



**DELHI DEVELOPMENT AUTHORITY**

**E-NEWSLETTER**

**AUGUST - 2026**



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### Delhi Master Plan 2047 : A Roadmap for Viksit Delhi; Viksit Bharat 2047



#### Union Minister Shri Manohar Lal unveils Delhi Master Plan 2047 (MPD-2047)

Master Plan envisages development of around 40 lakh new affordable housing units to meet Delhi's future housing requirements

**New Delhi, 20 August 2026 :** The Hon'ble Union Minister of Housing and Urban Affairs and Power, Shri Manohar Lal, unveiled the Delhi Master Plan 2047 (MPD-2047), in the presence of the Hon'ble Lieutenant Governor of Delhi and Chairman, DDA, Shri Taranjit Singh Sandhu, and the Hon'ble Chief Minister of Delhi, Smt. Rekha Gupta. The Master Plan, prepared by the Delhi Development Authority (DDA), provides a comprehensive roadmap for the planned, inclusive, sustainable and future-ready development of the National Capital, aligned with the vision of the Hon'ble Prime Minister Shri Narendra Modi Ji for Viksit Bharat 2047.

Secretary, Department of Capital Development, Ministry of Housing and Urban Affairs, Ms. D. Thara; Chief Secretary, Government of NCT of Delhi, Shri Rajeev Verma; Vice Chairman, DDA, Shri N. Saravana Kumar; and other senior officials were also present on the occasion.



Speaking on the occasion, the Hon'ble Union Minister of Housing and Urban Affairs and Power, Shri Manohar Lal, stated that, keeping in view Delhi's growing population and the need for its holistic development, the Delhi Master Plan 2047 will serve as a milestone in shaping the future of the National Capital. He highlighted that the Master Plan envisages the development of around 40 lakh new affordable housing units, with a focus on meeting the future housing requirements of Delhi.

The Hon'ble Union Minister further stated that a Transit-Oriented Development (TOD) policy has been incorporated to strengthen public transport corridors and promote better-connected urban development. He added that Resident Welfare Associations (RWAs) would be encouraged to register and adopt a redevelopment framework on the lines of the in-situ redevelopment policy, facilitating planned redevelopment and improving the liveability of existing residential areas.

The Hon'ble Lieutenant Governor of Delhi and Chairman, DDA, Shri Taranjit Singh Sandhu, stated that, aligned with the vision of the Hon'ble Prime Minister Shri Narendra Modi Ji and the framework of 'Sapt-Dhara', the Delhi Master Plan 2047 lays down a robust roadmap for vertical growth, transit-oriented development and quality housing, while promoting knowledge, education and medical hubs and preserving Delhi's rich cultural heritage.

He emphasised the need to translate the planning framework into visible outcomes on the ground to enhance Ease of Living and build a more sustainable, vibrant and future-ready Delhi.

The Hon'ble Chief Minister of Delhi, Smt. Rekha Gupta, stated that the Delhi Master Plan 2047 provides a comprehensive roadmap for a Viksit Delhi, aimed at creating a more planned, accessible and future-ready National Capital for coming generations.

She stated that the Plan addresses the diverse needs of Delhi, including villages, unauthorised colonies, old residential colonies and market areas, while responding to the challenges arising from population growth, transportation requirements and pollution.

The Hon'ble Chief Minister highlighted that provisions for higher FAR would open new avenues for redevelopment, while simplified norms would facilitate the expansion of urban amenities. She also highlighted that the Plan would strengthen the vision of 'Jahan Jhuggi, Wahan Makaan', giving further impetus to the aspiration of economically weaker sections for permanent and dignified housing.

The preparation of MPD-2047 has also benefited from inputs and suggestions received through consultations with Hon'ble Members of Parliament, Hon'ble Members of the Legislative Assembly, elected representatives, administrative agencies, infrastructure bodies, RWAs and other stakeholders.

