



SEPTEMBER 2026 EDITION | VERIFIED THROUGH 2 SEPTEMBER 2026

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 SEPTEMBER THESIS

The Plan is operative. Execution is still selective.

DDA has expanded the official evidence base with an indicative Road Network Plan GIS for Zones N, P-I and P-II. The reference layer is subject to change and does not replace Regulations, schemes, charges or parcel approvals.

PRIMARY AUDIENCE

Landowners | Builders | HNIs | Investors | Brokers | Advisers

IN THIS EDITION

- Eight classified developments and implementation signals
- Land Pooling window status and transition boundary
- LDA and UER-II controls with legal-status distinctions
- Scenario framework, stakeholder playbooks and source-linked watchlist

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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**The legal milestone is complete**

S.O. 4597(E) made MPD-2047 operative on 20 August 2026. The Plan is no longer a draft or approval-stage document.

2**Official access has improved**

DDA now provides the Gazette, FAQs, explainers, land-use and spatial-policy GIS atlases, and a Citizen Services feedback channel from one MPD-2047 hub.

3**An indicative RNP is now visible**

DDA published a reference Road Network Plan GIS for Land Pooling areas in Zones N, P-I and P-II. It is based on Technical Committee approval dated 4 April 2022, expressly indicative and subject to change.

4**The Land Pooling window needs dated treatment**

The last published EoW date, 31 August 2026, has elapsed. No later extension was located; DDA may still issue a subsequent notice.

5**Parcel conclusions remain evidence-led**

A village, zone, GIS layer, corridor radius, company disclosure or market report is not title verification, scheme approval, building sanction or investment assurance.

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.



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

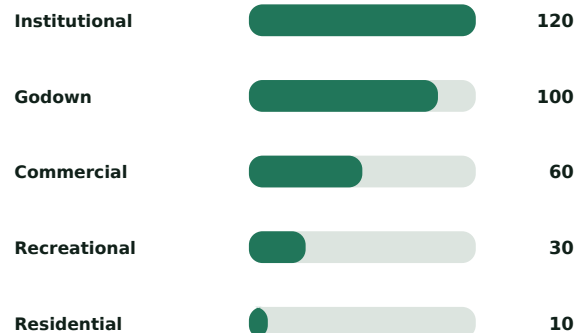
Notified FAR comparison



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

LDA USE-PREMISE CONTROLS

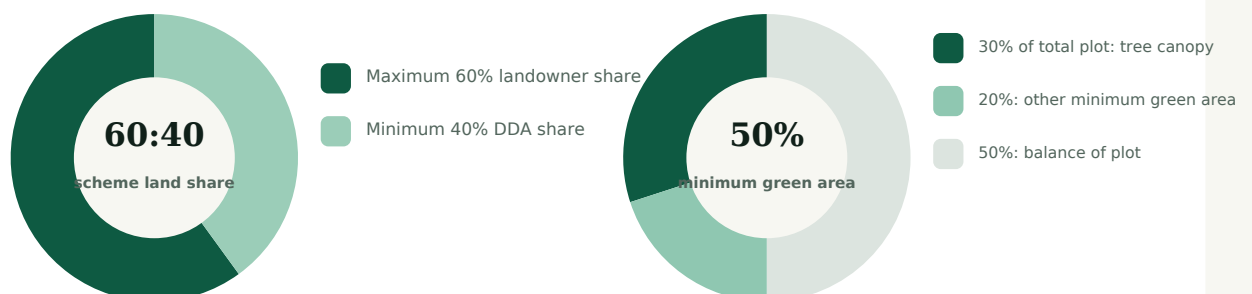
Notified LDA FAR comparison



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 / SINCE THE INAUGURAL EDITION

Eight classified developments

Each item is classified by legal effect. Official guidance, digital access and reported timelines are useful, but only a valid notification or approval changes rights.

20 AUG**OPERATIVE****Gazette S.O. 4597(E)**

MPD-2047 became legally operative on publication.

27 AUG**OFFICIAL GUIDANCE****DDA MPD-2047 FAQs**

Clarifies Land Pooling, TOD, HDC and LDA; does not notify an RNP, charges or parcel approval.

29 AUG**OFFICIAL EXPLAINERS****Six DDA topic publications**

Land Pooling, TOD, Narela, redevelopment, UC regularisation and Jahan Jhuggi Wahan Makaan.

30 AUG**OFFICIAL DIGITAL ACCESS****Two DDA GIS atlases**

Land Use Plan and Spatial Development Policies screening; not khasra certification or demarcation.

