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## Developers Seek Relief for Noida Sports City Projects

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Builders involved in Noida’s large-scale Sports City development are pressing the Uttar Pradesh government for a rehabilitation policy to address stalled construction, a situation affecting more than 28,000 homebuyers. The move, led by Lotus Green Constructions and supported by other consortium members, aims to secure financial and procedural relief similar to the state’s existing scheme for delayed housing projects.

Under the proposal, developers would pay 25% of recalculated dues to the Noida Authority within 60 days, with the remaining balance spread over three years. Builders argue that such a payment structure could ease immediate financial strain and prevent further insolvency risks for projects already facing delays.

According to developers, the main bottlenecks include prolonged delays in obtaining map approvals and occupancy certificates, which are processes critical for registering completed units and facilitating home loan disbursements. These administrative setbacks, they warn, are exacerbating financial pressures on both developers and homebuyers, as possession timelines extend and financing costs rise.

Credai (Western Uttar Pradesh), the regional chapter of the real estate developers' association, has backed the call for government intervention. The body has raised issues such as imbalanced interest penalties between developers and the authority, pending farmer compensation charges, and inconsistent application of relief measures across different stalled projects.

Developers argue that while the Uttar Pradesh government has implemented supportive policies for certain delayed projects, Sports City developments have not received comparable consideration, despite their scale and economic impact. The proposed rehabilitation framework, they contend, could serve as a model for large integrated developments facing similar regulatory and financial obstacles.

The Sports City projects, planned as mixed-use developments with residential, commercial, and sports facilities, have been marketed as premium addresses in Noida's real estate market. However, the delays have left thousands of buyers in uncertainty over possession timelines, with some facing extended rent or loan repayment burdens.

Industry experts note that introducing a phased payment plan for dues could free up developer resources to focus on construction, helping expedite delivery schedules. The move, they suggest, could also improve buyer confidence and stabilize property values in the affected zones.

While the state government has yet to formally respond to the proposal, officials have previously acknowledged the need to address the backlog of delayed projects across the Noida and Greater Noida regions. Real estate analysts believe that any policy decision on

Sports City could set a precedent for handling other large—scale developments that face a combination of financial shortfalls and procedural delays.

For now, developers and homebuyers await clarity on whether the Uttar Pradesh government will adapt its existing stalled project relief policy to cover the Sports City cases. If approved, the plan could provide much—needed liquidity to builders, accelerate project completion, and offer long—awaited certainty to thousands of buyers invested in one of Noida’s most high—profile developments.