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Delhi Planning Brief

From policy signal to executable land value.

A strategic assessment of Delhi's planning transition, implementation bottlenecks and land-value transmission across MPD-2047, Land Pooling, LDA, TOD, UER-II and priority markets.

THE AUGUST THESIS

From policy scarcity to implementation scarcity.

Notification expands the strategic opportunity set; it does not create uniform development value. The next repricing will favour parcels and assemblies that cross the spatial, regulatory, infrastructure, scheme, capital and approval gates.

PRIMARY AUDIENCE Landowners | Builders | HNIs | Investors | Brokers | Advisers

IN THIS EDITION

- Executive thesis and five strategic judgments
- Policy-to-value conversion model and maturity scorecard
- Notified FAR, land-share and green-area visual dashboards
- Scenario framework, stakeholder playbooks and 30/90-day watchlist

PLANNING INTELLIGENCE | LAND ASSEMBLY | DEVELOPMENT

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01 / EXECUTIVE THESIS

Five judgments that frame the month

The report's value lies in separating a planning headline from an executable investment proposition.

1

Notification shifts the constraint

MPD-2047 is now legally operative; value conversion moves to Regulations, maps, schemes, infrastructure and approvals.

2

Value will reprice unevenly

Broad zone narratives will fragment into micro-markets determined by official mapping, road access, infrastructure, assembly quality and scheme readiness.

3

Transition risk remains central

The commercial question is how existing permissions, 2018 Land Pooling applications and sector records will transition under the notified MPD-2047 and its implementing directions.

4

Execution capability becomes scarce

Verified aggregation, clean data, professional diligence and authority-ready documentation will command more value than unverified inventory or brokerage claims.

5

Three clocks will move differently

The legal, infrastructure and market clocks will not advance together. Mispricing emerges when market expectations move faster than notification and implementation.

DSC CORE JUDGMENT

The investable unit is not the zone. It is the verified parcel-to-scheme pathway.

This discipline should govern screening, valuation, aggregation and collaboration mandates.

02 / SYSTEM MAP

Delhi's planning stack

A parcel becomes executable only when every layer aligns. Higher-level policy cannot cure a defect lower in the stack.

1 **Statute and Gazette**

Delhi Development Act, notified Master Plan, modifications and Regulations

2 **Spatial instruments**

Zonal plan, land-use map, sector/TOD/LDA delineation and official overlays

3 **Implementation vehicle**

Land Pooling sector, Town Planning Scheme, TOD scheme, layout plan or project route

4 **Infrastructure and access**

Road right-of-way, trunk services, drainage, utilities, phasing and agency capacity

5 **Parcel and ownership**

Title chain, khasra geometry, contiguity, encumbrances, possession and authority

6 **Commercial execution**

Assembly economics, charges, finance, delivery team, absorption and exit strategy

DSC CORE JUDGMENT

A policy premium is fragile. An execution premium is defensible.

The market may price the top of the stack quickly; durable value appears only when the lower layers are evidenced.

03 / EVIDENCE MATURITY

Where each policy stands

Six dots represent the conversion gates: legal effect, spatial definition, implementation vehicle, infrastructure, parcel readiness and transactionability.

MPD-2047
Gazette-notified and operative; downstream implementation required
● ● ● ● ○ ○

Land Pooling
Notified Chapter 4.1; Regulations and transition awaited
● ● ● ○ ○ ○

TOD 2026
Notified policy and Regulations; scheme-specific execution
● ● ● ● ● ○

LDA
Notified controls; RNP, charges and parcel screens remain
● ● ● ○ ○ ○

UER-II HDC
Notified policy; RNP, charges and approvals awaited
● ● ● ○ ○ ○

South Delhi redevelopment
Existing routes; intensely location-specific
● ● ● ○ ○ ○

HOW TO READ THIS

This is a qualitative DSC evidence-maturity lens, not an official rating, probability or investment recommendation. A higher score reflects more conversion gates evidenced at framework level; every parcel still needs its own diligence.

04 / VALUE TRANSMISSION

The six-gate conversion model

Land value should be underwritten as a sequence of evidence, not capitalised from a single headline.