30 AUG**PARTICIPATION CHANNEL****MPD-2047 Feedback**

Citizen Services channel for suggestions; not amendment, appeal, permission or parcel determination.

1 SEP**DATED MONITORING****Land Pooling EoW date elapsed**

No later extension located after the published 31 August date; recheck the live DDA portal.

1 SEP**MEDIA REPORT****TOD activity and escrow**

Seven proposals or expressions reported. Escrow is notified; the proposal count is not approval.

13 SEP**OFFICIAL GIS****Indicative RNP for N, P-I and P-II**

Reference/viewing layer based on 4 April 2022 Technical Committee approval; subject to change and not parcel approval.

DSC CORE JUDGMENT

An official indicative map is not a parcel approval.

Use the RNP viewer to screen Zones N, P-I and P-II, then verify the applicable scheme, exact parcel, access, exclusions, charges and competent-authority approvals.



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 framework provides owner-led assembly, DDA-led Town Planning Schemes, FAR 200 and a 60:40 scheme model. The 20-hectare threshold applies to an owner-assembled scheme; an eligible owner may participate with any parcel size.

CURRENT STATUS

Implementation bridge

An indicative RNP viewer is now available for N, P-I and P-II. Detailed Regulations, fees, charges, application procedures, final scheme treatment and transition directions remain awaited. The 31 August EoW date has elapsed.

The transition questions that determine value

- How will existing expressions of willingness, sectors and consortiums be recognised?
- How will the three routes - owner-led LPP, DDA-led TPS and another model through Regulations - operate?
- 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, charges, remedies 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

LDA and TOD require different lenses

MPD-2047 uses Low Density Area (LDA). Low density and transit density have fundamentally different eligibility logic, controls and approval pathways.

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. Chapter 4.2 ring-fences post-sanction TOD charges through escrow. Media report seven proposals or expressions of interest; none should be treated as approved without an authority record.

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 HDC: notified policy, conditional execution

Zones N, P-I and P-II intersect with the notified HDC framework, but the 250-metre geometry is only the first screen and does not itself confer FAR or approval.

NOTIFIED HDC CONCEPT - SCHEMATIC, NOT TO SCALE**250 m HDC**

from ROW edge

UER-II ROW

executed stretch

250 m HDC

from ROW edge

75%**Corridor-overlap test**

At least 75% of the plot must fall within the HDC influence zone, and the plot must be included in the applicable notified Road Network Plan.

8K/4K **Plot and surrender test**

Minimum original plot 8,000 sq m; minimum final plot 4,000 sq m after 50% surrender, subject to prescribed exclusions and conditions.

400**Conditional FAR ceiling**

FAR up to 400 also depends on a qualifying executed UER-II stretch, secondary service road, minimum 18 m access, charges and approvals.

DSC CORE JUDGMENT

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

DDA's new N/P-I/P-II RNP viewer assists screening but is expressly indicative. Eligibility still requires the qualifying stretch, secondary service road, applicable RNP status, plot tests, access, charges and approvals.



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.

SUPPLEMENTARY MARKET CONTEXT - NOT AN OFFICIAL APPROVAL

Max Estates disclosed an 84.71-acre Delhi land transaction.

The disclosure describes a non-cash share swap of up to Rs.420.2 crore and company estimates. ET Realty reported it separately. Neither record is DDA confirmation of eligibility, FAR, layout, GDV, approval or return.

MAX ESTATES INVESTOR RECORD

ET REALTY REPORT



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. Any fresh Land Pooling EoW notice
2. Land Pooling transition directions
3. Final/notified RNP treatment beyond the indicative viewer
4. Charges, forms and portal updates
5. Official HDC qualifying-stretch record

FORWARD**Next 90 days**

1. Published Land Pooling Regulations
2. Official road-grid / RNP records
3. Land Pooling scheme procedures
4. UER-II HDC official delineation
5. Sector implementation records
6. TOD committee decisions and approvals

Primary source desk

DDA MPD-2047 official hub	OPEN SOURCE
DDA indicative RNP GIS - N, P-I, P-II	OPEN SOURCE
Notified MPD-2047 - S.O. 4597(E)	OPEN SOURCE
DDA MPD-2047 FAQs	OPEN SOURCE
DDA Land Pooling notices	OPEN SOURCE
DDA Land Use GIS atlas	OPEN SOURCE
DDA Spatial Policies GIS atlas	OPEN SOURCE
DDA Citizen Services feedback	OPEN SOURCE
TOI TOD/LPP report - supplementary	OPEN SOURCE

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