

# NOIDA

DATA CENTRE



BIRD SANCTUARY



JEWAR INTERNATIONAL AIRPORT



NOIDA FILM CITY



INTERNATIONAL CRICKET STADIUM



ON THE RISE



# NOIDA

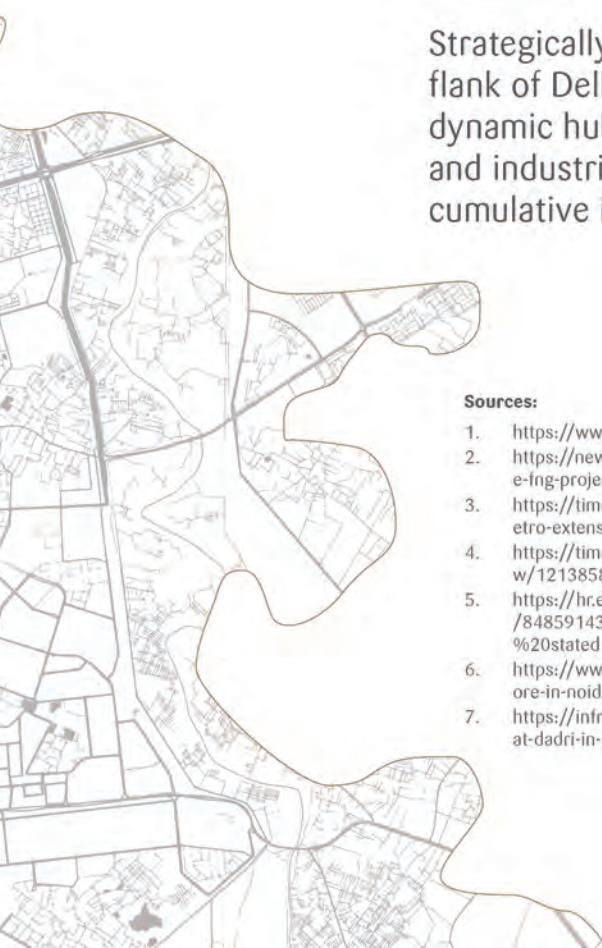
## NORTH INDIA'S GROWTH EPICENTRE

Spanning a total area of ~ 2,030 lakh sq. m. (20,316 hectares, ~ 203 km<sup>2</sup>), Noida (New Okhla Industrial Development Authority), has evolved significantly since its inception in 1976 from a planned industrial township into one of India's most dynamic urban and economic growth centres.

Strategically located on the south-eastern flank of Delhi, Noida is emerging as the dynamic hub of technology, infrastructure and industrial advancements with a cumulative investment of over ₹63,000 cr.

### Sources:

1. <https://www.yamunaexpresswayauthority.com/web/projects/noida-international-airport-jewar/>
2. [https://news24online.com/india/faridabad-noida-ghaziabad-expressway-all-you-need-to-know-about-the-rs-900-crore-ing-project/383803/#goog\\_rewarded](https://news24online.com/india/faridabad-noida-ghaziabad-expressway-all-you-need-to-know-about-the-rs-900-crore-ing-project/383803/#goog_rewarded)
3. <https://timesofindia.indiatimes.com/city/noida/platforms-to-concourses-consultant-to-draw-up-designs-for-noida-metro-extension-corridors/articleshow/123394966.cms>
4. <https://timesofindia.indiatimes.com/city/lucknow/noida-film-city-construction-likely-to-begin-next-month/articleshow/121385827.cms>
5. <https://hr.economictimes.indiatimes.com/news/industry/adani-enterprisesdata-centre-to-create-1350-jobs-in-noida/84859143#:~:text=%22Adani%20Enterprises%20has%20been%20allotted,the%20world%2C%E2%80%9D%20it%20stated>
6. [https://www.business-standard.com/industry/news/govt-approves-electronics-manufacturing-cluster-worth-417-crore-in-noida-125062500914\\_1.html](https://www.business-standard.com/industry/news/govt-approves-electronics-manufacturing-cluster-worth-417-crore-in-noida-125062500914_1.html)
7. <https://infra.economictimes.indiatimes.com/news/logistics/govt-panel-clears-5942-crore-multi-modal-logistics-hub-at-dadri-in-greater-noida/121181584>



## A FUTURE-READY DESTINATION

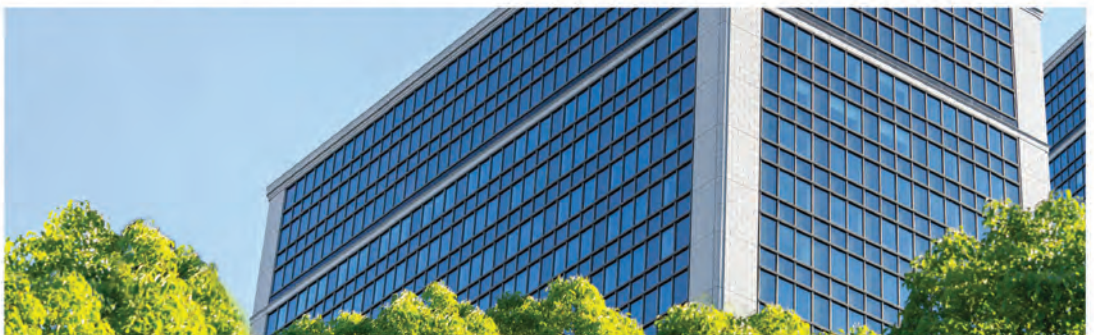
**Home to the transformative 2<sup>nd</sup> airport in Delhi NCR**, the Jewar International Airport, with a total capex of ~ ₹30,000 cr. and is set to be one of Asia's largest, once complete.

