gaj, against ₹51,300 and ₹49,600 for the 300 sq m plots of Sectors 18 and 20.
- 7 The highest 2026 figures are for Sector 22A at ₹1,30,000 and Sector 22D's developer townships at ₹1,17,500 per gaj, both builder plots in private townships. The lowest are for Sector 20 at ₹49,600 and Sector 18 at ₹51,300, both typical 300 sq m YEIDA plots.
- 8 Sector 22D has two plot markets, and we never blend them. YEIDA's own plotted pocket is at ₹78,000 per gaj in 2026, and the developer townships are at ₹1,17,500.
- 9 Our data covers 28 YEIDA sectors. Of these, 10 have a plot price series, 13 are industrial, commercial, institutional or special-project land with no residential plots, and 5 have too few listings or an unclear land use.
- 10 YEIDA schemes with a full size breakdown offered 6,906 plots, from 60 sq m (72 gaj) to 4,000 sq m (4,784 gaj). The most common size was 120 sq m (144 gaj), with 2,268 plots (33%), followed by 200 sq m (239 gaj).

Key numbers

MEDIAN PLOT PRICE, YEIDA SECTORS,
2026 TO DATE

₹80,100

per gaj (sq yd); median of 11 price series

RISE IN RESALE PRICES, YEIDA'S 300 SQ M
PLOTS

about 460%

Sectors 18 and 20, 2016 to 2026 (457% to 464%)

RISE IN YEIDA'S OWN ALLOTMENT RATE

132%

2016 to 2026; one rate for the whole area

TYPICAL 300 SQ M PLOT, SECTOR 18

₹51,300

per gaj; about ₹1.84 crore for 359 gaj

YEIDA SECTORS IN OUR DATA

28

10 with plot prices

What this report measures

This report brings three kinds of data together.

- **Our plot price figures.** For each sector and year from 2016 to 2026, Property Nivesh Research estimates the typical asking price of a residential plot per square yard. Buyers in the NCR call a square yard a gaj. 2026 figures are for the year to October 2026. The figures come from dated listings and price quotes we collected, so they are asking prices, not registered sale prices.
- **YEIDA's own rate.** YEIDA sets one residential allotment rate for its whole area and revises it most years. We show it as an index and as % changes only.
- **Every sector.** The land use and plot market of all 28 YEIDA sectors in our data, with the plot sizes YEIDA has offered in each.

On units: 1 sq m is 1.196 gaj, so a 120 sq m plot is 144 gaj and a 300 sq m plot is 359 gaj. YEIDA's numbered sectors run to 35. Numbers from 36 to 52 that some listings use

are not YEIDA sectors.

The yearly trend, 2016 to 2026

Across every series we price, the median figure went from ₹19,500 per gaj in 2016 (6 series) to ₹23,400 in 2021, ₹74,900 in 2024 and ₹80,100 in 2026 (11 series). New sectors joined the market over these years, so that median mixes different places. Each series' own change is the fairer measure.

Across all our price series, including builder townships, most of the rise came in the run-up from 2021 to 2024: the median rose 183% in those three years, against 56% in the five years from 2016 to 2021. Over the five years from 2021, that median rose 223%.

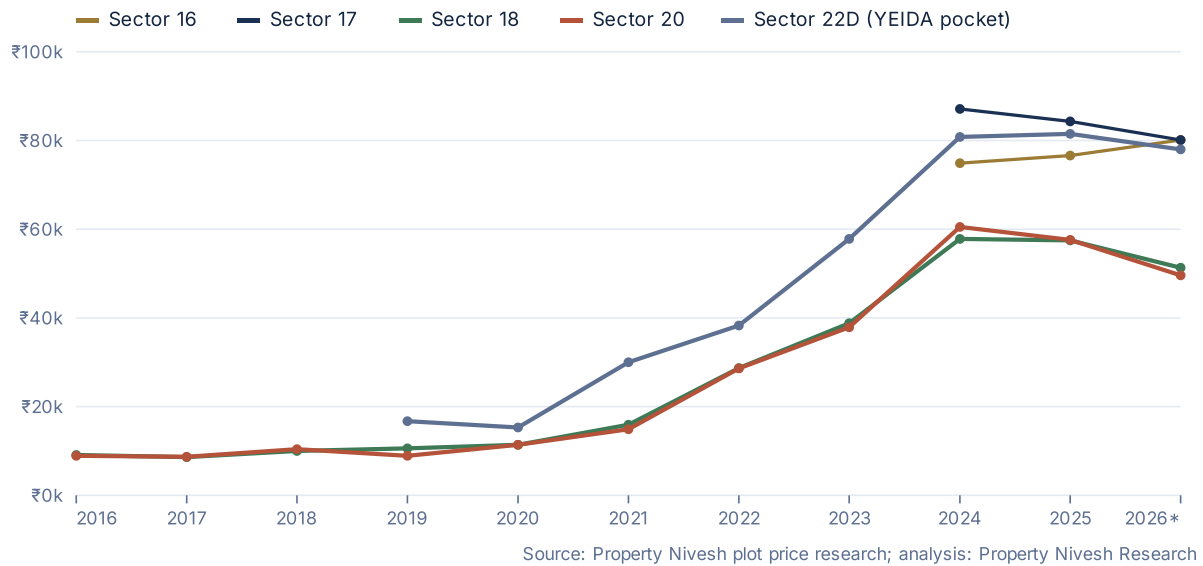
For YEIDA's own 300 sq m plots in Sectors 18 and 20, most of the rise came in the run-up from 2021 to 2024: +264% in Sector 18 and +306% in Sector 20, against +75% in Sector 18 and +67% in Sector 20 from 2016 to 2021.

Across all our price series, including builder townships, the median rose 7% from 2024 to 2026. Of the 9 series we can compare, 4 were lower in 2026 than in 2024, including Sector 20 (-18%), Sector 18 (-11%) and Sector 17 (-8%).

The two charts split the market in two: plots YEIDA allotted in its own schemes, and builder plots in private townships. The tables at the end give every figure by year.

