RICS
School of Built Environment
AMITY UNIVERSITY

REPORT

ON

NOIDA

REAL160 - Urban Planning and Governance

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I would like to acknowledge that this project was completed entirely by me and my group partners and not by someone else.

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Noida: A Snapshot & Concept

Noida (New Okhla Industrial Development Authority), is a well-planned city located in the Uttar Pradesh state, India. It is situated about 25 kilometers southeast of the national capital, New Delhi, and is a part of the National Capital Region (NCR).

Noida was established in 1976 with the aim of promoting industrial development in the region. Since then, it has grown to become one of the fastest-growing cities in India, with a population of over 6 lakh (as per the 2011 census) and a thriving industrial and commercial sector. The current estimate population of Noida city in 2023 is 877,000.

The city boasts of excellent infrastructure, including well-planned roads, parks, and a robust public transport system. The city has a well-maintained network of roads and flyovers that ensure smooth traffic flow. It also has several parks and green spaces, including the Okhla Bird Sanctuary, which is a popular destination for nature lovers and birdwatchers. It is also home to several educational institutions, hospitals, shopping malls, and entertainment centers, making it a popular destination for residents and tourists alike.

Noida's economy is primarily driven by the information technology, manufacturing, and service sectors. Several multinational corporations and Indian companies have set up their offices and manufacturing units in Noida, making it a hub for job opportunities. The city has several industrial areas, including the Noida Special Economic Zone (NSEZ), which is a designated export zone.

In recent years, the city has also seen significant real estate development, with several residential and commercial projects being built across the city. For example, Antriksh Grand View, The 3C Lotus Zing, Spectrum Metro, Bhutani Alphathum. There are several different types of housing available in the city, including independent homes, villas, and flats. The real estate sector has attracted significant investment, both from domestic and international investors, due to the city's rapid development and growth.

Noida's government is committed to sustainable development and has taken several initiatives to promote eco-friendly practices in the city. The Noida Authority has launched several programs, including the Green Noida campaign, which aims to promote green living and reduce the city's carbon footprint. The authority has also set up several waste management plants and is working to improve the city's air and water quality.

Figure 1

Overall, Noida is an excellent example of a well-planned and developed city that offers its residents a high quality of life and opportunities for growth and development. The city's excellent infrastructure, thriving industrial and commercial sector, and commitment to sustainable development make it a popular destination for investors, residents, and tourists alike.

LEGEND

Code	Description
R1	RESIDENTIAL (MEDIUM DENDITY BELOW 500 PPH)
R2	RESIDENTIAL (HIGH DENDITY ABOVE 500 PPH)
R3	VILLAGE ABADI (INCLUDING EXDENDED ABADI)
C1	COMMERCIAL
C2	WHOLE SALE / WAREHOUSING
PS1	INSTITUTIONAL
PS2	FACILITY / UTILITY
P2	PARK & PLAY GROUND
P1	RECREATIONAL GREEN
P3	GREEN BELT
T1	TRANSPORTATION
T2	RAILWAY LINE CORIDORE
M1	INDUSTRY
M2	SEZ
A1	AGRICULTURE
RF	RIVER FRONT DEVELOPMENT ZONE
A2	RIVER, CANAL, DRAIN