**₹31,000+ cr. of large infrastructural projects** including expressways, metros, electronics hub and logistics parks.

**Global Corporate Hub** with eminent players like Microsoft, HCL, TCS, Adani, Infosys and Samsung, creating employment opportunities for over 1 lakh people.

**Offices of Multi-Billion Dollar Indian Startups** like InfoEdge (Naukri.com, 99acres.com, Jeevansathi.com, etc.), Indiamart, Moglix, Physics Wallah, Pine Labs and Innovaccer.





Representative Images



Representative Images



## INFRASTRUCTURE-DRIVEN **GROWTH**

### 1. NOIDA INTERNATIONAL AIRPORT (JEWAR)

A multi-phase project including passenger terminals, a cargo terminal and a supporting airport city.

#### **Phase-I**

Size: ~ 133.55 lakh sq. m. (3,300 acres) | Capacity: 12 mn. (1.2 cr.) passengers per annum

#### **Final Phase**

Size: ~ 465.39 lakh sq. m. (11,500 acres) | Capacity: 70 mn. (7 cr.) passengers per annum

Creating over 1 lakh+ jobs

#### **The Impact**

- Transforming Noida into a global city further anchored by over ₹30,000 cr. of infrastructural investments.
- Attracting another ₹20,000+ cr. of PPP investments in the form of electronic manufacturing by setting up of plants by Havells, Foxconn India, Ascent Circuit, Aurionpro and Amber Enterprises.
- Investment of ₹6,000 cr. in Dadri for logistics hub.
- Investment of ₹2,400 cr. in data centre, creating 1,300+ jobs.

## WHERE BUSINESSES MEET **MOMENTUM**

### The Phases of Jewar International Airport



| Phasing   | Traffic Design Capacity (mn. Passengers Per Annum - MPPA) | Project Cost (₹ in cr.) | Operation Period |
|-----------|-----------------------------------------------------------|-------------------------|------------------|
| PHASE-I   | 12                                                        | 4,588                   | FY23-FY27        |
| PHASE-II  | 30                                                        | 5,983                   | FY31-FY32        |
| PHASE-III | 50                                                        | 8,415                   | FY36-FY37        |
| PHASE-IV  | 70                                                        | 10,575                  | FY40-FY50        |

**Total Investment: ~ ₹30,000 cr. across all phases.**  
**Set to be one of Asia's largest airports upon completion.**



Representative Images

## 2. NOIDA-GREATER NOIDA EXPRESSWAY EXPANSION

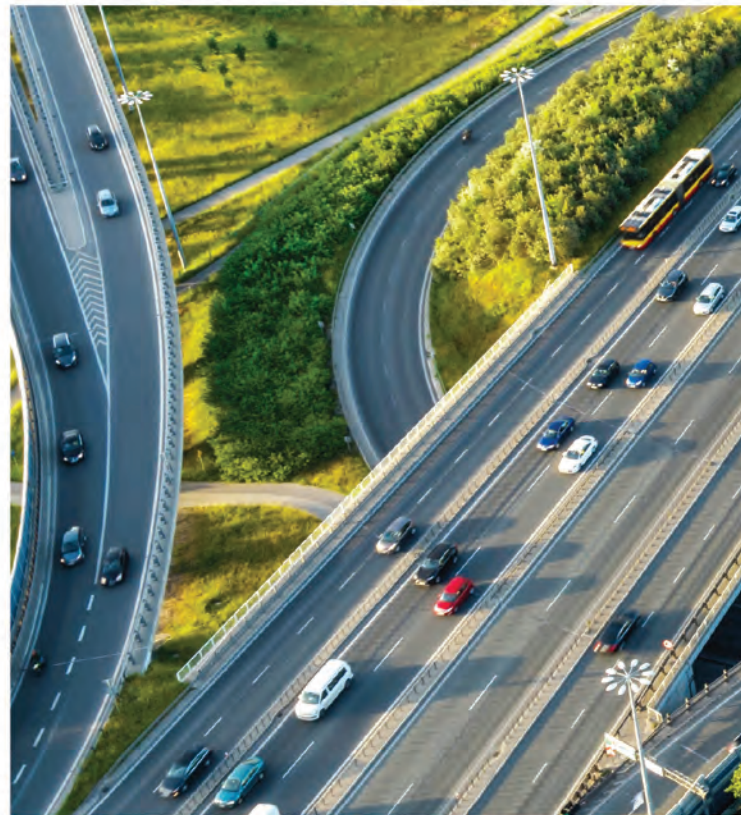
A 30 km expressway connecting Delhi, Noida, Greater Noida and the Noida International Airport at Jewar. It will significantly enhance regional connectivity, reducing travel time between Delhi and Greater Noida from 2 hours to just 30 minutes.