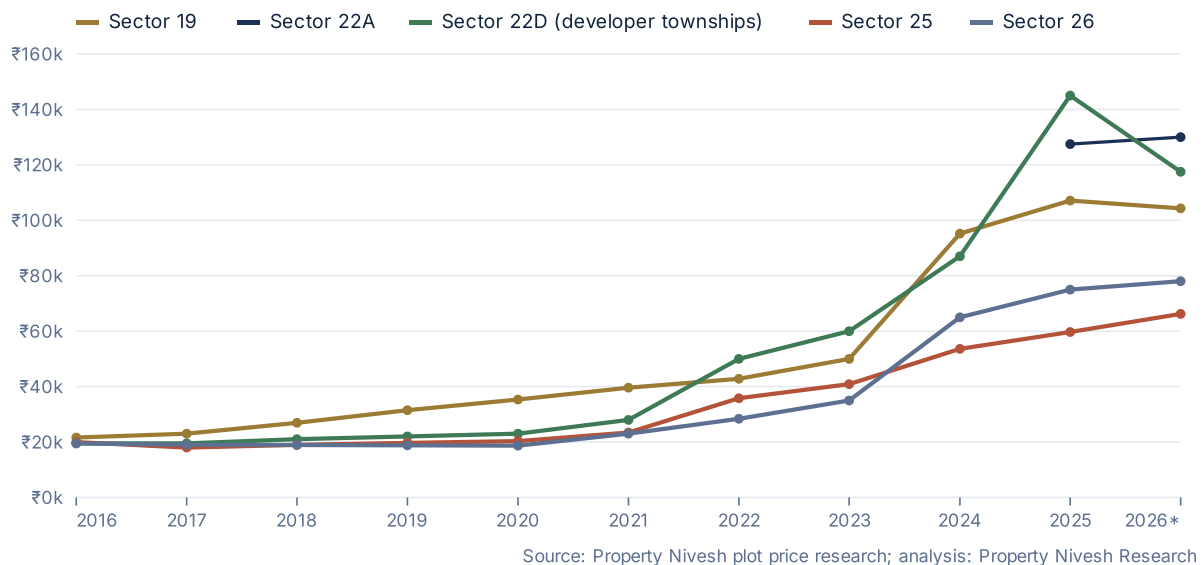
YEIDA scheme plots: typical resale price per gaj by sector, 2016 to 2026

Property Nivesh estimates from asking prices, rupees per square yard (gaj). Sectors 18 and 20: a typical 300 sq m plot; Sectors 16 and 17: 120 sq m plots. Some early years are approximate. * 2026 is the year to October 2026.



Builder plots in YEIDA townships: typical price per gaj by sector, 2016 to 2026

Property Nivesh estimates for plots in private townships and plotted projects, rupees per square yard (gaj). Several years are approximate (estimated between dated figures). * 2026 is the year to October 2026.



YEIDA scheme plots, sector by sector

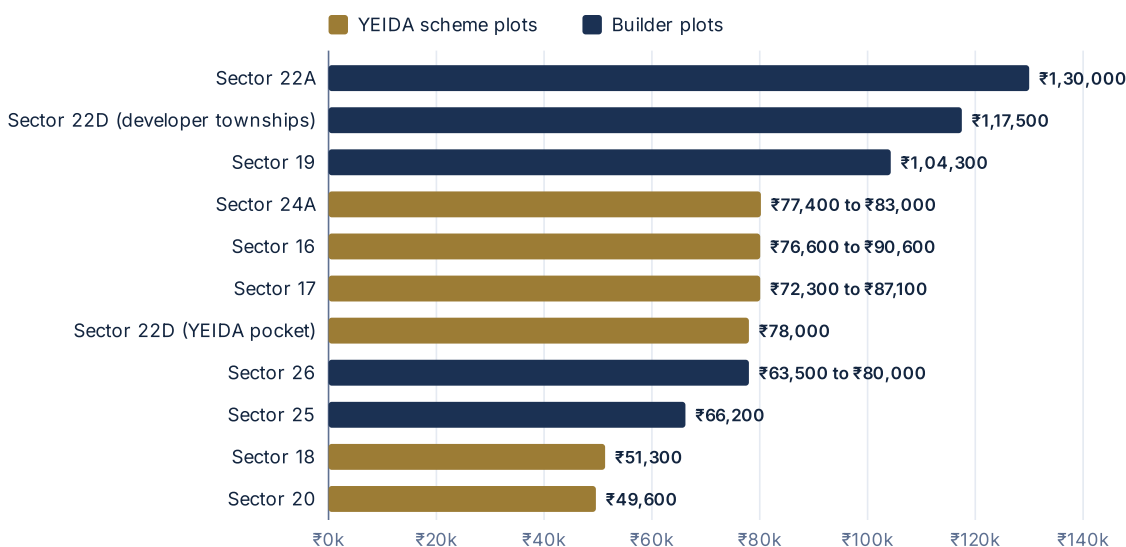
These are plots YEIDA allotted in its own schemes, which now change hands on resale.

- **Sector 16.** Resale asking prices for 120 sq m YEIDA plots (pockets C and D), listed since late 2024. ₹69,700 to ₹81,500 per gaj in 2024, ₹76,600 to ₹90,600 in 2026 (priced only since 2024).
- **Sector 17.** Resale asking prices for 120 sq m YEIDA plots (pocket 17C), listed since 2024. ₹83,600 to ₹92,000 per gaj in 2024, ₹72,300 to ₹87,100 in 2026 (priced only since 2024).
- **Sector 18.** Resale asking prices for a typical 300 sq m YEIDA plot from the 2009 scheme (not corner or park-facing). About ₹8,500 to ₹9,700 per gaj in 2016, ₹15,900 in 2021, ₹51,300 in 2026 (+223% since 2021).
- **Sector 20.** Resale asking prices for a typical 300 sq m YEIDA plot from the 2009 scheme (not corner or park-facing). About ₹8,100 to ₹9,300 per gaj in 2016, ₹14,900 in 2021, ₹49,600 in 2026 (+233% since 2021).
- **Sector 22D (YEIDA pocket).** Resale asking prices in YEIDA's own plotted pocket (120 and 162 sq m plots from the 2015 scheme). ₹16,700 per gaj in 2019, ₹30,000 in 2021, ₹78,000 in 2026 (+160% since 2021).
- **Sector 24A.** Resale asking prices for YEIDA plots from the 2024 scheme, first listed in 2026. ₹77,400 to ₹83,000 per gaj in 2026 (priced only in 2026).

