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INDIA'S LARGEST ENGLISH NEWSPAPER

In bid to tighten asylum policy, Starmer-led UK govt to make refugee status temporary, quadruple wait for permanent settlement to 20 years, P 14

Gr Noida launches ₹3.6k cr commercial plot scheme

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Noida: Greater Noida Industrial Development Authority (GNIDA) has launched one of its biggest commercial land schemes in recent years.

It's offering 37 plots across major sectors with a combined reserve price of Rs 3,604 crore. All allotments will be made through e-auction, dates of which will be notified later.

The plots — under FAR 4 and FAR 2 norms — are meant for commercial complexes, retail hubs, offices and mixed-use developments.

GNIDA says that FAR-4 plots may be used for malls, showrooms, hotels, offices and banquet halls, while FAR-2 plots are for retail shops, service outlets, restaurants and small commercial establishments.

The completion period is five years, with Phase-I to be finished in three years.

No amalgamation or subdivision of plots is allowed; consortiums are permitted but cannot change until project completion.

Registrations opened on Nov 13 and will close on Dec 5, officials said.

Earnest money deposit (EMD) and processing fee submissions are due by Dec 9 and documents by Dec 12.

The scheme's backbone is 25 FAR-4 plots spread across Sector 3, Sector 10, Sector 12, Ecotech-1 Extension and Ecotech-12.



The Authority is offering 37 plots across major sectors

sion and Ecotech-12.

In Sector 3, four 10,000sqm plots are priced at Rs 105 crore each, while an 8,730sqm parcel is listed at Rs 91.6 crore. Sector 10 offers a 9,250sqm plot at Rs 97 crore and a 4,925sqm plot at Rs 52 crore. In Sector 12, three 10,400sqm plots have a reserve price of Rs 109 crore each.

The largest cluster is in Ecotech-1 Extension, where nine plots ranging from 8,880sqm to 20,000sqm carry reserve prices between Rs 79 crore and Rs 178 crore.

Two 20,000sqm plots are among the biggest in the scheme. In Ecotech-12, five 20,000sqm plots are priced at Rs 187 crore, while the scheme's largest plot—23,023 sqm—is priced at Rs 216 crore. A 2,313sqm FAR-4 plot in Delta-II carries a reserve price of Rs 24 crore.

GNIDA has also put out 12

FAR-2 plots across ETA-1, Gamma-2, KP-V, Beta-II, Sector 36, Sector 37 and Zeta-1, offering mid-sized commercial options.

In ETA-1, a 7,455sqm plot is priced at Rs 50 crore, while Gamma-2 features a 2,782sqm plot at Rs 19.5 crore. The largest FAR-2 parcel—22,366 sqm in KP-V—has a reserve price of Rs 172 crore. Sectors 36 and 37 offer multiple plots priced between Rs 10 crore and Rs 16 crore, while Zeta-1 has two large plots of 14,837 sqm (Rs 104 crore) and 6,814 sqm (Rs 48 crore).

Officials expect strong participation from developers, hospitality groups, retail chains, and institutional investors, citing the upcoming Noida International Airport, new industrial corridors and rising commercial demand.