Aligned with the vision of the Hon'ble Prime Minister Shri Narendra Modi Ji for Viksit Bharat 2047, MPD-2047 provides a roadmap to transform Delhi into an inclusive, sustainable, resilient and globally competitive capital city.

### Planning Approach

MPD-2047 adopts two distinct planning approaches—area-based redevelopment for existing brownfield areas and ROW-based planning for greenfield areas.

Brownfield development will focus on TOD, mixed-use development and infrastructure augmentation, while greenfield areas will be planned through connected road networks extending across Land Pooling and Low-Density Areas. Together, these approaches will enable efficient land use, stronger intra-city and inter-city connectivity, and coordinated sustainable growth.



### Over 40 Lakh Homes: Building Viksit Delhi 2047

- **Redevelopment of Existing Areas:** The minimum area requirement for redevelopment of Group Housing, DDA Housing and Government Housing areas has been reduced from 40,000 sq. m. to 3,000 sq. m., creating the potential for around 7 lakh additional dwelling units.
- **Better Living in Unauthorised Colonies:** Provisions have been incorporated to facilitate planned development and improved living conditions in unauthorised colonies.
- **Affordable Housing along Metro Corridors:** Around 18 lakh affordable houses are envisaged in TOD zones.
- **Dignified Homes for Jhuggi-Jhopri Clusters:** Housing provisions are expected to benefit more than 17 lakh JJ dwellers.
- **Workers' Housing:** An additional 15% FAR will be available for workers' housing on industrial plots measuring 5,000 sq. m. and above.
- **Affordable Housing along High-Density Corridors:** Additional affordable housing opportunities will be created along designated High-Density Corridors.
- **Affordable Rental Housing:** A 50% FAR incentive will encourage rental housing for students, working professionals, migrant workers and low-income groups.

### Commissioning of Land Pooling Policy

- Nearly 200 sq. km. of planned urban expansion is envisaged, with the potential to create around 12 lakh new homes.
- Around 600 km of road network is envisaged to support planned urban development and connectivity.
- Government-led, infrastructure-first development will be promoted, with DDA developing 30-metre and wider roads upfront to enable planned growth and better connectivity.
- Different implementation models, including Town Planning Schemes, will be adopted for effective land assembly and development.
- Faster implementation will be facilitated through planning schemes of a minimum 20 hectares where land is developed through assembly.
- High-Density Corridor development will be introduced in Land Pooling areas, with FAR of up to 400 along a 250-metre-wide corridor along UER-II.
- Sector 8B, Zone P-II, covering the villages of Gadi Khasro and Ibrahimpur, has been notified as the first sector ready for implementation.

### Revitalising Economic Spaces

- Redevelopment of commercial centres will be permitted on a minimum plot area of 1,000 sq. m. through incentivised FAR, encouraging investment and transforming existing commercial areas into modern business destinations.
- Mixed-use development will be permitted along roads with 30-metre RoW and above, allowing commercial activities on the ground floor and first lower floor in buildings with stilt parking.

### Promotion of Industry

- Modern industrial parks with flexible zoning will be promoted.
- Big-box retail, e-commerce and warehousing activities will be permitted in industrial areas.
- Co-working spaces and data centres will be permitted to support innovation, start-ups and emerging economic activities.



### Preserving Delhi's Heritage

- Around 1,500 heritage assets will be conserved, for which Cultural Resource Management Plans will be prepared.
- Adaptive reuse of heritage buildings will be facilitated for uses such as hotels, museums, offices, libraries and cultural activities, while preserving their historic character.
- A Heritage Incentive of 50 TDR has been introduced for the first time.

### Promoting Green-Blue Delhi

- Protection, conservation and ecological restoration of nearly 1,700 hectares of the River Yamuna floodplains will be undertaken through 13 major restoration projects.
- A 52-km cycle track will be developed along the Yamuna floodplain.