Small plots cost more per gaj: the 120 sq m plots of Sectors 16 and 17 are around ₹76,600 to ₹90,600 and ₹72,300 to ₹87,100 per gaj, against ₹51,300 and ₹49,600 for the 300 sq m plots of Sectors 18 and 20. A plot's size, corner or park position and road width all move its price, so compare like with like.

YEIDA plot prices by sector, 2026 to date: our figure per gaj

Property Nivesh estimates per square yard (gaj). The bar is the typical figure; the label gives the range where our confidence is low. Sector 22D is shown as its two markets, never blended.



Source: Property Nivesh plot price research; analysis: Property Nivesh Research

Builder plots in private townships

Several sectors in the YEIDA area hold private townships and plotted projects. Their plots are sold by developers or resold inside the township, and their prices follow the project as much as the sector.

- **Sector 19.** Builder plot prices inside the Gaur Yamuna City township, not YEIDA allotment plots. ₹21,600 per gaj in 2016, ₹39,600 in 2021, ₹1,04,300 in 2026 (+163% since 2021).
- **Sector 22A.** Prices in one developer township (ACE Acreville), launched in 2025. ₹1,27,500 per gaj in 2025, ₹1,30,000 in 2026 (priced only since 2025).
- **Sector 22D (developer townships).** Plot prices in the developer townships of Sector 22D. ₹19,500 per gaj in 2016, ₹28,000 in 2021, ₹1,17,500 in 2026 (+320% since 2021).
- **Sector 25.** Listing prices for plotted projects in the stalled Sports City. ₹20,000 per gaj in 2016, about ₹23,400 in 2021, ₹66,200 in 2026 (+183% since 2021).

- **Sector 26.** Prices in one developer township (SDS NRI Township, Sector 26A). ₹19,000 to ₹20,500 per gaj in 2016, about ₹23,000 in 2021, ₹63,500 to ₹80,000 in 2026 (+239% since 2021).

The highest 2026 figures are for Sector 22A at ₹1,30,000 and Sector 22D's developer townships at ₹1,17,500 per gaj, both builder plots in private townships. The lowest are for Sector 20 at ₹49,600 and Sector 18 at ₹51,300, both typical 300 sq m YEIDA plots.

Every YEIDA sector in our data

Our research store holds 28 YEIDA sectors, from Sector 12 to Sector 35, and a plot price series for 10 of them. Sectors 12, 21, 23, 23C, 23D, 24, 28, 29, 30, 31, 32, 33 and 35 are industrial, commercial, institutional or special-project land, with no residential plots planned or offered. The rest have no reliable price yet: 15 (mixed, no plot market), 22 (residential, plot market not known), 22B (residential, thin plot market), 27 (not known, plot market not known) and 34 (mixed, no plot market).

The table at the end lists every sector with its land use, its plot market, the plot sizes YEIDA has offered there and our 2026 price, with the low and high figures and our confidence.

Plot sizes: by sector and by scheme

YEIDA sells plots in fixed sizes, set in each scheme. Since its first scheme in 2009, it has run 13 residential plot schemes in our records. In the 8 schemes with a full size breakdown, 6,906 plots ranged from 60 sq m (72 gaj) to 4,000 sq m (4,784 gaj). The most common size was 120 sq m (144 gaj): 2,268 plots, 33% of the total. Next came 200 sq m (239 gaj), with 1,748 plots.

By sector, the schemes YEIDA ran for that sector alone offered:

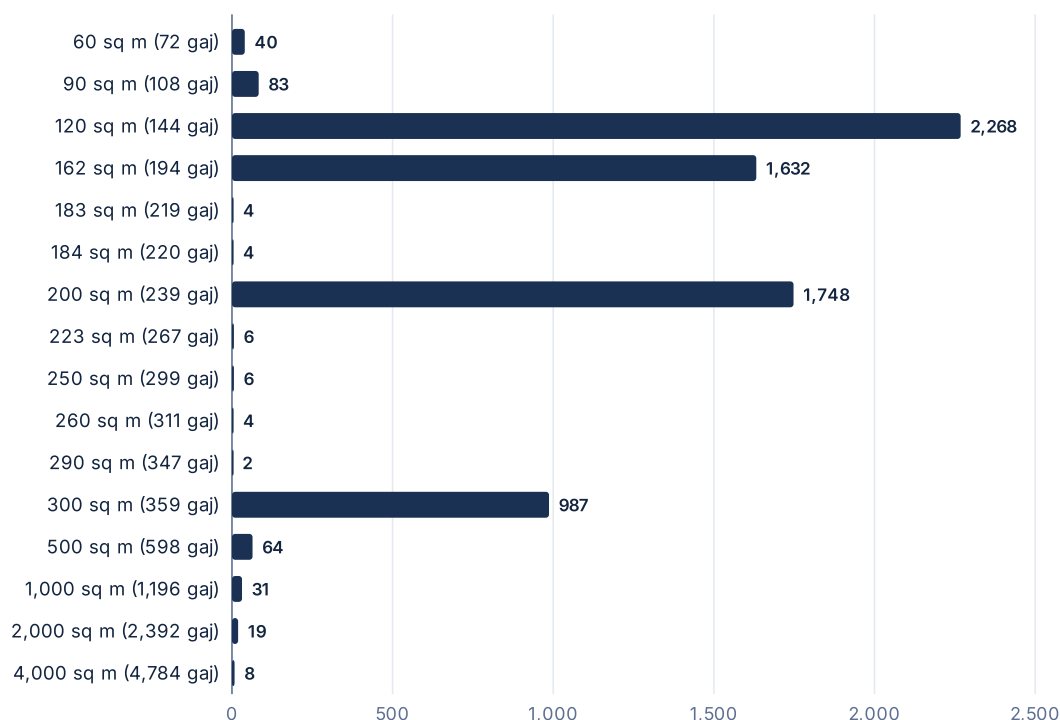
- Sector 16: 120, 162 and 200 sq m (144, 194 and 239 gaj)
- Sector 17: 120, 162 and 200 sq m (144, 194 and 239 gaj)
- Sector 18: 200 and 300 sq m (239 and 359 gaj)