— NATIONAL HIGHWAY
— EXPRESSWAY
— FNG ROAD
— EXISTING / PROPOSED ROAD
— BANDH ROAD
— RAILWAY LINE
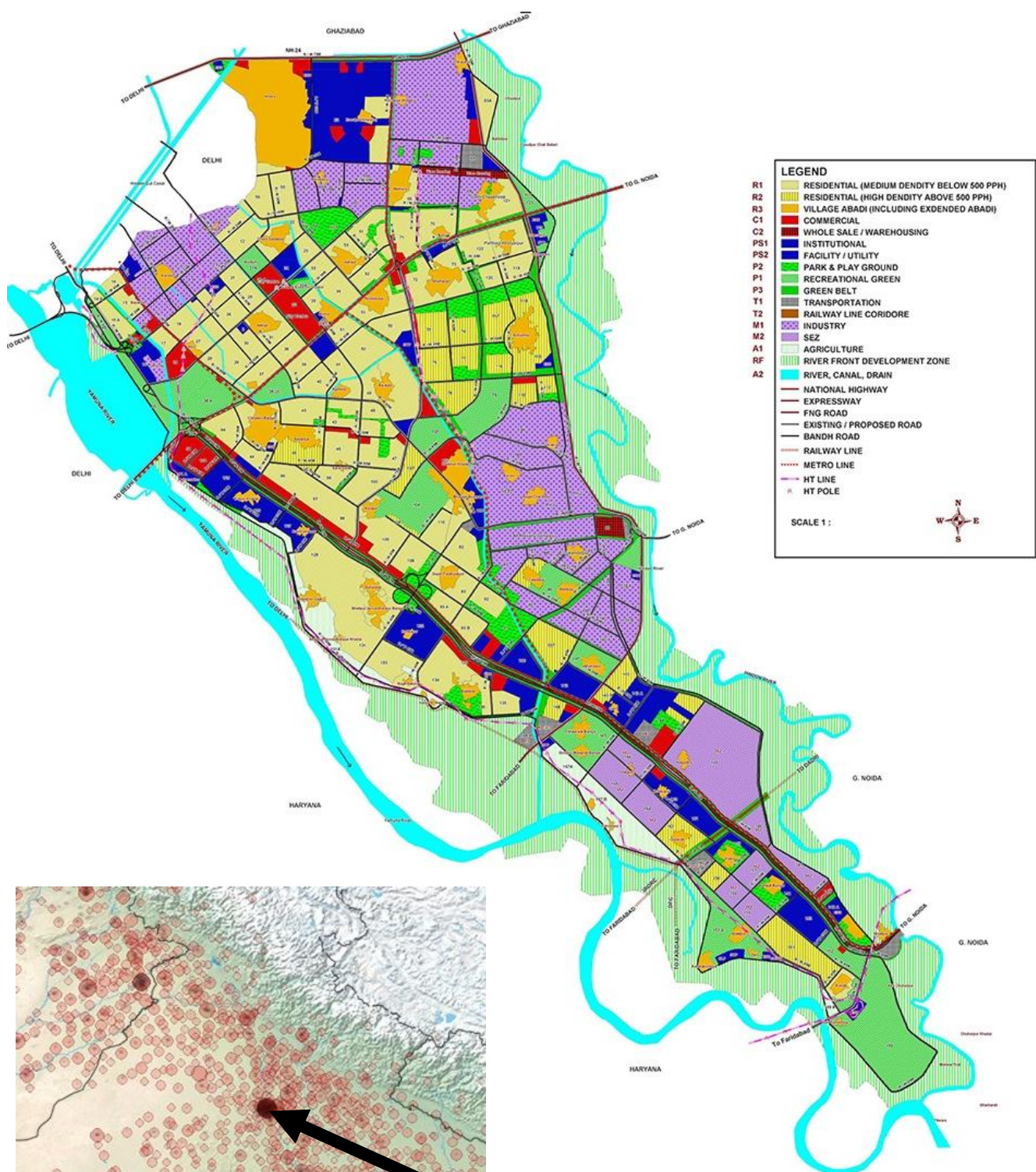— METRO LINE
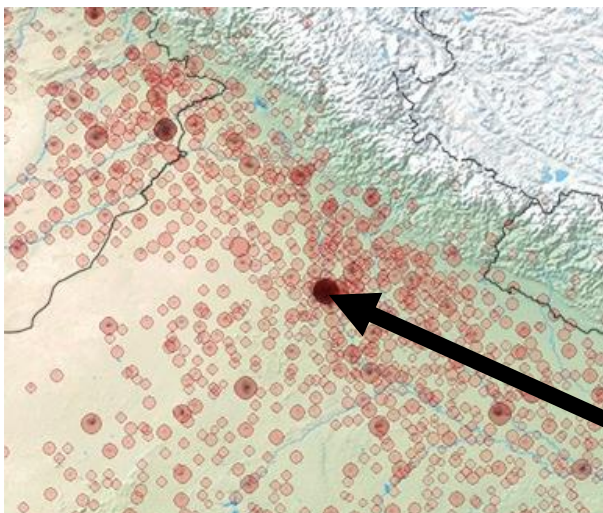— HT LINE
✶ HT POLE

SCALE 1 :

Figure 2

Figure 3

Noida: Demographics

Population

According to the 2011 census, the population of Noida is over 6 lakhs. The current estimated population of Noida (in 2023noida is) is 877,000. However, the population of the city is expected to have grown significantly since then, due to rapid urbanization and the influx of people from other parts of India and the world. Noida's population is diverse, with people from various parts of the country and different religions and castes living together. The majority of the population in Noida is Hindu, followed by Muslims, Sikhs, Jains, and Christians.

Noida has a relatively young population, with a significant percentage of the population being below the age of 35. The sex ratio in Noida is also slightly skewed towards males, with 852 females per 1000 males.

The literacy rate in Noida is high, with over 86% of the population being literate. The city has several renowned educational institutions, including Amity University, Delhi Public School, and Army Public School, among others.

Noida has a diverse workforce, with people employed in various sectors, including information technology, manufacturing, service, and retail. The city has several industrial areas, including the Noida Special Economic Zone (NSEZ), which is a designated export zone, and the Greater Noida Industrial Development Authority (GNIDA), which has several manufacturing units.

In terms of language, Hindi is the most widely spoken language in Noida, followed by English and other regional languages. The city has a cosmopolitan culture, with people from various parts of the country and the world living and working together.

Governing Bodies

The New Okhla Industrial Development Authority (NOIDA), a statutory agency created in accordance with the Uttar Pradesh Industrial Area Development Act, 1976, is responsible for overseeing Noida. NOIDA is responsible for the planning and development of Noida, including the development of industrial, commercial, and residential areas, as well as the provision of basic infrastructure and public amenities.

Noida is divided into several sectors, each of which is managed by a separate sector authority. These sector authorities are responsible for the maintenance of public amenities and infrastructure in their respective sectors, including parks, roads, streetlights, and drainage systems.

