FUTURISTIC NOIDA

Yamuna Expressway & Jewar airport buyer guide

Facts with sources, no hype · checked 29 Oct 2026

Free home-buyer guide · Edition Oct 2026

For buyers in Noida, Greater Noida & the Yamuna Expressway
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The airport: where it actually stands

- Noida International Airport (Jewar) was inaugurated on **28 March 2026** and began commercial operations on **15 June 2026**.
- Phase I capacity is **12 million passengers a year**, planned to rise to 30 million in Phase II.
- In October 2026 the airport's CEO said about **35 daily flights to 16 domestic destinations** operate, by IndiGo and Akasa Air. **International flights have not started yet**; they are being prepared.
- IndiGo added daily Noida–Udaipur flights from 25 Oct 2026.

Sources: The Core, 28 Oct 2026; Financial Express interview with NIA CEO, Oct 2026; niairport.in destinations; IndiGo press release 8 Oct 2026.

Who plans the area

Land along the Yamuna Expressway is planned and leased by **YEIDA** (Yamuna Expressway Industrial Development Authority). Group-housing projects are on YEIDA lease land, so YEIDA's dues, transfer rules and master plan matter as much as the builder. Check a sector's land use on YEIDA's master plan before you buy.

Honest pros and cons

For	Against
A working airport with growing routes	Far from Delhi and Noida offices – check your commute
Large planned sectors, newer projects	Social infrastructure (schools, hospitals, markets) is still building up in many sectors
Expressway connectivity	Many announced projects are years from delivery; plans can change
YEIDA-planned land	Resale liquidity is thinner than in established Noida sectors

Questions before buying here

1. Is it to live in, or a bet on prices? If a bet, assume prices can also stay flat for years.
2. Is the project on UP RERA, and is the land allotment from YEIDA clear of dues?
3. What exists today within 5 km – not what is "proposed"?
4. Is the builder's delivery record good on past RERA dates?
5. What is the all-in cost per sq ft of carpet, compared with ready flats in Greater Noida?

Treat claims like "prices will double after the airport" as marketing. Nobody can promise returns, and we do not.

Sources (checked 29 Oct 2026)

- The Core, 28 Oct 2026: Noida International Airport inaugurated 28 Mar 2026, commercial operations from 15 Jun 2026; Phase I capacity 12 million passengers a year
- Financial Express interview with NIA CEO, Oct 2026: about 35 daily flights to 16 domestic destinations; international flights being prepared, not started. niairport.in destination list
- IndiGo press release, 8 Oct 2026: daily Noida–Udaipur flights from 25 Oct 2026
- Real Estate (Regulation and Development) Act, 2016; UP RERA portal up-rera.in, checked 29 Oct 2026

> **Not legal or financial advice.** General information only, not legal, tax or financial advice. Rules and rates change; confirm with a lawyer, a CA, your bank and the official portal before you pay anything.

> **Disclosure.** Futuristic Noida is a RERA-registered channel partner for Godrej, Sobha, Stellar and Prestige projects and may earn brokerage from the developer on bookings made through us. This does not change your price. No returns are promised.

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