- Sector 20: 300 to 4,000 sq m (359 to 4,784 gaj)
- Sector 22D (YEIDA pocket): 120 and 162 sq m (144 and 194 gaj)
- Sector 24A: 120 to 260 sq m (144 to 311 gaj)

Schemes that cover several sectors at once, such as the rounds that re-offer cancelled plots, add other sizes without saying which sector got which. The latest scheme, RPS-10/2026, offered 973 plots of 162 to 290 sq m (194 to 347 gaj) in Sectors 15C, 18 and 24A. Builder plots in Sector 19's township run from 65 to 219 sq m (78 to 262 gaj). For the story of each scheme, see our YEIDA plot scheme history.

Plots offered by size in YEIDA's residential schemes

Number of plots of each size in the 8 YEIDA schemes whose brochures give a full size breakdown (RPS-02/2015, RPS-03/2016, RRPS-03/2019, RPS-07/2023, RPS-08/2024, RPS-08(A)/2024, RPS-09/2025 and RPS-10/2026). Label: size in sq m and gaj.



Source: YEIDA scheme brochures and draw reports; analysis: Property Nivesh Research

Our resale figures and YEIDA's own rate

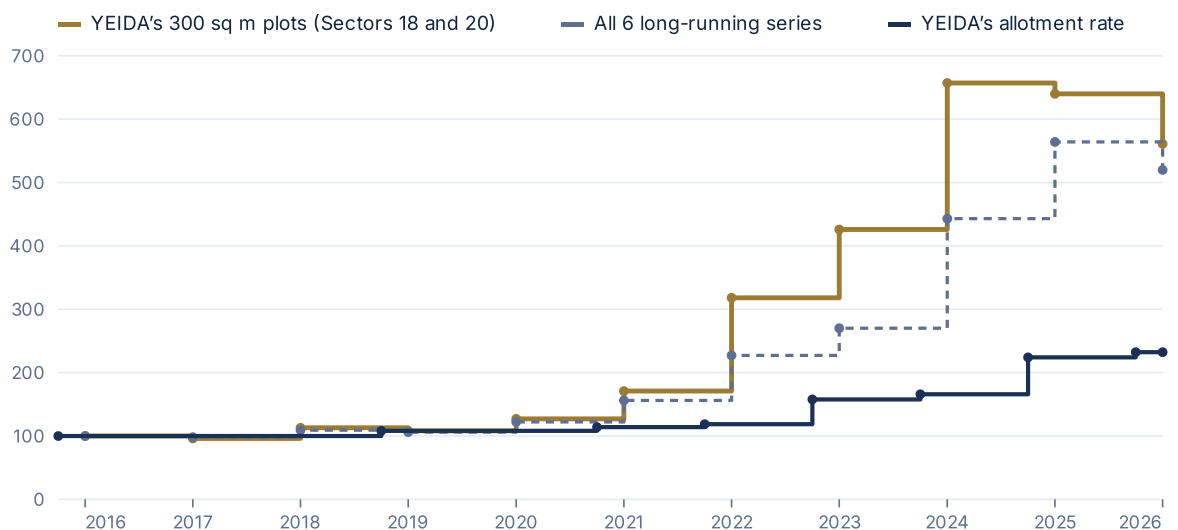
YEIDA does not price its sectors differently. One residential rate covers its whole area, with extra location charges of 5% each for park-facing, corner and wide-road plots, up to 15%. That rate is what YEIDA charges in its own schemes. Resale prices are what owners ask afterwards.

As an index with 2016 = 100, YEIDA's rate stood at 232 in 2026. Resale prices for YEIDA's own 300 sq m plots in Sectors 18 and 20 stood at 561 (the median of the two), and all 6 long-running series, including builder townships, at 520. Resale prices for YEIDA's own plots rose much faster than YEIDA's rate: 457% to 464% against 132%. From 2021 to 2024, YEIDA's rate rose 45%. From 2024 to 2026, YEIDA's rate rose 40%, while resale prices for its 300 sq m plots fell: -11% in Sector 18 and -18% in Sector 20.

YEIDA revised its rate 7 times after 2016 in our records. The largest steps were 35.1% in FY2025-26 and 32.9% in FY2023-24, and the smallest 3.6% in FY2026-27 and 4% in FY2022-23. We compare changes only. We never set our rupee figures against YEIDA's rate, because that would reveal a rate YEIDA lets others reproduce only with permission.

Resale plot prices and YEIDA's own rate, 2016 = 100

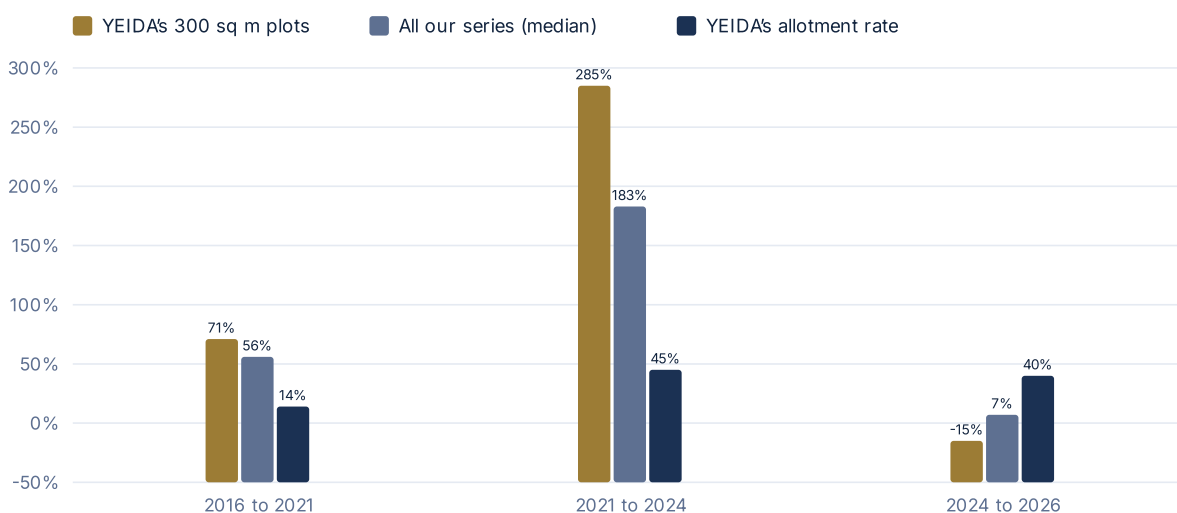
Each resale series is set to 100 in 2016. Gold: YEIDA's own 300 sq m scheme plots (median of Sectors 18 and 20). Dashed: the median of all 6 series priced in every year, including builder townships. Blue: YEIDA's single residential allotment rate for the whole area, which changes only at revisions. No line shows a price level.