The Noida Authority is also responsible for the regulation of real estate development in the city, including the approval of building plans, the issuance of occupancy certificates, and the enforcement of building regulations and codes. The authority also regulates the sale and purchase of properties in Noida, including the registration of properties and the transfer of ownership.

Municipal Corporation/ Planning Body Area

The Municipal Corporation for Noida is the Noida Municipal Corporation, which was established in 2019, which is responsible for the provision of basic civic amenities, including water supply, sanitation, and waste management. However, the NMC has limited powers, as most of the city's infrastructure and public

amenities are managed by the Noida Authority and the jurisdiction of the Municipal Corporation is limited to a few areas of the city, while the rest of the city comes under the purview of the Noida Authority.

The planning body for Noida is the Noida Authority, which is responsible for preparing and implementing the master plan for the city. The current master plan for Noida was prepared in 2031.

Overall, Noida's governing bodies and planning bodies are focused on the planned and sustainable development of the city, with a focus on providing basic infrastructure and public amenities to its residents.

Overall, Noida's demographics reflect its status as a diverse, young, and vibrant city that offers a high quality of life and opportunities for growth and development.
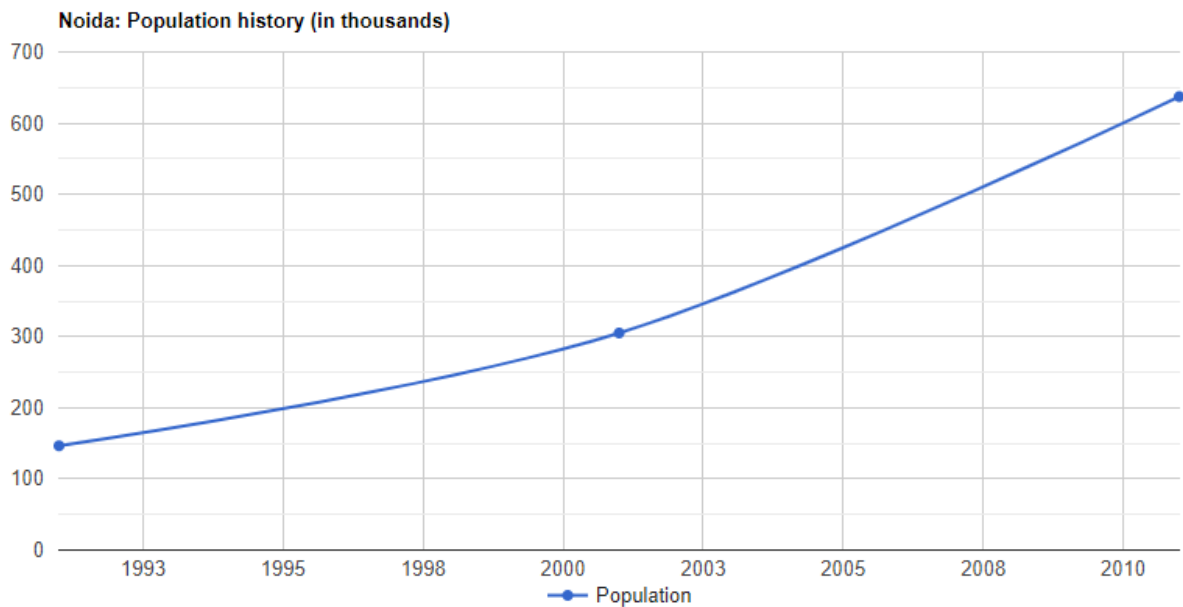

Figure 4

The current estimated population of Noida (in 2023) is 877,000.

Noida: Existing Infrastructure

Noida is a well-planned city with a robust physical and social infrastructure. The city provides contemporary amenities and services to its citizens. Here is a brief overview of Noida's existing infrastructure:

Physical Infrastructure:

Road: Noida has a well-developed road network. It is connected to Delhi and other nearby cities through major highways like the Noida-Greater Noida Expressway and the Yamuna Expressway. Noida also has several internal roads that connect various sectors of the city.

Rail: Noida has a metro rail system that connects the city to Delhi and other parts of the National Capital Region. The Noida Metro has two lines - Aqua and Blue - and covers a distance of over 30 km. The city is also well-connected to the Indian Railways network, with the nearest railway station being the Hazrat Nizamuddin Railway Station in Delhi.

Air: Noida is located close to the Indira Gandhi International Airport in Delhi, which is one of the busiest airports in India. The airport is approximately 35 km away from Noida and can be reached in around an hour by car.

Sea Link and Sea: Noida is an inland city and does not have a sea link or sea connectivity.

Public Transport: Noida has a good public transport system, including buses and the metro rail system. The Noida Metro connects the city to Delhi and other parts of the National Capital Region.

Power Supply: Noida has a reliable power supply, with the Noida Power Company Limited (NPCL) providing electricity to the city.

Water Supply and Sewage: Noida has a good water supply system, with the Noida Authority providing clean drinking water to its residents. The city also has a well-developed sewage system.