### Narela as an Education Hub

Narela is envisaged as a world-class education hub, with 138 hectares of land reserved for the development of universities, including both public and private institutions.

### Dwarka as a New Investment Hub

Dwarka will be developed as Delhi's international gateway with world-class infrastructure and future-ready industries, including IT, start-ups, data centres and industrial parks.



### Strengthening Mobility

- A Unified Metropolitan Transport Authority is proposed as a single authority for planning, development, implementation and enforcement of policies for an integrated metropolitan transport system.
- Multi-modal transit hubs will be developed to provide seamless connectivity between Metro, RRTS, buses, intermediate public transport, walking and cycling.
- Development of UER-I, UER-II and UER-III will strengthen intra-city and inter-state connectivity. UER-II is already providing faster connectivity to several parts of Delhi.
- A Unified Parking Planning Framework will support integrated planning, management and regulation of parking.

### Ease of Doing Business

- Online approvals and streamlined processes will improve Ease of Doing Business and Ease of Living.
- Regulatory simplification will reduce the number of use premises from 133 to 45.
- A negative-list approach for residential, commercial and industrial use zones has been incorporated, allowing greater flexibility in permissible activities.

### Redevelopment Strategy

- Plot-based redevelopment will be encouraged by waiving the existing area-level requirement of 4 hectares.
- Commercial redevelopment will be promoted through higher FAR incentives and reduced minimum plot sizes, with the minimum plot size reduced to 1,000 sq. m.

### Regularisation of Unauthorised Colonies

- Residential buildings in 1,511 unauthorised colonies will be eligible for regularisation on an "as is where is" basis.
- No layout plans will be required, simplifying the regularisation process.
- The provisions are expected to provide greater property ownership security to around 45 lakh residents.



### A City for All : Vibrant, Inclusive and Age-Friendly Delhi

MPD-2047 promotes a safe, vibrant and inclusive 24x7 city with planned cultural circuits and improved urban amenities, creating a more liveable environment for residents across all age groups.

### Infrastructure: Building Tomorrow's Delhi

- Expansion of Sewage Treatment Plants (STPs) and sewerage infrastructure will improve water quality and support the rejuvenation of the Yamuna.
- Net Zero development will be promoted through energy-efficient buildings and low-carbon urban planning.
- Rooftop solar, rainwater harvesting, water recycling, waste-to-resource initiatives and green mobility will be encouraged.

### Technology-Driven Governance

GIS-based planning and digital platforms will support transparent, efficient and data-driven urban planning and governance.

### Park Connectors: Greener Delhi, Healthier Delhi

A Green Connect Network will improve access to recreational spaces and strengthen ecological connectivity.

Green cover will be expanded through urban forests, biodiversity parks, ecological corridors and indigenous plantations, contributing towards a greener, healthier and more sustainable Delhi.

### Core Capital Development

The Plan provides for strengthening Delhi's administrative and ceremonial core, including redevelopment of Kartavya Path to create a world-class public and cultural space.

The Yuge Yugeen Bharat National Museum, spread over approximately 1.25 lakh sq. m., will be developed as a landmark cultural institution.

### Low-Density Areas: Planned Growth, Protected Ecology

A planned and regulated framework is proposed for nearly 150 sq. km. of Low-Density Areas (LDA), covering areas along the peripheral villages of the NCT and 23 notified LDRA villages.

Planned development in the LDA will be supported by continuity of arterial roads from Land Pooling areas.

A uniform planning framework will allow residential, recreational, Public and Semi-Public (PSP) and commercial activities in the area, while ensuring planned growth and protection of ecological assets.

## DDA Authority Approves Master Plan for Delhi-2047, Key Policies and Infrastructure Proposals



The Delhi Development Authority (DDA), in its meeting chaired by the Hon'ble Lt. Governor of Delhi and Chairman, DDA, Shri Taranjit Singh Sandhu, on 12.08.2026, approved several significant proposals, including the Master Plan for Delhi-2047 (**MPD-2047**), which will guide the future growth and development of the National Capital.