G1	**Legal effect**	Is the controlling instrument notified and commenced?
G2	**Spatial certainty**	Is the exact parcel inside the official map and outside exclusions?
G3	**Scheme readiness**	Is there an applicable sector, TPS, TOD, LDA or layout route?
G4	**Infrastructure**	Are access, trunk services, phasing and agency responsibilities credible?
G5	**Parcel control**	Are title, contiguity, authority and encumbrances professionally verified?
G6	**Economics**	Do charges, obligations, finance, build cost and absorption leave residual value?

DSC CORE JUDGMENT

If one gate fails, the valuation case must be rebuilt.

No broad-zone appreciation assumption should substitute for a failed title, map, access, infrastructure or approval test.

05 / MASTER PLAN

MPD-2047 notified: value remains conditional

The August notification completes the plan-level legal transition. The implementation bridge is still incomplete.

MILESTONE

What changed

S.O. 4597(E), published on 20 August 2026, approves MPD-2047 and makes it operative from Gazette publication. Land Pooling, TOD, HDC and LDA now have notified plan-level foundations.

BOUNDARY

What did not change

Notification does not approve every parcel or project. Regulations, maps, RNPs, schemes, charges, infrastructure and statutory approvals remain decisive.

The next four documents matter more than the headline

1	**Notified plan text**	Controls wording, definitions, schedules and annexures.
2	**Implementation Regulations**	Set fees, procedures, detailed norms and transition treatment.
3	**Maps, RNPs and schemes**	Convert policy language into spatial and project certainty.
4	**Parcel approvals**	Resolve title, access, infrastructure, charges and statutory permissions.

NAMING DISCIPLINE

The controlling instrument expressly titles the plan 'Master Plan for Delhi - with the Perspective for the Year 2047'. Earlier draft or compiled labels no longer control. DSC links the complete notification and distinguishes operative provisions from implementation instruments still to follow.

06 / CONTROL DASHBOARD

The numbers that matter - and their limits

Exact plan-level controls from notified MPD-2047. Bars compare stated FAR only; they do not imply equal eligibility, economics or approval readiness.

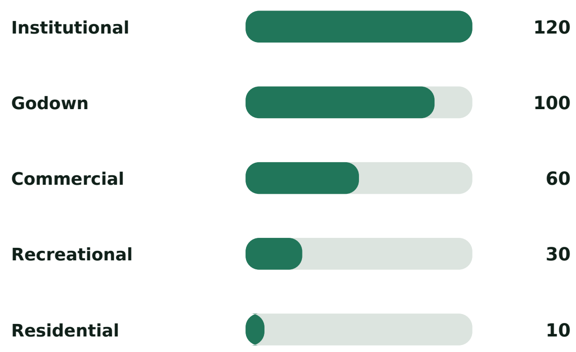
URBAN DEVELOPMENT FRAMEWORKS

Notified FAR comparison

FAR is usable only after the applicable plot, access, charge, scheme, surrender, design and approval tests are met.

LDA USE-PREMISE CONTROLS

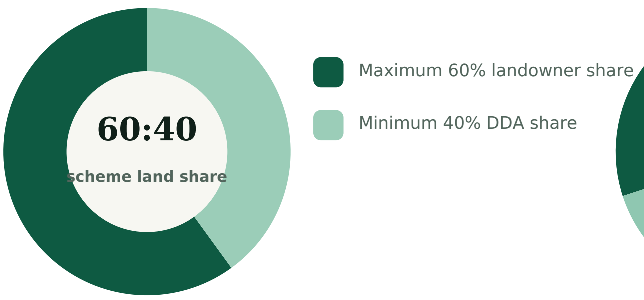
Notified LDA FAR comparison

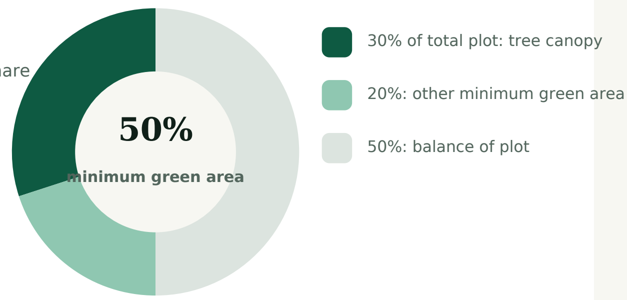


Every listed LDA use also requires a minimum 10,000 sq m plot and 18 m ROW, subject to exclusions and approvals.