Waste Management: The Noida Authority is responsible for waste management in the city. The authority has set up waste collection centers and has also introduced the concept of waste segregation at source.

Social Infrastructure:

Healthcare: Noida has several hospitals and healthcare facilities, including the Kailash Hospital, the Fortis Hospital, and the Apollo Hospital, among others.

Education: Noida has several renowned educational institutions, including Amity University, Delhi Public School, Army Public School, and many others. The city also has several vocational training institutes.

Shopping and Entertainment: Noida has several shopping malls and entertainment centers, including the DLF Mall of India, the Great India Place, and the Worlds of Wonder amusement park.

Sports Facilities: Noida has several sports facilities, including the Noida Stadium, the Noida Golf Course, and the Jaypee Sports City.

Overall, Noida's physical and social infrastructure is well-developed and caters to the needs of its residents. The city has modern amenities and facilities that make it a comfortable and convenient place to live in.

SWOT Analysis

SWOT analysis is a framework that is used to evaluate the strengths, weaknesses, opportunities, and threats of a particular entity. Here is a SWOT analysis of Noida:

Strengths:

Well-Planned City: Noida is a well-planned city with a robust physical and social infrastructure.

Strategic Location: Noida is strategically located near Delhi, which provides access to a large market and a hub for business opportunities.

IT Hub: Noida has emerged as an IT hub, with several IT companies setting up their offices in the city. Ex, Oracle India, Infosys, Microsoft India, Noida Special Economic Zone.

Good Connectivity: Noida has good connectivity with other cities and is well-connected through roads, metro rail, and railways.

Availability of skilled workforce: Noida has a large pool of skilled and talented workforce, which is beneficial for IT companies.

Weaknesses:

High cost of living: The cost of living in Noida is higher than many other cities in India, which can be a challenge for companies looking to set up operations.

Pollution: Like other cities in the National Capital Region, Noida also suffers from air and noise pollution, which can have a negative impact on the health and well-being of its residents.

Lack of Public Transportation: Although Noida has a good metro rail system, there is still a lack of proper public transportation options within the city, which can be inconvenient for commuters.

Limited Water Resources: Noida faces water scarcity due to limited water resources, which can impact the quality of life for its residents.

Congestion: Noida suffers from traffic congestion during peak hours, which can lead to delays and inconvenience for commuters.

Opportunities:

Real Estate Development: Noida has ample opportunities for real estate development, which can lead to economic growth and employment opportunities.

Expansion of the IT sector: There is potential for the IT industry to continue growing in Noida, which could create job opportunities and attract more investment.

Tourism: Noida has several tourist attractions, such as the Worlds of Wonder amusement park, the Akshardham Temple, and the Buddh International Circuit, which can be leveraged to promote tourism in the city.

Industrial Growth: Noida has the potential for industrial growth, which can lead to increased employment opportunities and economic development.

Infrastructure Development: Noida has opportunities for infrastructure development, such as improving public transportation, developing more green spaces, and upgrading water supply and waste management systems.

Threats:

Competition from Other Cities: Noida faces competition from other cities in the National Capital Region, such as Gurgaon, Faridabad, and Ghaziabad, which can impact its growth prospects.

Environmental Challenges: Noida faces environmental challenges, such as air and noise pollution, which can impact the health and well-being of its residents and hinder economic growth.

Political Instability: Political instability in the region or the country could have a negative impact on the business environment in Noida.

Economic Downturn: An economic downturn can impact the growth and development of Noida, particularly if it leads to reduced investment and employment opportunities in the city.

Noida: Growth Driver

Noida has seen tremendous growth in recent years, and several factors have contributed to its development. Here are some of the key growth drivers of Noida:

Proximity to Delhi: Noida's proximity to Delhi, the national capital, has been a significant growth driver. Being located adjacent to Delhi has made Noida an attractive location for businesses and industries, leading to an increase in economic activity.

Well-Planned City: Noida was developed as a planned city, which has been a significant growth driver. The city's master plan includes the provision of necessary infrastructure such as roads, water supply, and power supply, leading to the development of modern facilities and services.

Strong Industrial Base: Noida has a strong industrial base and is home to several large and small industries, including information technology, electronics, textiles, and automobiles. The city's proximity to Delhi has helped it become a hub for industries, leading to economic growth and employment opportunities.

Favorable Policies: The Uttar Pradesh government has been promoting Noida's growth through favorable policies such as tax incentives, land allocation, and streamlined processes for setting up businesses. These policies have encouraged businesses and industries to invest in the city, leading to its growth.

Skilled Workforce: Noida has a skilled and educated workforce, which has been a significant growth driver. The city has several prestigious educational institutions that produce a talented pool of professionals, making it an attractive location for businesses.

Improved Infrastructure: Noida has seen significant infrastructure development in recent years, which has been a growth driver. The city has a modern metro rail system, excellent road connectivity, and other necessary facilities, making it an attractive location for businesses and industries.

Real Estate Development: Noida has seen significant real estate development, which has been a growth driver. The city has several residential and commercial projects, including shopping malls, office spaces, and residential apartments, leading to economic growth and employment opportunities.

