

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 20,316 hectares (203 km²), 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 ₹63,000 cr.



A FUTURE-READY DESTINATION

Home to the transformative 2nd airport, the upcoming 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.

Headquarters 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

INFRASTRUCTURE-DRIVEN **GROWTH**

1. NOIDA INTERNATIONAL AIRPORT (JEWAR)

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

Phase 1

Size: 3,300 acres | Capacity: 12 mn. (1.2 cr.) passengers per annum

Final Phase

Size: 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 1300+ 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 upcoming 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.



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.

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.



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.



Representative Images

6. NOIDA INTERNATIONAL FILM CITY

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

Phase 1 of the project, spanning 230 acres with an investment of ₹1,510 cr., will include 155 acres dedicated to film studios, production and post-production facilities, along with 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.

LEADING COMPANIES OPERATING IN NOIDA

COMPANY	SECTOR	FACILITY TYPE/LOCATION
HCL Technologies	IT/ITES	Global Development Campus, Sector 126
Infosys	IT	27-acre 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 II, 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
InfoEdge	Founded: 1995 Founder: Sanjeev Bikhchandani Flagship Brands: Naukri.com, 99acres.com, Jeevansathi.com, Shiksha.com Current CEO: Hitesh Oberoi (also the Managing Director) Market Cap: ₹89,000 cr.	InfoEdge is one of India's earliest internet-based companies and a major venture investor, who was an early investor in Zomato, PolicyBazaar, etc.
IndiaMart	Founded: 1996 Founder: Dinesh Agarwal Business: B2B online marketplace connecting buyers and suppliers Market Cap: ₹15,000 cr.	IndiaMART is India's largest online B2B marketplace with over 170 mn. buyers and 7 mn. suppliers.
Moglix	Founded: 2015 Founder: Rahul Garg, CEO Headquarters: Singapore (operates primarily in India) Business: B2B industrial goods and MRO (Maintenance, Repair, Operations) e-commerce platform Market Cap/Valuation (Private Company): ~₹23,000 cr.	Backed by investors like Tiger Global, Accel and Ratan Tata, Moglix provides procurement and supply chain solutions to manufacturing and infrastructure sectors.
Physics Wallah (PW)	Founded: 2020 Founder: Alakh Pandey, CEO Business: Edtech platform offering online and offline coaching Market Cap: ~₹28,000 cr.	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.
Pine Labs	Founded: 1998 Business: Fintech company offering merchant payment solutions, POS devices, and BNPL (Buy Now Pay Later) technology Current CEO: Amrish Rau Market Cap/Valuation (Private Company): ~ ₹25,000 cr.	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.
Innovaccer	Founded: 2014 Founders: Abhinav Shashank, Kanav Hasija, Sandeep Gupta Headquarters: Noida (Global HQ: San Francisco, USA) Business: Healthtech and data analytics platform that unifies healthcare data for hospitals, insurers and providers Current CEO: Abhinav Shashank Market Cap/Valuation (Private Company): ~ ₹28,500 cr.	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	
Amber Enterprises	Electronics	6,000
Havells	Electronics	800
LG	Consumer Electronics	1,000
TCS	IT	2,300
Infosys	IT	750
	TOTAL	18,550

TCS Campus

Spread across 75 acres near Jhatta Village, Sector 157, Noida, this TCS Campus will feature nearly 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.

Infosys Mega Campus

Spread across 27.5 acres in Sector 85, Noida, Infosys is developing a large-scale campus with a total built-up area of 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.

Foxconn Semiconductor Assembly and Test (OSAT) Facility

The proposed OSAT facility near Sector 28, Noida, spans across 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.

LG R&D Centre

LG Electronics is establishing a 7 acre 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.

Amber Enterprises Manufacturing Plant

Amber Enterprises has secured a 100-acre 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.

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 16 acres, Aurionpro's unit covers 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.

Havells

Havells has been allotted 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.



Representative Image

PPP INVESTMENTS IN NOIDA

Electronics Cluster Noida

The upcoming Electronics Cluster in the YEIDA region of Noida is being developed across 200 acres with an estimated total investment of nearly ₹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 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.

The Impact

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



Representative Image

Adani ConneX Data Centre

The AdaniConneX Data Centre in Sector 62, Noida, is being developed across 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 1 of the development is live from 2025.