Source: Property Nivesh plot price research; YEIDA rate orders and schemes; index and analysis: Property Nivesh Research

YEIDA plot prices: change by period, against YEIDA's own rate

Change over each period for YEIDA's own 300 sq m plots (median of Sectors 18 and 20) and for all our price series including builder townships (median of the series priced at both ends), beside the change in YEIDA's residential allotment rate.



Source: Property Nivesh plot price research; analysis: Property Nivesh Research

What a buyer pays on top of the price

The price per gaj is only part of the cost.

- **Stamp duty and registration.** Uttar Pradesh charges 7% stamp duty and a 1% registration fee on the higher of the deal value and the circle-rate value. Women buyers get a 1% rebate on stamp duty up to a value cap. Our stamp duty calculator does the sum.
- **YEIDA's charges.** Reselling a YEIDA plot needs YEIDA's transfer permission and a transfer fee. Ask YEIDA for the current fee in writing before you agree a price. Location charges apply to scheme plots at allotment.
- **The lease.** YEIDA plots are leased for 90 years, not sold freehold.
- **What a plot costs.** At our 2026 figures, a typical 300 sq m plot comes to about ₹1.84 crore in Sector 18 and about ₹1.78 crore in Sector 20. A 120 sq m plot comes to ₹1.1 crore to ₹1.3 crore in Sector 16. These are before the charges above. The table at the end gives the figure behind every series.

Method, confidence and gaps

For each sector and year, we collected dated asking prices and price quotes and set aside villas, built houses and listings outside the sector. We then took a typical figure per gaj, with a low and a high. For Sectors 18 and 20 the typical figure is a 300 sq m plot that is not on a corner or facing a park.

- **Approximate years.** Where a year had no dated figure, we estimated it between the dated years on either side and label it "about".
- **Confidence.** Each figure carries a grade. Where our confidence is low, we show the range rather than one number.
- **Asking prices.** These are what sellers ask, not what buyers pay at registration.
- **Sources.** We do not name the listing sites, brokers or sellers our figures come from.
- **Gaps.** Sector 22D's YEIDA pocket is priced only from 2019, Sectors 16 and 17 are priced only from 2024, Sector 22A is priced only from 2025 and Sector 24A is priced in 2026 only. Sectors 22, 22B and 27 have no reliable price. For Sector 22D

we do not use the whole-sector listing average, which mixes YEIDA's pocket with the townships.

Nothing here is a forecast. Past changes do not tell you what prices will do next.

Data tables

Every YEIDA sector in our data: land use, plot sizes and 2026 plot price

Plot price: Property Nivesh estimate per square yard (gaj) for 2026, to October 2026, with our low and high figures in brackets; where our confidence is low, only the range is shown. Plot sizes: sizes offered in YEIDA schemes for the sector (1 sq m = 1.196 gaj); schemes shared by several sectors do not say which sizes went where. Sector 22D is shown as its two markets. YEIDA's numbered sectors run to 35.

Sector	Land use and plot market	Plot sizes	2026 price per gaj (low to high)	Change since 2021	Confidence
Sector 12	Commercial; no plot market	not recorded	not priced	none	none
Sector 15	Mixed; no plot market	162 to 290 sq m (194 to 347 gaj) in schemes shared with other sectors	not priced	none	none
Sector 16	Residential; thin plot market	120, 162 and 200 sq m (144, 194 and 239 gaj); also 120 to 4,000 sq m (144 to 4,784 gaj) in schemes shared with other sectors	₹76,600 to ₹90,600	priced since 2024	low
Sector 17	Residential; thin plot market	120, 162 and 200 sq m (144, 194 and 239 gaj); also 60 to 4,000 sq m (72 to 4,784 gaj) in schemes shared with other sectors	₹72,300 to ₹87,100	priced since 2024	low
Sector 18	Residential; active plot market	200 and 300 sq m (239 and 359 gaj); also 60 to 4,000 sq m (72 to 4,784 gaj) in schemes shared with other sectors	₹51,300 (₹50,700 to ₹59,900)	+223%	medium
Sector 19	Residential; active plot market	builder plots of 65 to 219 sq m (78 to 262 gaj)	₹1,04,300 (₹96,500 to ₹1,36,200)	+163%	medium
Sector 20	Residential; active plot market	300 to 4,000 sq m (359 to 4,784 gaj); also 60 to 4,000 sq m (72 to 4,784 gaj) in schemes shared with other sectors	₹49,600 (₹44,600 to ₹57,700)	+233%	medium
Sector 21	Special project; no plot market	not recorded	not priced	none	none
Sector 22	Residential; plot market not known	not recorded	not priced	none	none