Tourism: Noida has several tourist attractions, such as the Worlds of Wonder amusement park, the Akshardham Temple, and the Buddh International Circuit, which has the potential to promote tourism in the city and contribute to its growth.

Overall, these growth drivers have helped Noida to emerge as a leading technology hub and a major contributor to the Indian economy.

Noida: Comparative scorecard

Here is a comparative scorecard of Noida and Gurugram based on different parameters:

Institutional Development:

Noida has a well-planned institutional setup that includes the Noida Authority, responsible for city planning and development, and the Greater Noida Industrial Development Authority, responsible for industrial development in the region. Gurugram, on the other hand, has the Haryana Urban Development Authority (HUDA) responsible for city planning and development. Both cities have a robust institutional setup, but Noida has a slightly more centralized institutional system.

Social Development:

Both Noida and Gurugram have a diverse population and a multicultural society. Both cities have several reputed educational institutions, hospitals, and recreational centers. However, Noida has an advantage in terms of social infrastructure, with several parks, sports complexes, and cultural centers.

Economic Development:

Both Noida and Gurugram have a robust economy and are home to several multinational corporations, industries, and start-ups. However, Gurugram is often considered the leading financial and industrial hub in the region, with a more significant presence of companies in the banking, financial services, and insurance (BFSI) sector.

Physical Development:

Both Noida and Gurugram have a well-planned physical infrastructure, including roads, flyovers, and bridges. Both cities have excellent connectivity with Delhi and other parts of the region through the metro rail network. However, Gurugram has a more developed physical infrastructure, with a better network of highways and expressways.

Overall Rank:

In terms of overall development, Gurugram ranks higher than Noida due to its significant presence in the BFSI sector, a better physical infrastructure, and its status as a leading industrial and financial hub in the region.

Here is a comparative scorecard of Noida and Gurugram based on different parameters:

Institutional:

Noida has a higher score in terms of institutional quality, as it is administered by the Noida Authority, which is responsible for providing civic amenities and infrastructure in the city known for its efficient governance. Ghaziabad also has a well-established municipal corporation, the Ghaziabad Nagar Nigam, which is responsible for providing civic amenities and infrastructure in the city. However, there have been concerns regarding corruption and mismanagement in the municipal corporation, which have impacted its institutional quality.

Social:

In terms of social indicators such as literacy rate, healthcare facilities, and crime rate, both Noida and Ghaziabad are comparable. Noida has a slightly higher literacy rate than Ghaziabad, but Ghaziabad has better healthcare facilities, with more hospitals and medical colleges.

Economic:

Noida is known as a major industrial hub and has a well-established IT sector. The city has a higher per capita income and a higher GDP compared to Ghaziabad. Ghaziabad also has a growing economy, with a significant presence of small and medium enterprises. However, the city has a lower per capita income and GDP compared to Noida.

Physical:

Noida has better physical infrastructure, including better roads, transportation facilities, and parks. The city also has a well-established Metro network, which makes commuting easier and more efficient. Ghaziabad has seen significant infrastructure development in recent years, with the construction of new roads and bridges. However, the city still faces issues with traffic congestion and poor public transportation facilities.

Overall Rank:

Based on the above parameters, Noida ranks higher than Ghaziabad in terms of overall development and livability. However, it's important to note that the development of both cities is an ongoing process, and there is always room for improvement in various sectors.

Overall, Noida is considered to be one of the most developed cities in the NCR region, with a well-planned infrastructure, a strong industrial base, and a skilled workforce. However, the development scorecard of each city depends on various factors and may change over time.
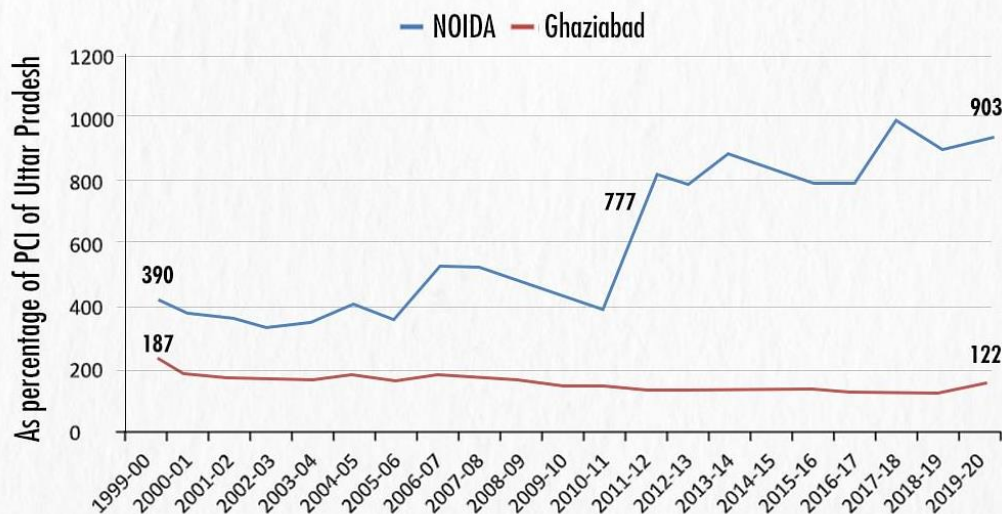

Figure 5

Noida: Social Pillars

The social pillars of Noida city can be broadly classified into the following categories:

Identity:

Noida has a diverse population with people from various regions, religions, and cultures. It has a cosmopolitan culture, and people from different backgrounds coexist peacefully. The city also has a unique identity as a planned city, with well-designed infrastructure, wide roads, and green spaces.

