



U.P. Real Estate Regulatory Authority

Head Office: Rajya Niyojan Sansthan, Navin Bhawan, Kalakankar House Old Hyderabad, Lucknow-226007	Regional Office: H-169, Gamma-II, Gr. Noida, Gautambuddh Nagar-201310
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Website: www.up-rera.in, E-mail: contactuprera@up-rera.in

X: <https://x.com/UPRERAofficial>

Facebook: <https://www.facebook.com/upreraofficial>

Youtube: <https://youtube.com/@UPRERAOfficial>

Record Registrations, Expanding Cities and Surging Investment Mark U.P. RERA's Standout Performance in 2025

- Record 308 real estate project registration in 2025, up from 259 in 2024, marking an increase of 49 projects (19%).
- Approved units increased from 69,365 in 2024 to 84,976 in 2025, a growth of 15,611 units (22.5%)
- Over 1.54 lakh residential and commercial units approved in two years.
- Capital investment jumped from ₹44,526 crores in 2024 to ₹68,328 crores in 2025, reflecting a 53.5% increase and strong investor confidence.

Lucknow / Gautam Buddh Nagar

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The year 2025 has been a landmark year for the Uttar Pradesh Real Estate Regulatory Authority (U.P. RERA), reflecting sustained growth, increasing investor confidence and a robust revival of the real estate sector across the state. When compared with 2024, the achievements of U.P. RERA in 2025 clearly demonstrate the Authority consistent efforts towards transparency, regulatory efficiency and balanced pan-state development. Higher project registrations, a significant rise in the number of approved housing and commercial units, and a sharp increase in capital investment together present a strong report card of U.P. RERA's performance.

Rise in Project Registrations: Strengthening Market Confidence

In 2024, U.P. RERA registered a total of 259 real estate projects across Uttar Pradesh. This number rose to 308 projects in 2025, marking an increase of 49 projects, which is approximately 19 percent higher than the previous year. This growth reflects renewed trust among developers and investors in the regulatory framework of U.P. RERA, as well as improved ease of doing business in the real estate sector. The consistent rise in registrations under UP RERA indicates a positive market sentiment and a stable policy environment fostered by the Government of Uttar Pradesh through various initiatives, like the Township Policy of the Housing and Urban Planning Department etc. It also reflects the effectiveness of the transparent and user-friendly IT-enabled web portal of the Authority which enables promoters to file registration applications smoothly and ensures their timely disposal by the Authority within 30 days.



Significant Growth in Housing and Commercial Units

Along with an increase in project registrations, 2025 also witnessed a substantial rise in the number of units approved for construction. In 2024, a total of 69,365 units were proposed under registered projects. This figure increased to 84,976 units in 2025, registering an addition of 15,611 units, or a growth of 22.5 percent over the previous year.

Out of the total units approved in 2025, 62,672 are residential units, including apartments, plots and villas while 22,304 units are commercial such as shops, studios and other commercial facilities. Over two years of 2024 and 2025 combined, U.P. RERA has approved a total of 1,54,341 residential and commercial units, offering a wide range of options for homebuyers and investors alike. This expansion highlights U.P. RERA role in meeting the growing housing and commercial needs of the state.

Record Growth in Investment: A Key Indicator of Success

One of the most significant achievements of U.P. RERA in 2025 has been the remarkable rise in capital investment in the real estate sector of the state. In 2024, the total investment under registered projects stood at ₹44,526 crores. In 2025, this figure surged to ₹68,328 crores, reflecting an increase of ₹23,802 crores, or nearly 53.5 percent higher than the previous year.

This sharp growth in investment is a clear indicator of strengthened investor confidence in Uttar Pradesh's real estate market. It also underlines the positive impact of the development oriented priorities of the government together with the effectiveness of U.P. RERA regulatory mechanisms in ensuring transparency, accountability and timely project execution, thereby making the sector more attractive for long-term investment.

Emergence of New Real Estate Hubs Beyond NCR

While the National Capital Region (NCR) continues to play a pivotal role in Uttar Pradesh's real estate landscape, the data for 2025 clearly indicates a decisive shift towards more balanced and regionally diversified growth. In 2024, out of a total of 259 projects registered with U.P. RERA, 89 projects were located in the NCR region, while a significantly higher number—170 projects—were registered in non-NCR districts. This trend became even more pronounced in 2025. Of the 308 projects registered during the year, 122 were in the NCR region, whereas 186 projects were approved in non-NCR areas of the state.