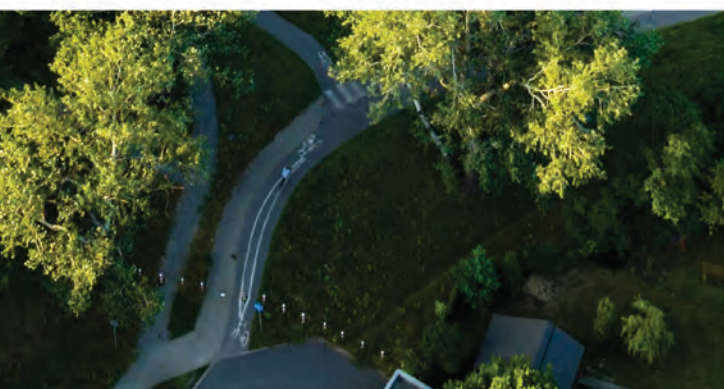
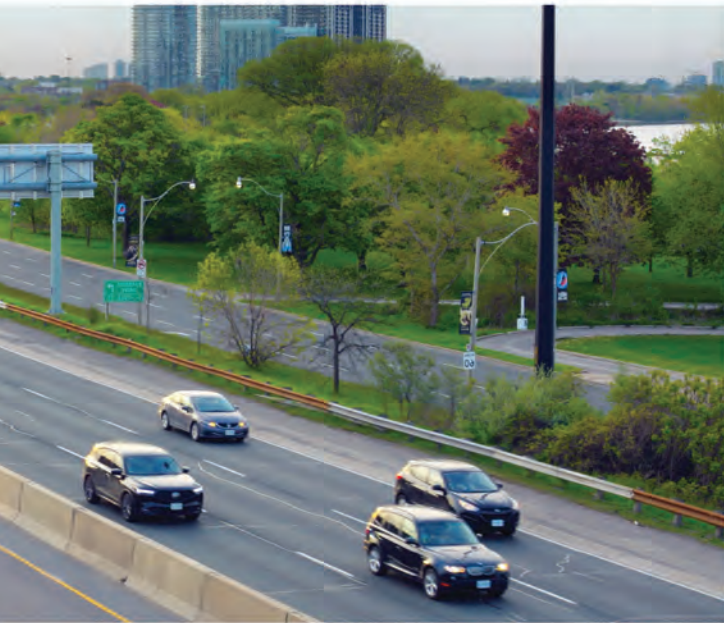
### The Impact

- De-congestion at the heavily used 25-km-long Noida-Greater Noida Expressway corridor handling 5 lakh vehicles daily.
- Reduction in logistics cost and improved access to the city's industrial, electronic and IT hubs.
- Improved connectivity, pushing up real estate prices in the region.

#### Sources:

1. <https://timesofindia.indiatimes.com/city/noida/second-noida-e-way-gets-green-light-to-be-built-along-yamuna/articleshow/119822102.cms>
2. <https://economictimes.indiatimes.com/industry/transportation/roadways/noida-authority-plans-new-parallel-highway-to-decongest-noida-greater-noida-expressway/articleshow/106577449.cms?from=mdr>
3. [https://news24online.com/cities/delhi-ncr/delhi-to-greater-noida-in-30-minutes-new-expressway-to-cut-travel-time-direct-connectivity-to-jewar-airport-its-length-is-30-km/659126/#goog\\_rewarded](https://news24online.com/cities/delhi-ncr/delhi-to-greater-noida-in-30-minutes-new-expressway-to-cut-travel-time-direct-connectivity-to-jewar-airport-its-length-is-30-km/659126/#goog_rewarded)





Representative Images

### 3. FARIDABAD-NOIDA- GHAZIABAD (FNG) EXPRESSWAY (Completion by 2027)

The 56-km-long, six-lane FNG Expressway is set to strengthen connectivity between Faridabad, Noida and Ghaziabad, reducing travel time between Faridabad and Noida from nearly an hour to just 30–45 minutes.

Key sectors in Noida, including 168, 150, 140 and 122, are strategically located along the corridor, enhancing its accessibility and development potential.

With an estimated investment of ₹900 cr., the expressway will further integrate with the Faridabad Bypass Expressway, part of the Delhi-Mumbai Expressway project; providing seamless connectivity to Sohna and Gurugram via the Sohna Elevated Corridor.

#### The Impact

Strong housing demand and price appreciation for premium and mid-income segments in Sectors 150, 140, 122 and 168.

#### Sources:

<https://www.yamunaexpresswayauthority.com/web/projects/noida-international-airport-jewar/>

## 4. NOIDA METRO AQUA LINE

The proposed extension of the existing 29-km-long Aqua Line will include:

- Sector 51 to Knowledge Park V:  
11 stations | 17.4 km | ₹2,991 cr.
- Botanical Garden to Sector 142:  
8 stations | 11.5 km | ₹2,200 cr.
- Depot to Boraki:  
2 stations | 2.6 km | ₹416 cr.

### The Impact

- Higher housing demand and rental appreciation in areas around major stations due to enhanced accessibility.
- Strengthens Noida's positioning as a transit-oriented urban hub, improving property values and liveability along the corridor.