Culture:

Noida has a vibrant cultural scene, with several events and festivals throughout the year. The city celebrates all major festivals, including Diwali, Eid, Christmas, and Holi, with equal fervor. The city also has several cultural centers, theaters, and art galleries that promote various forms of art and culture.

Education:

Noida is home to several reputed educational institutions, including schools, colleges, and universities. Many of these institutions are among the top-ranked institutions in the country and attract students from across the region. The city also has a strong focus on skill development and vocational training, with several institutes offering courses in technical and professional education.

Safety and Security:

Noida is one of the safest cities in the region, with a well-equipped police force and a robust surveillance system. The city has a low crime rate and a reputation for being safe for women and children. The city authorities have taken several initiatives to improve the safety and security of the city, including the installation of CCTV cameras and the deployment of police personnel in sensitive areas.

Overall, Noida has a strong social infrastructure, with a multicultural society, a vibrant cultural scene, world-class educational institutions, and a safe and secure environment. These pillars form the backbone of the city's social fabric, contributing to its growth and development as a modern and progressive city.

Noida: Residential Real Estate Overview

As of cutoff, Noida was experiencing a stable residential real estate market with steady demand and supply dynamics. There were several factors contributing to the positive outlook, including the growth of the IT/ITES industry, infrastructure development, and the expansion of the Delhi Metro.

Noida is a city in the northern Indian state of Uttar Pradesh, located adjacent to the national capital New Delhi. It is a major hub for the IT and manufacturing industries and has a thriving residential real estate market. Let's take a look at the current overview of the residential real estate market in Noida.

Sure, here's an updated overview of the residential real estate market in Noida:

Demand-Supply Dynamics:

Noida's residential real estate market has seen steady growth in demand over the years due to its proximity to the national capital, Delhi. The city's well-developed infrastructure, availability of affordable housing options, and growing job opportunities in the IT and manufacturing sectors have attracted homebuyers and investors to the region.

Residential Launches:

According to industry reports, the residential real estate market in Noida has been active with several new launches in recent years. Many reputed builders have launched residential projects across different budget segments in various parts of the city. These include projects by Godrej, ATS, Supertech, and ACE among others.

Budget-Wise Launches:

Noida's residential market offers a range of options across different budget segments. There are several affordable housing projects being developed in the city's outskirts, while premium and luxury projects are concentrated in the central areas. Some of the budget-wise launches in Noida include projects like Amrapali Golf Homes, Unitech Horizon, and Gaur City among others.

Unsold Inventory:

Like other cities in India, Noida's residential real estate market has been impacted by the COVID-19 pandemic, which has led to a slowdown in demand and a rise in unsold inventory. According to industry reports, Noida has an unsold inventory of around 50,000 units, which is expected to put pressure on developers to reduce prices and offer better payment plans to attract homebuyers.

In summary, Noida's residential real estate market has seen steady growth in demand over the years due to its infrastructure, affordability, and growing job opportunities. While there have been new residential launches in recent years, the market has also been impacted by the COVID-19 pandemic, leading to a rise in unsold inventory.

Noida: Price Distribution vs Supply

Sure, here's an overview of price distribution and supply in Noida city:

Residential Price Trends:
The residential real estate market in Noida has seen a steady rise in property prices over the years. The residential property prices in Noida vary depending on the location, type of property, and other factors. According to reports, the average property price in Noida ranges between INR 4,000 to 7,000 per square foot. However, the prices can go up to INR 15,000 per square foot or more in some premium locations. The premium locations like Sector-137, 150, and 93 have higher price ranges due to their proximity to metro stations, highways, and other social infrastructure.

Pricing Comparison - Noida City vs Rest of the Unplanned:
Compared to the unplanned cities in the region, Noida offers relatively affordable residential properties. Noida has a planned infrastructure and well-connected roads, which makes it a preferred choice for homebuyers. The unplanned cities in the region, such as Greater Noida, Ghaziabad, and Faridabad, offer cheaper properties, but they lack the planned infrastructure and connectivity that Noida offers.

On the other hand, cities like Gurgaon and Delhi offer higher-priced properties with better connectivity and amenities. However, the high property prices in these cities make Noida a more attractive option for buyers looking for affordable yet well-planned residential properties.

