DELHI SMART CITY

Delhi Planning Brief

October 2026

DDA has made useful planning maps and tools available online. They help you check a site, but they do not approve it.

Evidence cut-off

30 September 2026 - Official-source review

DelhiSmartCity.com

This month in four points

1	**Land-use information is easier to check** DDA's public online land-use map (GIS) is useful for a first look at land use and nearby policy layers.
2	**The road-network viewer is only indicative** The Road Network Plan (RNP) viewer for Zones P-I, P-II and N helps screening. It is not a final road, layout or parcel approval.
3	**Enhanced Floor Area Ratio (FAR) guidance is limited** DDA posted revised material for qualifying planned commercial centres on 25-29 September. It is not a citywide FAR increase.
4	**Sector 8B road works reached tender stage** DDA invited bids for 30 m and 60 m roads and UER-III works in Sector 8B, Zone P-II. A tender is not an award or completed road.

Bottom line

Digital access improved in September. Sector 8B also moved to a tender-stage road implementation step. Development certainty did not change for every parcel: no new general Land Pooling, LDA/LDRA or HDC implementation rules or notification were located through 30 September.

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What changed - and what did not

The Gazette-notified MPD-2047 remains the starting point. Online maps, FAQs and notices help explain or apply it, but they do not replace the Plan or grant approval to a parcel.

UPDATE	WHAT IT MEANS	WHAT IT DOES NOT MEAN
MPD-2047	The notified Plan is the controlling planning framework.	It does not approve every project, plot or land use.
Online land-use map (GIS)	An official online reference for a first land-use and policy check.	It is not a land-use certificate or final parcel decision.
Indicative Road Network Plan (RNP)	Shows a possible road network for Zones P-I, P-II and N.	It is not a final road notification, acquisition decision or layout sanction.
Enhanced Floor Area Ratio (FAR)	DDA issued revised methods and zone-wise coefficients for qualifying planned commercial centres on 25-29 September.	They do not give higher FAR to every commercial, residential, pooled, LDA or HDC site.
Sector 8B road tender	DDA published an open tender on 23 September for 30 m ROW road, 60 m ROW road and UER-III works in Sector 8B, Zone P-II. Estimated value: Rs.23,86,11,603; work period: 375 days; bid closing: 5 October.	Tender stage is not award, construction commencement, completed infrastructure, final alignment or parcel approval.
Land Pooling / LDA / HDC	Their plan-level frameworks continue under MPD-2047.	No new general rules or notification giving automatic buildability were found by the cut-off.

Simple rule

Use the GIS tools to shortlist and ask better questions. Use the Gazette Plan, approved layouts/site plans, notified regulations and authority records to decide what is legally usable.

How to use the online maps

STEP	WHAT TO DO	WHY IT MATTERS
1. Find	Locate the site and note the layers shown.	Save the date and map view because online data can change.
2. Compare	Check the Gazette Plan, annexures and approved plans.	If records differ, rely on the legally competent approved record.
3. Test	Check title, exact boundary, road access, permitted use, charges and applicable rules.	A positive map result is not a sanction.
4. Confirm	Obtain authority and professional verification before acting.	Do not advertise approval or guaranteed development rights.

Where the main policies stand

These policies create possible development routes. Each parcel still has to pass its own location, title, access, infrastructure and approval checks.

Land Pooling - Zones P-I, P-II and N

CURRENT POSITION	MPD-2047 provides the plan-level framework. DDA's indicative RNP viewer helps road-network screening. The published Expression of Willingness window ended on 31 August 2026; no later general extension was found through the cut-off.
DO NOT ASSUME	A road line on the viewer does not prove final alignment, parcel access, pooling eligibility, sector approval or buildability. This applies to Sector 8B P-II as well.
CHECK NEXT	Applicable regulations, sector/layout process, ownership and contiguity, road decisions, infrastructure and authority approvals.

Sector 8B tender - official record

DDA's CPPP e-procurement portal lists Tender ID 2026_DDA_927466_1 / Ref. 26/EE/NPD-6/DDA/2026-27, published 23 September 2026. The work description is a single carriageway with storm-water drain for UER-III in Sector 8B; the title also covers 30 m and 60 m ROW roads. Bids close 5 October and open 6 October. This is a tender-stage implementation signal, not proof that work has started or that any parcel is approved.

Low-Density Area (LDA / LDRA) - Annexures 17A and 17B

CURRENT POSITION	The LDA/LDRA framework is part of notified MPD-2047. The exact annexure entry, area boundary and zone provisions matter.
DO NOT ASSUME	Being near a listed area does not mean that a parcel is included. The chapter alone does not confirm conversion, higher FAR, regularisation or development permission.
CHECK NEXT	Exact annexure coverage, approved plans, access, services, use premises, amalgamation conditions, implementation rules and approvals.

UER-II / Highway Development Corridor

CURRENT POSITION	MPD-2047 contains an enabling HDC framework for qualifying road infrastructure and sites.
DO NOT ASSUME	Land near UER-II is not automatically an approved HDC site. This review found no new general notification making every adjoining parcel eligible.
CHECK NEXT	Qualifying executed stretch, corridor depth, frontage or overlap, plot/scheme size, access, service road, charges, environment, infrastructure and approvals.

One test for every claim

Ask: Which official document applies, does it cover this exact parcel, and what approval is still missing? If any answer is unclear, the claim is not yet ready for reliance.

Check before you rely

Before buying, selling, designing, valuing or promoting a site, check all six items below.

1. Main legal document Use the Gazette Plan and current official notification.	**2. Exact parcel** Match the khasra, boundary and policy layer - not only the locality name.
3. Title and restrictions Check ownership, acquisition, loans, disputes, and court/environment limits.	**4. Road and access** Confirm final alignment, road width, frontage and lawful access.
5. Rules and cost Check regulations, charges, surrender, infrastructure and scheme conditions.	**6. Approval stage** Separate screening, eligibility, application, sanction and construction permission.

Official links

SOURCE	USE
Notified MPD-2047	Controlling Plan text and annexures
DDA MPD-2047 hub	Official index of Plan resources
DDA MPD-2047 FAQ	Guidance on GIS and implementation limits
GIS Land Use viewer	First-stage land-use and policy screening
Indicative RNP viewer	Road-network screening for P-I, P-II and N
DDA Public Notices	Enhanced FAR and other current notices
Land Pooling notices	Official windows and policy notices
CPPP e-procurement portal	DDA Tender ID 2026_DDA_927466_1; Sector 8B road/UER-III tender

What to watch next

Land Pooling transition/regulations and sector directions; LDA/LDRA implementation rules; an HDC qualifying-stretch or corridor notice; and any final or revised RNP affecting P-I, P-II, N or Sector 8B P-II.

Important

This brief is general information, not a government document, title opinion, parcel approval or legal, planning, tax, valuation, financial or investment advice. Official records and parcel-specific professional checks must come first.

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