Sector	Land use and plot market	Plot sizes	2026 price per gaj (low to high)	Change since 2021	Confidence
Sector 22A	Residential; active plot market	builder plots; sizes not recorded	₹1,30,000 (₹1,08,000 to ₹1,60,000)	priced since 2025	medium
Sector 22B	Residential; thin plot market	not recorded	not priced	none	none
Sector 22D (developer townships)	Residential; active plot market	builder plots; sizes not recorded	₹1,17,500 (₹95,000 to ₹1,35,000)	+320%	medium
Sector 22D (YEIDA pocket)	Residential; active plot market	120 and 162 sq m (144 and 194 gaj); also 60 to 4,000 sq m (72 to 4,784 gaj) in schemes shared with other sectors	₹78,000 (₹76,600 to ₹80,100)	+160%	medium
Sector 23	Institutional; no plot market	not recorded	not priced	none	none
Sector 23C	Special project; no plot market	not recorded	not priced	none	none
Sector 23D	Special project; no plot market	not recorded	not priced	none	none
Sector 24	Industrial; no plot market	not recorded	not priced	none	none
Sector 24A	Mixed; thin plot market	120 to 260 sq m (144 to 311 gaj); also 162 to 290 sq m (194 to 347 gaj) in schemes shared with other sectors	₹77,400 to ₹83,000	priced since 2026	low
Sector 25	Special project; active plot market	builder plots; sizes not recorded	₹66,200 (₹57,100 to ₹1,02,500)	+183%	medium
Sector 26	Mixed; active plot market	builder plots; sizes not recorded	₹63,500 to ₹80,000	+239%	low
Sector 27	Not known; plot market not known	not recorded	not priced	none	none
Sector 28	Industrial; no plot market	not recorded	not priced	none	none
Sector 29	Industrial; no plot market	not recorded	not priced	none	none
Sector 30	Commercial; no plot market	not recorded	not priced	none	none

Sector	Land use and plot market	Plot sizes	2026 price per gaj (low to high)	Change since 2021	Confidence
Sector 31	Commercial; no plot market	not recorded	not priced	none	none
Sector 32	Industrial; no plot market	not recorded	not priced	none	none
Sector 33	Industrial; no plot market	not recorded	not priced	none	none
Sector 34	Mixed; no plot market	not recorded	not priced	none	none
Sector 35	Commercial; no plot market	not recorded	not priced	none	none

YEIDA plot prices by year and sector, 2016 to 2026: rupees per gaj

Property Nivesh estimates per square yard (gaj), in thousands of rupees (₹51.3k = ₹51,300). About = an approximate year, estimated between dated figures. A range = low confidence. None = not priced. 2026 is the year to October 2026. Median: across every series priced that year (the mix of sectors changes over time).

Sector	2016	2017	2018	2019	2020	2021
Sector 16	none	none	none	none	none	none
Sector 17	none	none	none	none	none	none
Sector 18	about ₹8.5k to 9.7k	₹8.6k	₹10.0k	₹10.6k	₹11.4k	₹15.9k
Sector 19	₹21.6k	₹23.0k	about ₹23.0k to 31.5k	₹31.5k	about ₹31.5k to 39.6k	₹39.6k
Sector 20	about ₹8.1k to 9.3k	about ₹7.9k to 9.3k	₹10.4k	₹8.9k	₹11.4k	₹14.9k
Sector 22A	none	none	none	none	none	none
Sector 22D (developer townships)	₹19.5k	₹19.5k	₹21.0k	about ₹22.0k	₹23.0k	₹28.0k
Sector 22D (YEIDA pocket)	none	none	none	₹16.7k	₹15.3k	₹30.0k
Sector 24A	none	none	none	none	none	none
Sector 25	₹20.0k	₹18.0k	about ₹19.0k	about ₹19.7k	about ₹20.3k	about ₹23.4k
Sector 26	₹19.0k to 20.5k	₹18.0k to 20.1k	about ₹18.9k	about ₹18.8k	₹15.4k to 24.5k	about ₹23.0k
Median (series priced)	₹19.5k (6)	₹18.5k (6)	₹18.9k (6)	₹18.8k (7)	₹18.7k (7)	₹23.4k (7)

YEIDA plot prices by year and sector, 2022 to 2026: rupees per gaj

Continued. Same basis as the table above.

Sector	2022	2023	2024	2025	2026 to date
Sector 16	none	none	₹69.7k to 81.5k	₹69.7k to 79.4k	₹76.6k to 90.6k
Sector 17	none	none	₹83.6k to 92.0k	₹78.0k to 94.1k	₹72.3k to 87.1k
Sector 18	₹28.7k	₹38.8k	₹57.8k	₹57.5k	₹51.3k
Sector 19	₹42.8k	₹50.0k	₹95.2k	₹107.1k	₹104.3k
Sector 20	₹28.6k	₹37.9k	₹60.5k	₹57.6k	₹49.6k
Sector 22A	none	none	none	₹127.5k	₹130.0k
Sector 22D (developer townships)	₹50.0k	₹60.0k	₹87.0k	₹145.0k	₹117.5k
Sector 22D (YEIDA pocket)	₹38.3k	₹57.8k	₹80.8k	₹81.5k	₹78.0k
Sector 24A	none	none	none	none	₹77.4k to 83.0k
Sector 25	about ₹35.8k	about ₹40.9k	₹53.6k	₹59.7k	₹66.2k
Sector 26	about ₹28.4k	₹35.0k	₹59.6k to 80.0k	₹75.0k	₹63.5k to 80.0k
Median (series priced)	₹35.8k (7)	₹40.9k (7)	₹74.9k (9)	₹79.0k (10)	₹80.1k (11)

YEIDA plot prices: change by period and sector, against YEIDA's own rate

Change in our figure per gaj between the two years (none = not priced in one of them). Median row: median of the series priced at both ends. YEIDA's rate: its single residential allotment rate for the whole area.