In terms of pricing, Noida is more expensive than the unplanned cities in the region, but it offers better amenities, infrastructure, and connectivity. The unplanned cities in the region offer cheaper properties, but they have a higher risk of appreciation and lack of amenities and connectivity. Therefore, it's important to consider various factors such as location, infrastructure, connectivity, and pricing before investing in a property in Noida or any other city in the region.
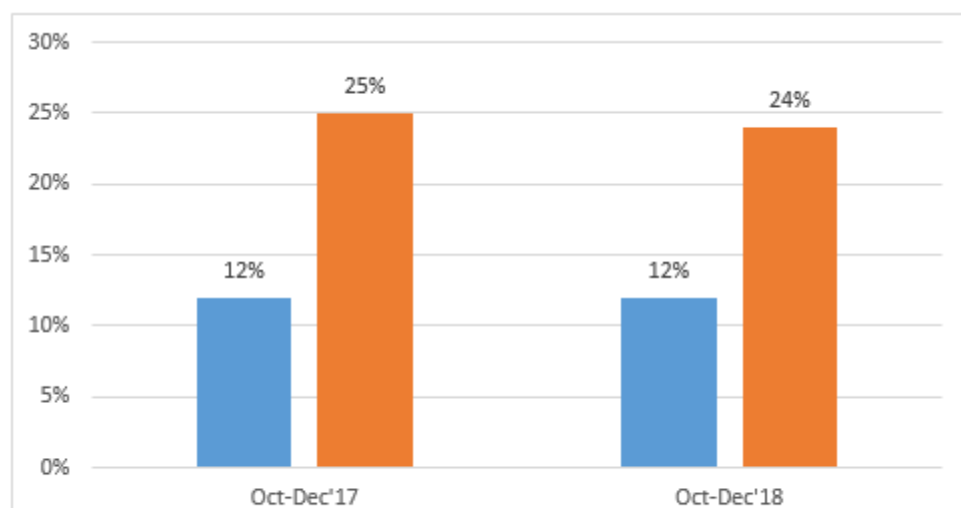

Figure 6

Micro-market analysis

Micro-market analysis of Noida is a detailed study of the real estate market trends and conditions within specific sub-markets or neighborhoods of Noida city. It involves analyzing various factors such as population demographics, economic indicators, real estate supply and demand, infrastructure, and zoning regulations to determine the investment potential and value of each sub-market within Noida.
Sure, here's a micro-market analysis of Noida City:

Catchment Analysis:

Noida City can be divided into several micro-markets, each with its unique characteristics and catchment areas. Some of the prominent micro-markets in Noida include:

Sector 150 - This area is known for its greenery and excellent connectivity to other parts of Noida and Delhi. It attracts buyers looking for luxury and high-end residential properties.
Sector 137 - This area is known for its proximity to the upcoming Jewar International Airport and is attracting a lot of interest from investors and end-users.
Sector 74-78: These sectors are located close to the Noida-Greater Noida Expressway and offer a range of residential properties (including affordable housing), including high-rise apartments and villas.
Sector 50-51: These sectors offer a mix of residential and commercial properties, including high-end apartments and independent houses. They are well-connected to other parts of Noida and Delhi.

Growth Drivers:

Some of the key growth drivers for the residential real estate market in Noida City include:

Planned Infrastructure - Noida City is known for its planned infrastructure and well-developed road network, which has improved connectivity and accessibility to other parts of Delhi-NCR.
Affordable Housing Options - Noida City offers a range of affordable housing options, making it an attractive destination for first-time homebuyers and investors.
IT Hub: Noida is home to several IT companies and has emerged as an IT hub in recent years. This has led to an increase in demand for residential properties in the city.
Good Connectivity: Noida is well-connected to other parts of NCR and Delhi through various modes of transport, including metro, buses, and highways. This connectivity has played a significant role in the growth of the residential real estate market in the city.
Employment Opportunities - Noida City is home to several MNCs and IT companies, which has created a demand for residential properties in thex area.

Future Trends:

Some of the future trends that are expected to impact the residential real estate market in Noida City include:
Affordable Housing: The demand for affordable housing is expected to continue in the coming years, and developers are likely to launch more projects in this segment.
Focus on Green Living - Developers are expected to focus on sustainable and eco-friendly housing options to cater to the growing demand for green living.

Smart Homes: The concept of smart homes is gaining popularity in India, and developers in Noida are likely to launch more projects with smart home features.

Co-Living Spaces - With the rise of the sharing economy, co-living spaces are expected to become more popular in Noida City, offering affordable yet comfortable living options for young professionals and students.

Digitization: The real estate industry is likely to become more digitized, with developers using technology to enhance the buying experience for customers. This trend is likely to continue in the future as well.