NOTIFIED PART-TO-WHOLE CONTROLS

Two compositions that are easy to misread





Analytical caution: the charts show notified controls, not comparable market value, development yield, probability, entitlement or investment return.

07 / FROM CONTROLS TO PLACE

What an executable outcome must integrate

The visual is illustrative—not an actual Delhi project, approval or parcel. It shows why development value depends on coordinated planning, infrastructure, design and delivery.

ILLUSTRATIVE DEVELOPMENT IMAGE

Contemporary built form, landscaped public realm and walkable mobility—subject to all applicable controls and approvals.

BUILT FORM

Viable density

FAR is only one input. Plot geometry, setbacks, height, mix, obligations, servicing and construction economics determine usable yield.

PUBLIC REALM

Liveable intensity

Landscape, shade, pedestrian continuity, social infrastructure and open-space quality determine whether density becomes durable place value.

MOBILITY + SERVICES

Connected capacity

Road hierarchy, transit access, utilities, drainage and phased trunk infrastructure determine whether planned intensity can operate.

THE EXECUTION TEST

Policy → map → scheme → infrastructure → parcel → viable delivery

All six must align

08 / TRANSITION CASE

Land Pooling: notified framework, unresolved transition

Chapter 4.1 now governs at Master Plan level; detailed Regulations must connect it to existing applications, sectors and consortium records.

OPERATIVE PLAN

Notified Chapter 4.1

The new framework provides landowner assembly, DDA-led Town Planning Schemes, FAR 200 and a 60:40 scheme model for qualifying contiguous assemblies above 20 hectares.

NEXT INSTRUMENTS

Implementation bridge

Fees, charges, application procedures, detailed norms and treatment of existing registrations, sectors and consortiums remain to be specified through valid Regulations and directions.

The transition questions that determine value

- How will existing expressions of willingness, sectors and consortiums be recognised?
- Will 70% contiguous-land thresholds, 60:40 allocation and charges continue, change or sunset?
- How will small/fractional holdings, encumbrances and reconstitution be treated?
- Which roads, parks, utilities, social infrastructure and housing obligations sit with DDA versus participants?
- What are the milestones, appeal rights, default consequences and grievance mechanisms?

DSC CORE JUDGMENT

Sector progress is not system-wide readiness.

The 70% threshold, consortium notices and a revised sector plan are evidence of movement; they are not proof of title, infrastructure, final approvals or uniform transition treatment.

09 / TWO OPPORTUNITY REGIMES

Two high-value regimes, two different lenses

Low density and transit density can both create opportunity, but their eligibility logic, economics and execution teams are fundamentally different.

LOCATION FIRST

LDA

LDA includes the areas listed in Annexures 17a and 17b. Eligibility is village-, part-boundary- and parcel-specific, while exact revenue boundaries, exclusions, Regional Park/court constraints, access and sanctioned records remain decisive.

ECONOMICS FIRST

TOD 2026

The revised policy and Charges Regulations are operative and incorporated into MPD-2047 Chapter 4.2. Influence-zone mapping, plot, road width, design, housing obligations, charges and approvals drive feasibility.

Comparative diligence architecture

QUESTION	LOW DENSITY AREA (LDA)	TOD 2026
Spatial trigger	Village / annexure / revenue boundary	Official TOD influence-zone map
Assembly logic	Minimum plot and title-specific controls	Consolidated scheme and participating titles
Primary constraint	Overlays, access, sanctioned use, court/park limits	Road, charges, affordable housing, design and approvals
Commercial risk	Overpaying for a farmhouse label	Overpaying for headline FAR

DSC CORE JUDGMENT

More FAR does not automatically create more land value.

Charges, obligations, rehabilitation, geometry, construction, financing and absorption can consume the apparent FAR advantage.

10 / SPATIAL STRATEGY

UER-II and the north-west opportunity arc

Zones N, P-I and P-II sit at the intersection of urban extension, Land Pooling, UER-II connectivity and the notified HDC framework.