#### Sources:

<https://timesofindia.indiatimes.com/city/noida/platforms-to-concourses-consultant-to-draw-up-designs-for-noida-metro-extension-corridors/articleshow/123394966.cms>





Representative Images

## 5. NAMO BHARAT RRTS (REGIONAL RAPID TRANSIT SYSTEM)

The proposed 60 km metro corridor connecting Gurugram, Faridabad, Noida and Greater Noida, with an estimated investment of ₹15,000 cr., is expected to significantly improve intercity connectivity and reduce travel time between Gurugram and Noida from nearly 2.5 hours to just one hour.

As part of the initial plan, the proposed corridor will include key stations across Gurugram, Faridabad, Noida and Greater Noida.

The following stations are part of the initial plan:

**Gurugram:** IFFCO Chowk and Sector 54 (Golf Course Road)

**Faridabad:** Bata Chowk and Sectors 85–86 Junction

**Noida/Greater Noida:** Sector 142–168 and Surajpur

This high-speed metro system is planned to operate at speeds up to 180 km/h, enabling faster and more efficient regional connectivity.

### The Impact

- Traffic decongestion in the busiest corporate hubs in India.
- Seamless linking of Noida with NCR through interconnectivity with other RRTS corridors.

#### Sources:

[https://www.business-standard.com/india-news/infrastructure-namo-bharat-high-speed-rrts-gurugram-noida-corridor-proposed-125052000464\\_1.html](https://www.business-standard.com/india-news/infrastructure-namo-bharat-high-speed-rrts-gurugram-noida-corridor-proposed-125052000464_1.html)





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## 6. NOIDA INTERNATIONAL FILM CITY

The ~ 40.47 lakh sq. m. (1,000 acres) Film City in Sector 21 of the Yamuna Expressway Industrial Development Authority (YEIDA) region, strategically located near the Jewar Airport and Greater Noida, is envisioned as a major hub for the media and entertainment industry.

Phase-I of the project, spanning ~ 9.3 lakh sq. m. (230 acres) with an investment of ₹1,510 cr., will include ~ 6.27 lakh sq. m. (155 acres) dedicated to film studios, production and post-production facilities, along with ~ 3.04 lakh sq. m. (75 acres) allocated for commercial developments such as hotels, offices and retail spaces.

Developed by Bayview Projects LLP, owned by filmmaker Boney Kapoor, the project will feature 13-14 state-of-the-art film and sound studios and a film institute spread across nearly 3 lakh sq. m.

### The Impact

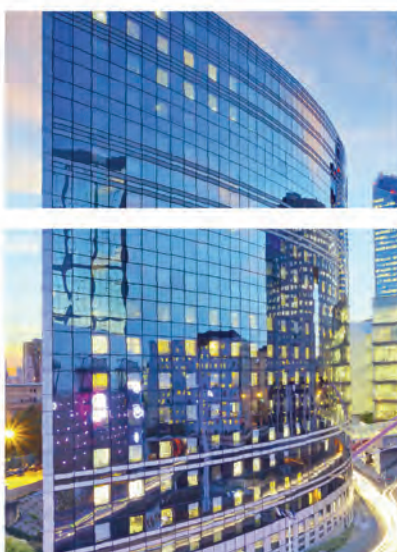
- Positioning Noida as North India's film, media & entertainment hub.
- Driving tourism and hospitality growth in the region.
- Boosting demand for premium residential property around the area.

#### Sources:

<https://timesofindia.indiatimes.com/city/lucknow/noida-film-city-construction-like-ly-to-begin-next-month/articleshow/121385827.cms>

## LEADING COMPANIES OPERATING IN NOIDA

| COMPANY                       | SECTOR              | FACILITY TYPE/LOCATION                          |
|-------------------------------|---------------------|-------------------------------------------------|
| HCL Technologies              | IT/ITES             | Global Development Campus, Sector 126           |
| Infosys                       | IT                  | ~ 1.09 lakh sq. m. (27 acres) Campus, Sector 85 |
| TCS                           | IT                  | SEZ facility, Sector 157 & Sector 135           |
| Tech Mahindra                 | IT/BPO              | Sector 62 Campus                                |
| Samsung India Electronics     | Electronics         | Global HQ & R&D Centre, Sector 81               |
| Dixon Technologies            | Electronics EMS     | Phase 2, Noida                                  |
| Adani Data Centre             | Data Infrastructure | Data Centre at Sector 62                        |
| Microsoft India               | IT R&D              | Noida, Sector 16A                               |
| Genpact India                 | ITES/BPO            | Sector 135                                      |
| Accenture                     | Consulting/IT       | Sector 135                                      |
| Paytm/One97 Communications    | Fintech HQ          | Sector 98                                       |
| Adobe Systems India           | Software            | Sector 132                                      |
| Birlasoft/NIIT Tech           | IT                  | Sector 135                                      |
| Zee Entertainment Enterprises | Media               | Sector 16A                                      |