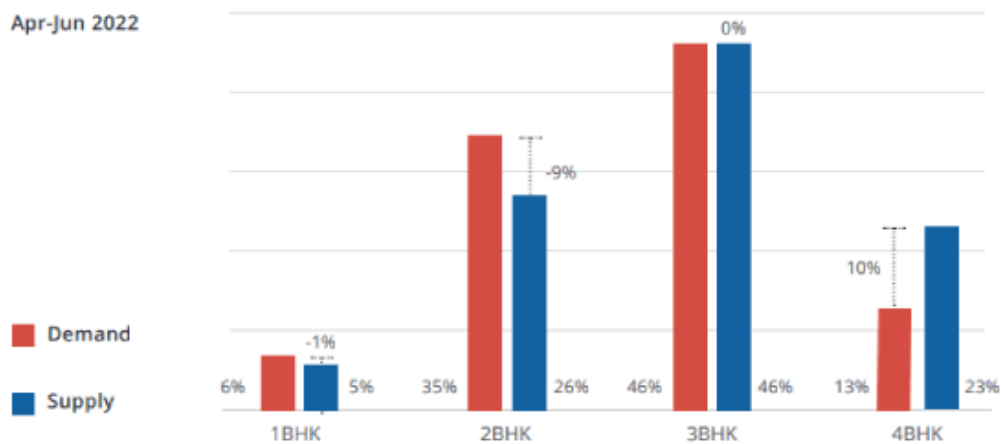*Figure 7*

Sector	Circle rate for 12m road	Circle rate for 12m-18m road	Circle rate for 18m-24m road	Circle rate for above 24m road
Sector 66, 102, 138, 139, 140, 140A, 141, 145 – 150, 158-167, NEPZ, Noida Phase 2	INR 40,000	INR 42,000	INR 44,000	INR 46,000
Sector 115	INR 44,000	INR 42,000	INR 44,000	INR 50,600
Sector 54, 57- 60, 63, 63A, 64, 65, 67-69, 80, 81, 83-91, 95, 101, 103, 106, 109, 111, 112, 113, 114, 116, 117, 118	INR 44,000	INR 46,200	INR 48, 400	INR 50, 600
Sector 104	INR 44,000	INR 55,150	INR 57,750	INR 60,400
Sector 168	INR 52,500	INR 52,500	INR 57,750	INR 60,400
Sector 1-12, 22, 42, 43, 45, 70-79, 107, 110, 119-121, 123, 125-137, 142, 143, 143B, 144, 151-157	INR 52,500	INR 55,150	INR 57,750	INR 60,400
Sector 15, 19, 20, 21, 23-25, 25A, 26-29, 31-34, 37, 40, 41, 46-49, 53, 55, 56, 61, 62, 82, 92, 93, 93A, 93B, 96-100, 105, 108, 122	INR 72,000	INR 75,600	INR 79,200	INR 82,800
Sector 14, 14A, 15A, 16, 16A, 16B, 17, 18, 30, 35, 36, 38, 38A, 39, 44, 50, 51, 52, 94, 124	INR 1,03,000	INR 1,09,000	INR 1,14,000	INR 1,19,000

Figure 8

Circle Rates in Noida 2023

Regulations in Construction

Before:

- Change of Land Use (CLU)
- Registration of Project with State RERA
- Agricultural to Non-agricultural Land Cover Change
- Building Plans Approval
- Pollution Control Board
- Environmental and Forest Clearance
- Airport Clearance
- Electrical load sanction
- Temporary Fire NOC
- Temporary Water & sewerage

During:

- Approval from Forest Department
- Approval from mining department
- Certificate of Registration for employing contract labour
- Approval for ground water extraction/ bore well
- Pollution Control Board
- Engagement of labour by contractor
- Start of Construction
- Approval at Damp proof course
- License for storage of diesel
- NOC for Electrical and DG sets-

After:

- Final Completion Registration with State RERA
- NOC for passenger and service lift
- Electrical connection
- Water and sewerage connection
- Sewerage Treatment Plant (STP)
- Building Approval for Fire and Safety
- Approval on Completion of Building/ Occupancy Certificate

Conclusion & Recommendations

In conclusion, Noida City is a planned and well-connected city that has witnessed significant growth in its real estate market in recent years. The city offers a range of residential properties catering to different budget categories, making it an attractive option for homebuyers. The growth drivers for the residential real estate market in Noida include its well-planned infrastructure, affordable housing options, emergence as an IT hub, and planned development.

To continue the growth and development of land and the built environment in Noida City, the following recommendations can be made:

Infrastructure Development:
The city needs to continue investing in its infrastructure to ensure better connectivity, ease of commute, and access to essential amenities for its residents.

Sustainability:
There should be an increased focus on sustainability, with developers constructing eco-friendly buildings with energy-efficient features.

Mixed-use Development:
Promoting mixed-use development can help in creating vibrant communities and reducing the need for residents to travel long distances for work, shopping, and entertainment.

Smart Homes:
Developers should consider launching more projects with smart home features to cater to the changing demands of homebuyers.

Affordable Housing:
The demand for affordable housing in Noida is likely to continue in the coming years. Encouraging developers to launch more projects in this segment can help in catering to the demand and providing housing options to middle-class families.

Co-living Spaces:
There should be a focus on developing co-living spaces to cater to millennials and working professionals who are looking for shared accommodation.

Regulatory Framework: The government should continue to work on improving the regulatory framework and make it more conducive to the growth and development of the real estate sector in the city.

Overall, the growth and development of the land and built environment in Noida City can be further enhanced by focusing on sustainable development, better infrastructure, and catering to the changing demands of homebuyers.

Learning:

The growth and development of Noida are primarily attributed to the strong infrastructure, favorable policies, and strategic location. The city has attracted several investors and developers, leading to the development of modern infrastructure and amenities.

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