NOTIFIED HDC CONCEPT - SCHEMATIC, NOT TO SCALE

250 m HDC	UER-II ROW	250 m HDC
from ROW edge	executed stretch	from ROW edge

N

Assembly + connectivity

High pooling in selected sectors and UER-II adjacency can support future optionality. The key tests are sector stage, exact road relationship, contiguity and transition treatment.

P-I

Unacquired component

Do not treat developed Narela, acquired land and the unacquired urban-extension component as one market. Parcel classification is the first analytical gate.

P-II

Most visible sector trail

Reconciliation maps and Sector 8B planning records make the zone evidence-rich, but readiness remains sector-specific and infrastructure-dependent.

DSC CORE JUDGMENT

The opportunity is corridor-led, but value remains parcel-led.

Eligibility still requires the secondary service road, notified RNP, plot and surrender tests, access, charges and approvals; a broker pin or radius sketch is not an official overlay.

11 / NO FALSE PRECISION

Three pathways for the next planning phase

These are trigger-based scenarios, not probability forecasts. The controlling documents determine which pathway is unfolding.

A

Regulatory staging

TRIGGER — **Slow issue of Regulations, maps and scheme directions**

IMPLICATION — The Plan remains operative, but opportunity pricing discounts uncertainty in transition, charges, RNPs and approval pathways.

B

Controlled transition

TRIGGER — **Clear implementation and legacy-case directions**

IMPLICATION — The market discriminates between protected legacy positions, newly eligible assemblies and parcels requiring reconstitution or new scheme entry.

C

Implementation acceleration

TRIGGER — **Approved RNPs, schemes and visible infrastructure sequencing**

IMPLICATION — Execution-ready clusters attract institutional attention; verified assembly and delivery capacity become the main constraints.

DSC CORE JUDGMENT

The correct strategy is option preservation, not premature certainty.

Secure data, relationships and diligence readiness now; commit capital only when the relevant conversion gates are evidenced.

12 / DECISION AGENDA

What each participant should do now

A common fact base should lead to different actions for landowners, developers, capital and intermediaries.

LANDOWNER

Build a parcel evidence pack

Revenue record, survey, title chain, access, official overlays, ownership authority and preferred sale/collaboration structure.

BUILDER

Screen the delivery pathway

Test assembly, scheme route, obligations, approvals, infrastructure interfaces, construction system and phasing before pricing.

HNI / INVESTOR

Underwrite triggers, not stories

Define entry, verification, capital-call and exit conditions; price legal-stage and infrastructure risk explicitly.

BROKER / NETWORK

Improve origination quality

Use standard data fields, disclose source/authority, remove duplicates and avoid unverified zoning, FAR or ownership claims.

PROFESSIONAL ADVISER

Create one coordinated diligence record

Planner, lawyer, surveyor, architect, engineer, valuer and tax adviser should work from the same parcel identity and assumptions.

DSC COLLABORATION PRINCIPLE

Network broadly. Verify narrowly. Document assumptions.

Brokers and local networks are valuable for origination; professional verification remains essential before valuation, mandate, capital or transaction decisions.

13 / MONITORING AGENDA

The next 30 and 90 days

Daily monitoring should change the thesis only when a controlling source or implementation fact changes.

IMMEDIATE

Next 30 days

1. DDA publication of MPD resources
2. Land Pooling transition directions
3. HDC/LDA Road Network Plans
4. Charges, forms and portal updates
5. New sector, TOD or HDC decisions

FORWARD

Next 90 days

1. Detailed Regulations and transition directions
2. Final maps and zonal preparation
3. Land Pooling scheme procedures
4. UER-II HDC official delineation
5. Sector 8B and other sector implementation
6. TOD scheme submissions and approvals

Primary source desk

Notified MPD-2047 - S.O. 4597(E)	OPEN SOURCE
DDA Land Pooling live portal	OPEN SOURCE
DDA Land Pooling notifications	OPEN SOURCE
DDA TOD policy page	OPEN SOURCE
DDA TOD Regulations page	OPEN SOURCE
DDA Reference Maps	OPEN SOURCE
MoHUA Gazette notifications	OPEN SOURCE