The rising share of non-NCR registrations underscores the impact of government-led infrastructure development, improved connectivity and urban expansion across Tier-2 and emerging cities. Among the non-NCR regions, Lucknow has emerged as a major growth engine with 67 projects registered in 2025. Mathura followed with 23 projects, reflecting increased activity linked to religious tourism and urban development. Bareilly, with 15 projects, and Agra, with 14 projects, also demonstrated strong momentum. This evolving pattern highlights the growing investor confidence in cities beyond NCR and reflects the success of policies aimed at decentralizing development, reducing regional imbalances and creating new, sustainable real estate hubs across Uttar Pradesh.



Expansion Across Districts: Growing Trust in Smaller Cities

In 2024, project registrations were spread across 23 districts of Uttar Pradesh. In 2025, this number increased to 27 districts, indicating wider geographical coverage and growing investor interest in smaller and emerging cities. Newly added districts include Bulandshahr (3 projects), Rampur (2 projects), Chandauli (3 projects), Unnao, Gonda, Mau and Mirzapur with one project each. A total of ₹1027 crores of investment is coming in these districts.

Region-wise Performance in 2025

For effective regulation and supervision, U.P. RERA divides the state into western, central and eastern regions. In the western region, 175 projects worth ₹55,620.43 crores were approved, covering 60,214 residential and commercial units. Noida, Ghaziabad and Agra emerged as the top three districts in terms of investment in this region. Other districts include Agra, Aligarh, Bulandshahr, Firozabad, Hapur, Mathura, Meerut, Moradabad and Muzaffarnagar where projects are ongoing.

The central region recorded approved investment of ₹11,270.42 crores across 104 projects, with 21,646 units planned for construction. Lucknow led the region in investment, followed by Jhansi and Kanpur Nagar. Others districts of the region where projects have been registered include Barabanki, Bareilly, Rampur, Shahjahanpur and Unnao.

In the eastern region, U.P. RERA approved 29 projects with a total investment of ₹1,436.86 crores. These projects will result in the construction of 3,116 residential and commercial units. Varanasi ranked first in terms of investment in the eastern region, followed by Gorakhpur and Ayodhya. This region also has project registration in cities like Chandauli, Gonda, Mau, Mirzapur, Prayagraj.

Top Performing Districts

Among the districts, Noida remains as the top performer in 2025 with 69 registered projects and 37,199 approved units. Lucknow followed closely with 67 projects and 13,668 units, while Ghaziabad recorded 29 projects with 10,747 units.

In terms of investment, Noida again led the state with ₹37,161 crores, followed by Ghaziabad with ₹12,750 crores and Lucknow with ₹9,398 crores, underscoring their continued importance in Uttar Pradesh's real estate landscape.

Rising Investment in Religious and Pilgrim Cities of Uttar Pradesh

The year 2025 has also witnessed a notable increase in real estate investment and project registrations in the religious and pilgrimage cities of Uttar Pradesh, reflecting the growing economic activity generated by religious tourism and large-scale infrastructure development. Cities such as Ayodhya, Mathura, Varanasi and Prayagraj have emerged as important destinations for planned real estate growth, driven by improved connectivity, urban renewal schemes and a steady rise in domestic and international visitors.



Ayodhya recorded the registration of 5 real estate projects, indicating steady investor interest aligned with the city's expanding religious and tourism pre-eminence. Mathura emerged as a major centre of activity with 23 project registrations, reflecting strong demand for residential, hospitality and commercial spaces. Varanasi witnessed the registration of 9 projects, supported by ongoing redevelopment initiatives and its position as a major spiritual and cultural hub. Prayagraj also registered 7 projects, highlighting renewed confidence in the city's long-term growth prospects.

Impact of Uttar Pradesh Government Policies on Real Estate Growth

The strong performance of the real estate sector in 2025 is closely linked to the proactive and development-oriented policies of the Uttar Pradesh Government, which have created a stable, investor-friendly ecosystem across the state. Large-scale infrastructure initiatives such as expressways, metro rail projects, industrial corridors, smart city programmes and urban rejuvenation schemes have significantly improved connectivity and livability, making both major cities and emerging urban centres attractive for real estate investment.

Chairman's Message

Commenting on the achievements, Chairman of U.P. RERA, Shri Sanjay Bhoosreddy, stated,

“The performance of U.P. RERA in 2025 reflects our unwavering commitment to transparency, accountability and consumer protection. The significant increase in project registrations, approved units and capital investment demonstrates growing trust in the regulatory framework. Our focus remains on balanced regional development, timely project completion and safeguarding the interests of homebuyers, while creating an investor-friendly environment across Uttar Pradesh”.

The strong performance of U.P. RERA in 2025 not only highlights the authority's effective governance but also reinforces Uttar Pradesh's position as one of the most promising real estate destinations in the country.