Series	2016 to 2021	2021 to 2024	2024 to 2026	2021 to 2026
Sector 16	none	none	+7%	none
Sector 17	none	none	-8%	none
Sector 18	+75%	+264%	-11%	+223%
Sector 19	+83%	+140%	+10%	+163%
Sector 20	+67%	+306%	-18%	+233%
Sector 22A	none	none	none	none
Sector 22D (developer townships)	+44%	+211%	+35%	+320%
Sector 22D (YEIDA pocket)	none	+169%	-3%	+160%
Sector 24A	none	none	none	none
Sector 25	+17%	+129%	+24%	+183%
Sector 26	+18%	+183%	+20%	+239%
Median, YEIDA's 300 sq m plots (Sectors 18 and 20)	+71%	+285%	-15%	+228%
Median of all our series	+56% (6)	+183% (7)	+7% (9)	+223% (7)
YEIDA's allotment rate	+14%	+45%	+40%	+104%

What each price figure describes, and what a typical plot costs

Typical plot cost: our 2026 figure per gaj times the plot's area in gaj, before stamp duty, registration, YEIDA's transfer and location charges. Shown only where the figure describes one plot size.

Series	Plot type	What the figure describes	Typical plot	Typical plot cost, 2026
Sector 16	YEIDA scheme plot	Resale asking prices for 120 sq m YEIDA plots (pockets C and D), listed since late 2024	120 sq m (144 gaj)	₹1.1 crore to ₹1.3 crore
Sector 17	YEIDA scheme plot	Resale asking prices for 120 sq m YEIDA plots (pocket 17C), listed since 2024	120 sq m (144 gaj)	₹1.04 crore to ₹1.25 crore
Sector 18	YEIDA scheme plot	Resale asking prices for a typical 300 sq m YEIDA plot from the 2009 scheme (not corner or park-facing)	300 sq m (359 gaj)	about ₹1.84 crore
Sector 19	Builder plot	Builder plot prices inside the Gaur Yamuna City township, not YEIDA allotment plots	more than one size	none
Sector 20	YEIDA scheme plot	Resale asking prices for a typical 300 sq m YEIDA plot from the 2009 scheme (not corner or park-facing)	300 sq m (359 gaj)	about ₹1.78 crore
Sector 22A	Builder plot	Prices in one developer township (ACE Acreville), launched in 2025	more than one size	none
Sector 22D (developer townships)	Builder plot	Plot prices in the developer townships of Sector 22D	more than one size	none
Sector 22D (YEIDA pocket)	YEIDA scheme plot	Resale asking prices in YEIDA's own plotted pocket (120 and 162 sq m plots from the 2015 scheme)	more than one size	none
Sector 24A	YEIDA scheme plot	Resale asking prices for YEIDA plots from the 2024 scheme, first listed in 2026	more than one size	none
Sector 25	Builder plot	Listing prices for plotted projects in the stalled Sports City	more than one size	none
Sector 26	Builder plot	Prices in one developer township (SDS NRI Township, Sector 26A)	more than one size	none

YEIDA residential plot schemes and the plot sizes they offered

From YEIDA's scheme brochures and draw reports. Sizes in sq m with gaj in brackets (1 sq m = 1.196 gaj); the number after a size is the plots of that size where the brochure gives it. Plots: the total in the scheme. Rates are not shown.

Scheme	Year	Sectors	Plots	Plot sizes (number of plots)
RPS-01/2009	2009	18	20,406	300 sq m (359 gaj)
		20		300 sq m (359 gaj), 500 sq m (598 gaj), 1,000 sq m (1,196 gaj), 2,000 sq m (2,392 gaj), 4,000 sq m (4,784 gaj)
RPS-02/2015	2015	22D	900	120 sq m (144 gaj): 600, 162 sq m (194 gaj): 300
RPS-03/2016	2016	17	1,850	120 sq m (144 gaj): 1,200, 162 sq m (194 gaj): 300, 200 sq m (239 gaj): 350
RRPS-03/2019	2019	17, 18, 20 and 22D	911	60 sq m (72 gaj): 40, 90 sq m (108 gaj): 83, 120 sq m (144 gaj): 90, 162 sq m (194 gaj): 50, 300 sq m (359 gaj): 648
Residual scheme 2020	2020	17, 18, 20 and 22D	1,075	120 to 4,000 sq m (144 to 4,784 gaj)
RPS-04/2021	2021	17, 18, 20 and 22D	440	60 to 4,000 sq m (72 to 4,784 gaj)
RPS-05/2021	2021	16	416	120 sq m (144 gaj): 184, 162 sq m (194 gaj): 86, 200 sq m (239 gaj): 66
		17, 18, 20 and 22D		1,000 sq m (1,196 gaj): 13, 2,000 sq m (2,392 gaj): 13, 4,000 sq m (4,784 gaj): 7, and others
RPS-06/2022	2022	16	477	120 sq m (144 gaj): 246, 162 sq m (194 gaj): 18, 200 sq m (239 gaj): 62
		17, 18, 20 and 22D		60 to 2,000 sq m (72 to 2,392 gaj)
RPS-07/2023	2023	16, 17 and 20	1,184	120 sq m (144 gaj): 194, 162 sq m (194 gaj): 260, 200 sq m (239 gaj): 466, 300 sq m (359 gaj): 208, 500 sq m (598 gaj): 24, 1,000 sq m (1,196 gaj): 13, 2,000 sq m (2,392 gaj): 19
RPS-08/2024	2024	16, 18, 20 and 22D	361	120 sq m (144 gaj): 84, 162 sq m (194 gaj): 77, 200 sq m (239 gaj): 3, 300 sq m (359 gaj): 131, 500 sq m (598 gaj): 40, 1,000 sq m (1,196 gaj): 18, 4,000 sq m (4,784 gaj): 8
RPS-08(A)/2024	2024	24A	451	120 sq m (144 gaj): 100, 162 sq m (194 gaj): 169, 200 sq m (239 gaj): 172, 250 sq m (299 gaj): 6, 260 sq m (311 gaj): 4
RPS-09/2025	2025	18	276	200 sq m (239 gaj): 276
RPS-10/2026	2026	15C, 18 and 24A	973	162 sq m (194 gaj): 476, 183 sq m (219 gaj): 4, 184 sq m (220 gaj): 4, 200 sq m (239 gaj): 481, 223 sq m (267 gaj): 6, 290 sq m (347 gaj): 2

YEIDA's residential allotment rate as an index (2016 = 100)

One rate for the whole YEIDA area each year, from YEIDA's rate orders and scheme brochures; shown only as an index and % change because YEIDA allows its material to be reproduced only with permission. Years without a row had no revision found. Resale indices: each series set to 100 in the first year; the median of YEIDA's own 300 sq m plots, and of all series priced in every year (including builder townships).