Representative Images

## INDIAN STARTUPS HEADQUARTERED IN NOIDA

| COMPANY                    | COMPANY DETAILS                                                                                                                                                                                                                                                                                                            | BUSINESS                                                                                                                                                                                                                      |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>InfoEdge</b>            | <b>Founded:</b> 1995<br><b>Founder:</b> Sanjeev Bikhchandani<br><b>Flagship Brands:</b> Naukri.com, 99acres.com, Jeevansathi.com, Shiksha.com<br><b>Current CEO:</b> Hitesh Oberoi (also the Managing Director)                                                                                                            | InfoEdge is one of India's earliest internet-based companies and a major venture investor, who was an early investor in Zomato, PolicyBazaar, etc.                                                                            |
| <b>IndiaMart</b>           | <b>Founded:</b> 1996<br><b>Founder:</b> Dinesh Agarwal<br><b>Business:</b> B2B online marketplace connecting buyers and suppliers                                                                                                                                                                                          | IndiaMART is India's largest online B2B marketplace with over 170 mn. buyers and 7 mn. suppliers.                                                                                                                             |
| <b>Moglix</b>              | <b>Founded:</b> 2015<br><b>Founder:</b> Rahul Garg, CEO<br><b>Headquarters:</b> Singapore (operates primarily in India)<br><b>Business:</b> B2B industrial goods and MRO (Maintenance, Repair, Operations) e-commerce platform                                                                                             | Backed by investors like Tiger Global, Accel and Ratan Tata, Moglix provides procurement and supply chain solutions to manufacturing and infrastructure sectors.                                                              |
| <b>Physics Wallah (PW)</b> | <b>Founded:</b> 2020<br><b>Founder:</b> Alakh Pandey, CEO<br><b>Business:</b> Edtech platform offering online and offline coaching                                                                                                                                                                                         | One of India's fastest-growing edtech companies, Physics Wallah provides affordable online education through classes, video lectures, books and PW Vidyapeeth offline centres; backed by WestBridge Capital and GSV Ventures. |
| <b>Pine Labs</b>           | <b>Founded:</b> 1998<br><b>Business:</b> Fintech company offering merchant payment solutions, POS devices and BNPL (Buy Now Pay Later) technology<br><b>Current CEO:</b> Amrish Rau                                                                                                                                        | Pine Labs serves over 2,50,000 merchants across Asia and the Middle East, providing digital payments, installment solutions and smart POS systems; backed by Peak XV Partners, Temasek, PayPal and Sofina.                    |
| <b>Innovaccer</b>          | <b>Founded:</b> 2014<br><b>Founders:</b> Abhinav Shashank, Kanav Hasija, Sandeep Gupta<br><b>Headquarters:</b> Noida (Global HQ: San Francisco, USA)<br><b>Business:</b> Healthtech and data analytics platform that unifies healthcare data for hospitals, insurers and providers<br><b>Current CEO:</b> Abhinav Shashank | Innovaccer powers data platforms for 50+ major healthcare organisations in the US; one of India's highest-valued SaaS unicorns backed by Tiger Global, Mubadala, Steadview and Lightspeed.                                    |

## COMPANIES SETTING UP/EXPANDING IN NOIDA

| COMPANY                     | BUSINESS VERTICAL    | INVESTMENT (₹ in cr.) |
|-----------------------------|----------------------|-----------------------|
| Foxconn India Proposed Unit | Electronics          | 3,700                 |
| Ascent Circuit              | Electronics          | 4,000                 |
| Aurionpro                   | Automation           | 6,000                 |
| Amber Enterprises           | Electronics          | 800                   |
| Havells                     | Electronics          | 1,000                 |
| LG                          | Consumer Electronics | 2,300                 |
| TCS                         | IT                   | 750                   |
| Infosys                     | IT                   | 18,550                |
| TOTAL                       |                      |                       |

### TCS Campus

Spread across ~ 3.04 lakh sq. m. (75 acres) near Jhatta Village, Sector 157, Noida, this TCS Campus will feature nearly 0.465 mn. sq. m. (5 mn. sq. ft.) of built-up area comprising five software development blocks. Designed to accommodate over 35,000 employees, it is set to become the largest TCS campus in India. The project involves an estimated investment of ₹2,300 cr. and is expected to be completed by 2027.

(Source: [https://www.financialexpress.com/jobs-career/yogi-adityanath-government-clears-tcs-proposal-for-it-park-in-noida-to-offer-30000-jobs-1424628/?utm\\_source=chatgpt.com](https://www.financialexpress.com/jobs-career/yogi-adityanath-government-clears-tcs-proposal-for-it-park-in-noida-to-offer-30000-jobs-1424628/?utm_source=chatgpt.com))

### Infosys Mega Campus

Spread across ~ 1.11 lakh sq. m. (27.5 acres) in Sector 85, Noida, Infosys is developing a large-scale campus with a total built-up area of 0.535 mn sq. m (5.76 mn sq ft) spread across six towers. The campus is planned to host more than 20,000 employees with an estimated investment of ₹750 cr., further strengthening Noida's position as a major IT destination.

(Source: [https://www.ndtv.com/india-news/prime-minister-narendra-modi-felicitates-infosys-for-setting-up-rs-750-crore-software-development-ce-1891647?utm\\_source=chatgpt.com](https://www.ndtv.com/india-news/prime-minister-narendra-modi-felicitates-infosys-for-setting-up-rs-750-crore-software-development-ce-1891647?utm_source=chatgpt.com))

### Foxconn Semiconductor Assembly and Test (OSAT) Facility

The proposed OSAT facility near Sector 28, Noida, spans ~ 12.14 lakh sq. m. (300 acres). It is being developed through a collaboration between HCL Tech and Foxconn. The facility is expected to achieve an annual capacity of 432 mn. chips while generating employment for approximately 3,780 people with a total investment of ₹3,706 cr.