The Impact

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



Representative Image

Multi-Modal Logistics Hub (Proposed)

The proposed Multi-Modal Logistics Hub in Dadri near Noida, spread across 334 acres, is envisioned as a major logistics and freight infrastructure project with an estimated investment of ₹6,000 cr.

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.



Representative Image

PROJECT	INVESTMENT (₹ in cr.)	COMPLETION	JOBS
Noida International Airport	29,560	2025 (Phase 1)	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	—
TOTAL	63,467		

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.



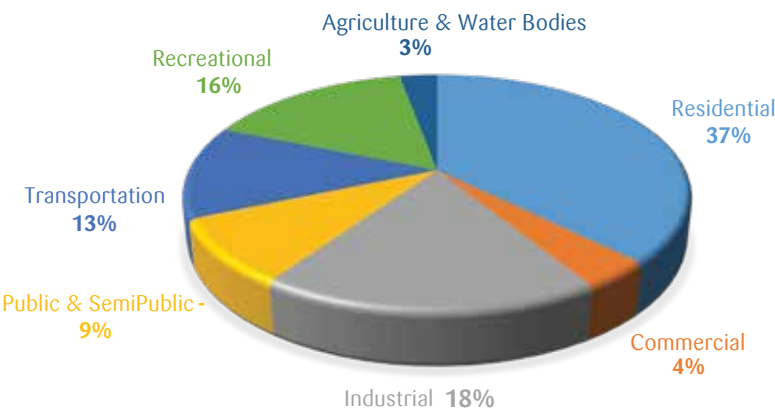
Representative Images

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 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 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%
TOTAL	15,280	



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 KNIGHTSBRIDGE

ATS KnightsBridge, located at the gateway of Noida-Greater Noida Expressway in Sector 124, Noida, stands as a landmark of iconic architecture and timeless luxury, redefining Noida's skyline with its commanding presence.

Project Highlights

- 5 iconic 47 storey skyscrapers spread across 6.15 acres.
- Spacious 4 bed residences and duplexes.
- Only one uber-sized residence per floor.
- 360° views of Noida skyline.
- 50,000 sq. ft. clubhouse with 6 curated zones.
- 20+ landscape amenities with multi-layered planting palette.
- Architectural design by Ar. Hafeez Contractor.
- Landscape design by global studio, Integral Designs.



ATS: Shaping Noida’s Ambition

	Name	Location	Configuration	Development Size
	ATS Greens	Sector 50, Noida	2 & 3 BHKs	3 acres
	ATS One Hamlet	Sector 104, Noida	3 & 4 BHKs	14.5 acres
	ATS Greens - II	Sector 50, Noida	3 & 4 BHKs, penthouses, villas	17 acres
	ATS Le Grandiose Phase-1 & 2	Sector 150, Noida	2, 3 & 4 BHKs	20 acres
	ATS Pristine Phase-2	Sector 150, Noida	3, 4 & 5 BHKs	4.44 acres
	ATS Village	Sector 93A, Noida	3 & 4 BHKs, penthouses, villas	17 acres
	ATS Pristine Golf Villas Phase 1	Sector 150, Noida	Villas	24 acres
	ATS Kingston Heath	Sector 150, Noida	3 & 4 BHKs	9 acres
	ATS Picturesque Reprieves Phase 1 & 2	Sector 152, Noida	3 & 4 BHKs	16.7 acres

ATS: Shaping Noida’s Ambition

	Name	Location	Configuration	Development Size
	ATS Destinaire	Sector 1, Greater Noida	3 & 4 BHKs	8.24 acres
	ATS Dolce	Zeta 1, Greater Noida	3 & 4 BHKs, Villas	14 acres
	ATS Rhapsody	Sector 1, Noida Extension	3 & 4 BHKs	5.72 acres
	ATS Paradiso	Sector Chi 4, Greater Noida	3 & 4 BHKs	32 acres

ATS HomeKraft Portfolio

	Name	Location	Configuration	Development Size
	Pious Orchards	Sector 150, Noida	3 BHK+Study+Servant & 5 BHK+Servant	9 acres
	Pious Hideaways	Sector 150, Noida	3 BHK+Study	9 acres
	Nobility	Sector 4, Greater Noida (W)	3 BHK+Study	5 acres
	Happy Trails	Sector 10, Greater Noida (W)	2 & 3 BHKs+Study	9 acres