Year	Financial year	YEIDA rate index	Change at revision	YEIDA's 300 sq m plots, Sectors 18 and 20	All long - running series
2016	FY2015-16	100	first year	100	100
2019	FY2019-20	108	+8%	108	106
2021	FY2021-22	114	+5.5%	171	156
2022	FY2022-23	119	+4%	318	227
2023	FY2023-24	158	+32.9%	426	270
2024	FY2024-25	166	+5.3%	657	443
2025	FY2025-26	224	+35.1%	640	564
2026	FY2026-27	232	+3.6%	561	520

Methodology

Data. Property Nivesh Research estimates of the typical residential plot asking price per square yard (gaj) for YEIDA sectors, 2016 to 2026 (to October 2026), each with a low and a high figure, a method (single source, triangulated, or approximate between dated years) and a confidence grade; the land use and plot market of every YEIDA sector in our research store; plot sizes from YEIDA's scheme brochures and draw reports; and YEIDA's residential allotment rate from its rate orders and scheme brochures, held as an index (dataset version 1.0).

Definitions. A price series is one sector's typical figure, or for Sector 22D one of its two markets (YEIDA's plotted pocket and the developer townships). YEIDA scheme plots are plots YEIDA allotted in its own schemes; builder plots are plots in private townships and plotted projects. 1 sq m = 1.196 gaj.

Calculations. A change is the later figure divided by the earlier one, minus one. Period changes are the median of each series' own change, across the series priced at both ends. The long-run comparison uses the series priced in every year, each set to 100 in 2016. YEIDA's rate is an index with its first year at 100 and is never set against our rupee

figures. A typical plot cost is our figure per gaj times the plot's area in gaj, before charges.

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

Data sources

- Property Nivesh Research: plot price research for the YEIDA area, dated asking prices and price quotes, 2016 to October 2026.
- Yamuna Expressway Industrial Development Authority (YEIDA): residential plot rate orders, scheme brochures and draw reports, 2009 to 2026.
- YEIDA: draft Master Plan 2041 and property pages, for the land use of each sector.

Limitations

- Our figures are asking prices, not registered sale prices.
- Approximate years are estimated between dated figures and are labelled "about".
- Low-confidence figures are shown as ranges; read the range, not the middle figure.
- Thin markets (Sectors 16, 17 and 24A) rest on a few listings a year.
- Builder plots and YEIDA scheme plots are different products and are not directly comparable.
- YEIDA's rate appears only as an index; we do not reproduce it in rupees.
- The median across all series mixes sectors that entered the market at different times.

Frequently asked questions

What is the plot price in YEIDA in 2026?



It depends on the sector and the plot. On our 2026 figures, a typical 300 sq m YEIDA plot is about ₹49,600 per gaj in Sector 20 and ₹51,300 in Sector 18, and 120 sq m plots are ₹76,600

to ₹90,600 per gaj in Sector 16. Builder plots in townships are priced separately: ₹1,04,300 per gaj in Sector 19 and ₹1,17,500 in Sector 22D's townships.

How much have YEIDA plot prices increased since 2016? ×

On our figures, resale prices for YEIDA's own 300 sq m plots in Sectors 18 and 20 rose 457% to 464% from 2016 to 2026. Across all 6 series we price in every year, including builder townships, the median rise was 420%. YEIDA's own allotment rate rose 132% over the same period.

What plot sizes are available in YEIDA? ×

YEIDA's schemes have offered plots from 60 sq m (72 gaj) to 4,000 sq m (4,784 gaj). The most common size is 120 sq m (144 gaj), followed by 200 sq m (239 gaj). The latest scheme, RPS-10/2026, offered plots of 162 to 290 sq m (194 to 347 gaj).

Which YEIDA sector has the cheapest plots per gaj? ×

The highest 2026 figures are for Sector 22A at ₹1,30,000 and Sector 22D's developer townships at ₹1,17,500 per gaj, both builder plots in private townships. The lowest are for Sector 20 at ₹49,600 and Sector 18 at ₹51,300, both typical 300 sq m YEIDA plots. Small plots cost more per gaj: the 120 sq m plots of Sectors 16 and 17 are around ₹76,600 to ₹90,600 and ₹72,300 to ₹87,100 per gaj, against ₹51,300 and ₹49,600 for the 300 sq m plots of Sectors 18 and 20.

Is YEIDA's allotment rate the same as the plot price? ×

No. YEIDA's allotment rate is what YEIDA charges in its own schemes, one rate for its whole area. Resale prices are what owners ask afterwards. From 2016 to 2026 YEIDA's rate rose 132%, while resale prices for its own 300 sq m plots in Sectors 18 and 20 rose 457% to 464%.

How much stamp duty is charged on a YEIDA plot? ×

Uttar Pradesh charges 7% stamp duty and a 1% registration fee on the higher of the deal value and the circle-rate value, with a 1% stamp duty rebate for women up to a value cap. A resale of a YEIDA plot also needs YEIDA's transfer permission and fee.

Cite this research

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REFERENCE (APA STYLE)

Property Nivesh Research Team. (2026). YEIDA Plot Price Report, Q3 2026: Every Sector, 2016 to 2026. PropertyNivesh.in.
<https://propertynivesh.in/research/property-price-reports/yeida-plot-prices>

SOURCE LINE

Source: Property Nivesh Research plot price estimates for the YEIDA area, 2016 to 2026; YEIDA allotment rate as an index only – “YEIDA Plot Price Report, Q3 2026: Every Sector, 2016 to 2026” (updated 28 October 2026),
<https://propertynivesh.in/research/property-price-reports/yeida-plot-prices>

HTML LINK

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<a href="https://propertynivesh.in/research/property-price-reports/yeida-plot-prices">YEIDA Plot Price Report, Q3 2026: Every Sector, 2016 to 2026 – PropertyNivesh.in Research</a>
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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.