(Source: <https://www.hindustantimes.com/cities/noida-news/hclfoxconn-semiconductor-manufacturing-unit-s-foundation-event-on-feb-21yeida-101770834784145.html>)

### LG R&D Centre

LG Electronics is establishing a 28,328 sq. m. (7 acres) R&D facility in the Phase-2 Industrial Area of Noida with an investment of ₹1,000 cr. The centre is expected to create around 500 direct jobs and serve function as a key hub for innovation, research and technology development.

(Source: <https://www.hindustantimes.com/cities/noida-news/lg-corp-to-invest-1-000-cr-for-r-d-centre-noida-authority-101762369437465.html>)

### Amber Enterprises Manufacturing Plant

Amber Enterprises has secured a ~ 4.05 lakh sq. m. (100 acres) land parcel in Sector 8, Noida, for the development of a large-scale manufacturing facility. Backed by an investment of ₹6,000 cr., the plant will focus on the production of PCB assemblies, consumer electronics and home appliances, giving a boost to industrial activity in the region.

(Source: [https://www.business-standard.com/companies/news/amber-enterprise-to-invest-rs-6k-cr-in-electronics-plant-near-noida-airport-125061200862\\_1.html](https://www.business-standard.com/companies/news/amber-enterprise-to-invest-rs-6k-cr-in-electronics-plant-near-noida-airport-125061200862_1.html))

### Ascent-K Circuit & Aurionpro Toshi Automatic Systems facility

Ascent Circuit and Aurionpro Toshi Automatic Systems are jointly developing advanced manufacturing facilities in EMC 2.0 in YEIDA, Sector 10. While Ascent Circuit's facility spans 64,749 sq. m. (16 acres), Aurionpro's unit covers 20,234 sq. m. (5 acres). The project includes a joint venture between Ascent and Korean firms for PCB manufacturing and involves a combined investment of ₹4,000 cr. by both companies.

(Source: <https://timesofindia.indiatimes.com/city/noida/3-tech-majors-to-set-up-units-on-120-acres-invest-4k-cr-off-eway/articleshow/121525078.cms>)

### Havells

Havells has been allotted ~ 2.02 lakh sq. m. (50 acres) of land in Sector 10 of the YEIDA region for development of an electronic manufacturing plant. The project involving an investment of ₹1,000 cr., is expected to generate more than 1,000 jobs and is slated for completion by 2028.

(Source: <https://timesofindia.indiatimes.com/city/noida/e-cluster-along-yamuna-e-way-gets-centre-nod-havells-to-invest-rs-800-crore/articleshow/120628754.cms>)



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## PPP INVESTMENTS IN NOIDA

### Electronics Cluster Noida

The upcoming Electronics Cluster in the YEIDA region of Noida is being developed across ~ 8.09 lakh sq. m. (200 acres) with a proposed total investment of approximately ₹2,500 cr. and the potential to generate over 15,000 jobs. Scheduled for completion by January 2028, the cluster has already attracted significant industry participation, including Havells India Limited, which has secured ~ 2.02 lakh sq. m. (50 acres) of land for manufacturing domestic appliances with an investment of ₹800 cr. Other notable companies such as Foxconn, Amber Enterprises, Ascent-K Circuit and Aurionpro Solutions are also part of the ecosystem, collectively contributing investments exceeding ₹13,000 cr.

(Source: <https://www.pib.gov.in/PressReleasePage.aspx?PRID=2139545&reg=48&lang=2>)

### The Impact

With easy access to expressways and highways, Noida is poised to be another electronic manufacturing powerhouse, only the third in India.



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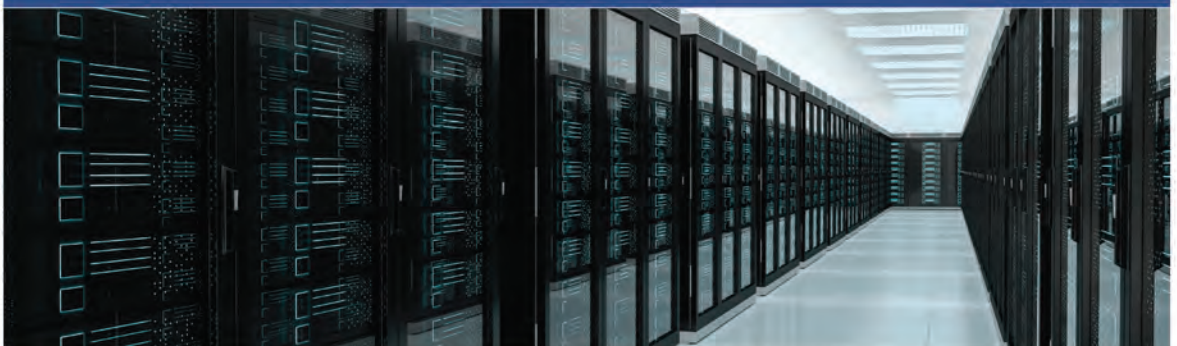
### Adani ConneX Data Centre

The AdaniConneX Data Centre in Sector 62, Noida, is being developed across ~ 34,000 sq. m. (8.4 acres) as a state-of-the-art 50 MW facility through a 50:50 joint venture between Adani Group and EdgeConneX, a global data centre operator. Backed by an estimated investment of nearly ₹2,400 cr., the project is expected to generate over 1,300 jobs. Phase-I of the development is live from 2025.

