

Medical Devices Park Sector 28

YEIDA: Price, Plot Size & Allotment Details

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3.5 MB to JEWAR AIRPORT

NOIDA INTERNATIONAL AIRPORT

YAMUNA EXPRESSWAY

FILM CITY

PLOT SIZE 4000 SQM+

MEDICAL DEVICES UNITS

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Introduction

The Medical Devices Park in Sector 28, YEIDA, is one of the most strategically planned industrial developments near the Yamuna Expressway. According to [ERM Global Investors](#), this project stands out because it is not a general industrial scheme—it is focused specifically on medical device manufacturing and non-polluting units.

From my on-ground visits and investor discussions, I have seen growing interest in specialized industrial parks, especially those close to Jewar Airport. Investors today are not just buying land—they are evaluating ecosystem, policy support, and long-term industrial demand. This park fits into that broader vision.

Let's break it down in practical terms.

Project Overview: What Makes It Different?

The Medical Devices Park is being developed by the Yamuna Expressway Industrial Development Authority (YEIDA) as part of a larger government initiative to strengthen healthcare manufacturing in India.

Key highlights:

- Location: Sector 28, YEIDA
- Land Area: Around 350 acres proposed
- Plot Size: 4000 sqm and above
- Starting Price: ₹7,730 per sqm*
- Allotment Process: Interview-based
- Processing Fee: ₹15,000 + 18% GST
- Scheme Status: Currently Inactive
- Distance from Noida International Airport: Approx. 3.5 km

This is not a retail or commercial project. It is designed for serious manufacturers looking for structured industrial development.

Location Advantage: Why It Matters for Manufacturers

In industrial real estate, location decides operational cost.

This project is:

- Close to the Yamuna Expressway
- Just 3.5 km from Jewar Airport
- Near upcoming Film City and industrial clusters

For medical device exporters, proximity to an international airport is a major cost advantage. Faster cargo movement reduces logistics time and improves supply chain reliability.

From a long-term perspective, once airport operations scale, surrounding industrial land is expected to gain higher demand from export-oriented businesses.

However, investors must remember: location value works best when the business model aligns with export or large-scale distribution.

Price Analysis: Is ₹7,730 per Sqm Justified?

The starting rate of ₹7,730 per sqm is competitive when compared to developed industrial belts near Noida and Greater Noida.

But price alone should not drive the decision.

Ask these practical questions:

- Is your manufacturing model compliant with non-polluting norms?
- Can your business sustain a 4000 sqm minimum plot?
- Are you ready for capital investment beyond land cost (construction, machinery, approvals)?

For small-scale investors looking for quick resale gains, this may not be suitable. This project is better aligned with operational industrial users.

Plot Size: Who Should Consider 4000 Sqm+?

A 4000 sqm plot is substantial. It typically suits:

- Medical equipment manufacturers
- Diagnostic device companies
- Export-oriented production units
- Large-scale assembly facilities

From experience, mid-size manufacturers often underestimate land needs. Expansion, warehousing, testing labs, parking, and compliance areas all require space.

If your business is growing steadily and you plan for the next 10–15 years, larger industrial plots offer flexibility.

If you are testing a new venture, a smaller industrial cluster may be more practical.

Allotment Process: Interview-Based Selection

Unlike lottery-based industrial schemes, this park follows an interview-based allotment process.

Why this matters:

- Authorities evaluate business credibility
- Project feasibility is assessed
- Preference may be given to serious manufacturers

This reduces speculative buying and increases the chance of genuine industrial development.

However, documentation preparation becomes critical. Financial strength, project reports, and compliance plans must be clear.

Pros and Cons: Balanced View

Pros

- Strategic location near Jewar Airport
- Government-backed industrial initiative
- Focused medical manufacturing ecosystem
- Large land parcel for structured growth

Cons

- Scheme currently inactive
- High entry size (4000 sqm minimum)
- Suitable only for specific industries
- Capital-intensive setup

Investors must evaluate not just land appreciation but operational viability.

Who Should Invest?

- Established medical device manufacturers
- Companies planning export-driven production
- Businesses seeking long-term industrial presence near Yamuna Expressway

Who Should Avoid?

- Short-term land flippers
- Small-scale traders without manufacturing plans
- Investors looking for immediate rental yield

Industrial land requires patience and structured planning.

Risk Factors to Consider

- Policy changes
- Activation timeline of scheme
- Infrastructure delivery schedule
- Regulatory compliance for medical manufacturing

Before investing, always verify scheme status and current allotment notifications from YEIDA.

Conclusion

The Medical Devices Park in Sector 28, YEIDA, is a focused industrial opportunity rather than a general investment product. Its strength lies in location, policy backing, and sector-specific planning.

From a practical advisory standpoint, this project suits serious manufacturers with long-term expansion plans. It is not designed for speculative investment.

According to [ERM Global Investors](#), industrial real estate near the Yamuna Expressway should always be evaluated through business viability first and land appreciation second. If your business aligns with the medical manufacturing ecosystem and you seek structured growth near Jewar Airport, this park deserves careful consideration.

For investors who need clarity on suitability, documentation, or comparative industrial options in YEIDA, taking expert guidance before applying can prevent costly mistakes.

FAQs

1. What is the minimum plot size in Medical Devices Park?

Minimum plot size is 4000 sqm.

2. What is the starting price of plots?

The price starts from ₹7,730 per sqm (as per available scheme details).

3. How far is the park from Jewar Airport?

It is approximately 3.5 km from Noida International Airport.

4. Is the scheme currently active?

As per available details, the scheme status is inactive. Investors should check for updates.

5. Who can apply for allotment?

Primarily medical device manufacturers and non-polluting industrial units.

6. What is the allotment process?

Allotment is based on an interview and project evaluation process.