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Noida Airport: 10-km Construction Ban Enforced, Key Implications for Plot Buyers and Investors

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Authorities overseeing the upcoming Noida International Airport have imposed a ban on unauthorized construction within a 10-kilometer radius of the airport site. The move aims to curb illegal developments and ensure adherence to safety, zoning, and environmental regulations around the critical infrastructure project.

The order, issued by the Yamuna Expressway Industrial Development Authority (YEIDA), follows rising concerns over unregulated plot sales and unauthorized housing schemes that have mushroomed near the airport zone. The ban applies to any unapproved residential, commercial, or industrial construction, and violations will attract strict penalties, including demolition.

The restriction is aligned with guidelines from the Airports Authority of India (AAI) and the Directorate General of Civil Aviation (DGCA), which require height and safety clearance for all constructions in airport vicinity zones. According to YEIDA officials, the step is necessary to prevent obstruction in flight paths, avoid security risks, and maintain land-use compliance.

“We are working to ensure that the airport region develops in a planned and regulated manner,” said a YEIDA spokesperson. “Investors and plot buyers are advised to verify land use approvals and check project clearances with the authority before any purchase.”

The 10-km restriction zone includes parts of Jewar, Rohi, Ranhera, and other rapidly developing sectors near the Noida International Airport site. Many of these areas have seen a surge in private plot sales due to the perceived long-term value of owning land near the airport.

For investors, the latest development serves as a critical reminder to conduct due diligence. Experts suggest that only plots with clear titles, zoning compliance, and necessary approvals from YEIDA or other planning bodies should be considered. Unapproved projects not only risk demolition but also may lack access to basic infrastructure in the future.

The Noida International Airport, currently under construction, is set to become one of India’s largest aviation hubs upon completion. Authorities emphasize that the surrounding development must meet all regulatory standards to support long-term urban and economic growth in the region.