(Source: <https://www.adani.com/businesses/infrastructure/data-center>)

### The Impact

This data centre will further reinforce Noida's position as a leading IT and data infrastructure hub, complementing the existing IT clusters.



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### Multi-Modal Logistics Hub (Proposed)

The proposed Multi-Modal Logistics Hub in Dadri near Noida, spread across 13,51,650 sq. m. (334 hectares), is envisioned as a major logistics and freight infrastructure project with an estimated investment of ~ ₹ 6,000+ cr.

(Source: <https://infra.economictimes.indiatimes.com/news/logistics/govt-panel-clears-5942-crore-multi-modal-logistics-hub-at-dadri-in-greater-noida/121181584>)

#### The Impact

With its strategic location at the junction of Eastern & Western dedicated freight corridors, proximity to the Eastern Peripheral Expressway and the Noida International Airport, this hub will attract the influx of large companies in and around Noida strengthening the city's industrial base.

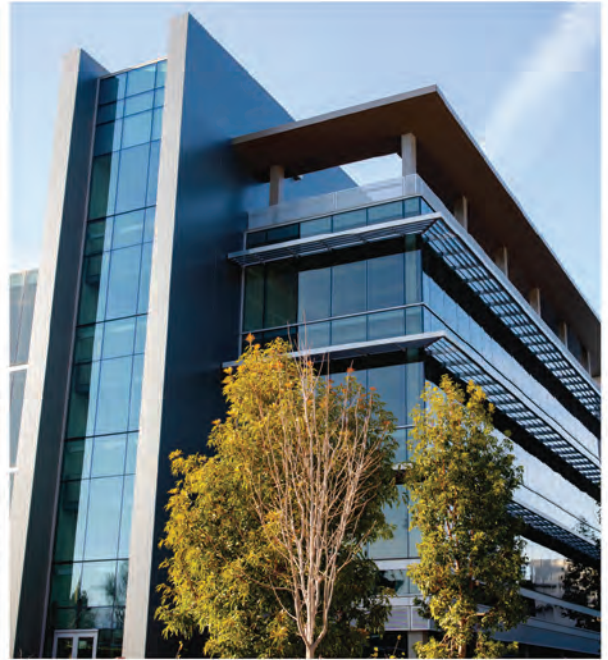


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Estimated PPP investments include, but are not limited to, the following:

| PROJECT                     | INVESTMENT (₹ in cr.) | COMPLETION     | JOBS     |
|-----------------------------|-----------------------|----------------|----------|
| Noida International Airport | 29,560                | 2025 (Phase-I) | 1 lakh + |
| FNG Expressway              | 900                   | 2027           | -        |
| Noida Metro Aqua Line       | 5,607                 | 2026           | -        |
| Namo Bharat RRTS            | 15,000                | Proposed       | -        |
| Noida Film City             | 1,500                 | 2031           | 1 lakh + |
| AdaniConneX Data Centre     | 2,400                 | 2025           | 1,300    |
| Electronics Cluster         | 2,500                 | 2028           | 15,000   |
| Logistics Hub (Dadri)       | ~ 6,000               | 2028           | —        |
| <b>TOTAL</b>                | <b>~ 63,467</b>       |                |          |

Noida's total PPP-based investment pipeline is projected to exceed ₹63,000 cr. between 2024 and 2030, with the potential to generate over 2 lakh direct and indirect jobs across aviation, media, technology and infrastructure sectors. These developments are set to position Noida as one of North India's most diversified economic ecosystems, driven by a balanced mix of technology, logistics and creative industries.

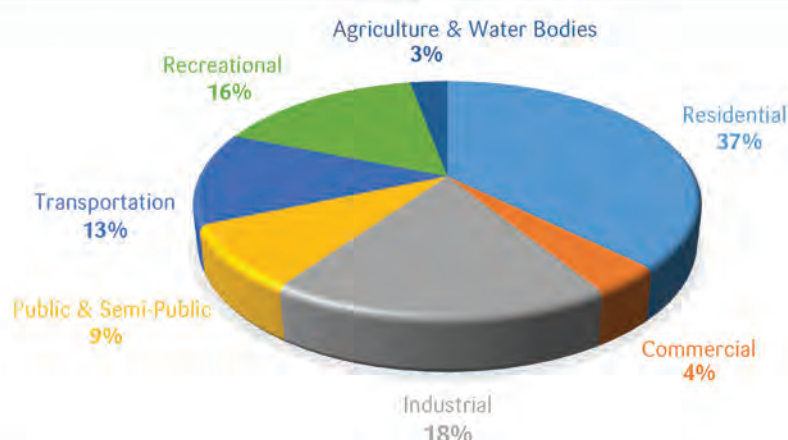


## NOIDA MASTERPLAN 2031 PROVISIONS

Under the Noida Master Plan 2031, the city is envisioned to accommodate a planned population of nearly 25 lakh residents through a balanced and sustainable urban development framework. The plan earmarks 58.10 lakh sq. m. (581 hectares), accounting for 3.8% of the total land area, for commercial and retail development, reflecting strong anticipated demand for office and business spaces in the coming years.

Approximately 37% of the land has been allocated for residential development ensuring balanced housing supply across income segments, while 18% is reserved for industrial activities, strengthening Noida's position as a major employment hub. In addition, nearly 243.30 lakh sq. m. (2,433 hectares) which is around 16% of the total area, has been designated for parks, green belts and open spaces to enhance liveability, sustainability and environmental quality across the city.

| LAND USE                   | AREA (Ha)     | % OF TOTAL URBANISABLE AREA |
|----------------------------|---------------|-----------------------------|
| Residential                | 5,722         | 37.45%                      |
| Commercial                 | 581           | 3.80%                       |
| Industrial                 | 2,807         | 18.37%                      |
| Public & Semi-Public       | 1,358         | 8.89%                       |
| Transportation             | 1,942         | 12.71%                      |
| Recreational               | 2,433         | 15.92%                      |
| Agriculture & Water Bodies | 437           | 2.86%                       |
| <b>TOTAL</b>               | <b>15,280</b> |                             |



### The Impact

- Rising commercial and industrial activity will drive housing demand near key employment corridors.
- Improved infrastructure will enhance property values, while green zones will improve liveability.
- Sectors along the Noida–Greater Noida Expressway and FNG corridor are expected to witness strong appreciation and premium residential growth.

## ATS: Shaping Noida's Ambition

|                                                                                     | Name                                                                                                      | Location          | Configuration                  | Development Size              |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------|--------------------------------|-------------------------------|
|    | ATS Greens                                                                                                | Sector 50, Noida  | 2 & 3 BHKs                     | 12,141 sq. m.<br>(3 acres)    |
|    | ATS One Hamlet                                                                                            | Sector 104, Noida | 3 & 4 BHKs                     | 58,679 sq. m.<br>(14.5 acres) |
|    | ATS Greens-II                                                                                             | Sector 50, Noida  | 3 & 4 BHKs, penthouses, villas | 68,797 sq. m.<br>(17 acres)   |
|   | ATS Le Grandiose<br>Phase-1<br>(RERA No.:<br>UPRERAPRJ3250)<br>& Phase-2<br>(RERA No.:<br>UPRERAPRJ14316) | Sector 150, Noida | 2, 3 & 4 BHKs                  | 80,937 sq. m.<br>(20 acres)   |
|  | ATS Pristine<br>Phase-2<br>(RERA No.:<br>UPRERAPRJ2875)                                                   | Sector 150, Noida | 3, 4 & 5 BHKs                  | 17,968 sq. m.<br>(4.44 acres) |
|  | ATS Village                                                                                               | Sector 93A, Noida | 3 & 4 BHKs, penthouses, villas | 68,797 sq. m.<br>(17 acres)   |
|  | ATS Pristine Golf<br>Villas Phase-1<br>(RERA No.:<br>UPRERAPRJ3796)                                       | Sector 150, Noida | Villas                         | 97,125 sq. m.<br>(24 acres)   |

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|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------|-------------------------------|
|    | ATS Kingston Heath<br>(RERA No.:<br>UPRERAPRJ180413)                                                                  | Sector 150,<br>Noida           | 3 & 4 BHKs         | 36,422 sq. m.<br>(9 acres)    |
|    | ATS Picturesque<br>Reprieves<br>Phase-1<br>(RERA No.:<br>UPRERAPRJ631)<br>& Phase-2<br>(RERA No.:<br>UPRERAPRJ396176) | Sector 152,<br>Noida           | 3 & 4 BHKs         | 67,582 sq. m.<br>(16.7 acres) |
|    | ATS KnightsBridge<br>(RERA No.:<br>UPRERAPRJ3574)                                                                     | Sector 124,<br>Noida           | 4 BHKs & Duplexes  | 24,888 sq. m.<br>(6.15 acres) |
|  | ATS Destinaire<br>(RERA No.:<br>UPRERAPRJ417134)                                                                      | Sector 1,<br>Greater Noida     | 3 & 4 BHKs         | 33,346 sq. m.<br>(8.24 acres) |
|  | ATS Dolce<br>(RERA No.:<br>UPRERAPRJ3774)                                                                             | Zeta 1,<br>Greater Noida       | 3 & 4 BHKs, Villas | 56,656 sq. m.<br>(14 acres)   |
|  | ATS Rhapsody<br>(RERA No.:<br>UPRERAPRJ4115)                                                                          | Sector 1,<br>Noida Extension   | 3 & 4 BHKs         | 23,148 sq. m.<br>(5.72 acres) |
|  | ATS Paradiso                                                                                                          | Sector Chi 4,<br>Greater Noida | 3 & 4 BHKs         | 1,29,499 sq. m.<br>(32 acres) |



#### Corporate Office

ATS Tower, Plot No. 16, Sector 135, Noida  
[www.atsknightsbridge.com](http://www.atsknightsbridge.com)

    **ATS Infrastructure Ltd.** | [www.atsgreens.com](http://www.atsgreens.com) | [sales@atsgreens.com](mailto:sales@atsgreens.com)

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