The approved **MPD-2047** will now be forwarded to the Ministry of Housing and Urban Affairs, Government of India, for final approval and subsequent notification.

Other key decisions approved by the Authority include the Uniform Policy for Reconstruction and Redevelopment of Old DDA-built Two-Storey Units, Change of Land Use (CLU) for development of the Metro Depot for the Rithala-Kundli Corridor in Narela Sub-City, and amendments to the Unified Building Bye-Laws (UBBL)-2016 aimed at reducing compliance burden and improving Ease of Doing Business.

The meeting was attended by Shri N. Saravana Kumar, Vice Chairman, DDA, along with other members of the Authority.

### MPD-2047

Aligned with the Hon'ble Prime Minister's vision of Viksit Bharat 2047, the Authority has approved the Master Plan for Delhi-2047.

The preparation of MPD-2047 followed a progressive, multi-stage review and consultation process. To ensure that the Plan responds effectively to ground realities, detailed consultations were held on 15.07.2025 with key administrative and infrastructure agencies, including GNCTD, MCD, NDMC, DJB, DMRC, NCRTC, RWAs and other stakeholders.

With Delhi's population expected to grow significantly by 2047, MPD-2047 adopts an integrated approach covering housing, economic development, mobility, environmental sustainability, infrastructure, heritage conservation, urban regeneration and citizen-centric governance.



### Amendment to UBBL-2016

In line with the Government of India's deregulation initiatives, the Authority approved amendments to the Unified Building Bye-Laws (UBBL)-2016 to simplify the building plan approval process and reduce compliance burden.

The amendments seek to remove the prior requirement of obtaining No Objection Certificates (NOCs) from the Delhi Pollution Control Committee (DPCC), Chief Inspector of Factories (CIF), Delhi Jal Board (DJB) and Forest Department for obtaining building permits.

The reform is aimed at reducing procedural delays and facilitating faster project approvals, thereby improving Ease of Doing Business.

### Uniform Policy for Reconstruction and Redevelopment of Old DDA-built Two-Storey Units

Addressing a long-standing demand of residents and public representatives, the Authority approved a comprehensive policy for the reconstruction and redevelopment of old DDA-built two-storey dwelling units on individual plots in older housing schemes, such as Naraina Vihar, and its extension to all similarly placed schemes across Delhi.

Developed under MPD-1962, several old DDA housing schemes comprise two-storey built-up units on individual plots that are more than 50 years old and may require redevelopment. While vacant residential plots have established redevelopment provisions under prevailing MPD norms, built-up two-storey units did not have a uniform framework.

With this approval, such built-up two-storey units will receive redevelopment rights at par with vacant residential plots.

Reconstruction will be governed by plot size, prevailing MPD provisions, structural safety certification, Unified Building Bye-Laws, applicable FAR, ground coverage, height norms and fire safety requirements. Applicable conversion charges, betterment levy, scrutiny fees and other charges will also apply.



### Change of Land Use for Metro Depot — Rithala–Kundli Corridor

To facilitate the expansion of the Delhi Metro corridor in Narela and adjoining areas, the Authority approved Change of Land Use (CLU) of 19.63 hectares from 'Recreational' and 'Public & Semi-Public (PSP)' to 'Transportation' for development of a Metro Depot for the Rithala–Kundli Corridor in Narela Sub-City (Zone P-I).

The extension of the Delhi Metro Red Line from Rithala to Kundli is expected to significantly strengthen urban mobility and regional connectivity by connecting North-West Delhi, Rohini and Narela Sub-Cities with Haryana.

The project is expected to reduce travel time for daily commuters, support DDA's new residential projects and the proposed University Hub at Narela, and encourage growth in residential, hospitality, retail and service sectors.

Improved public transport connectivity will also contribute to regional economic development and help reduce vehicular emissions by providing a sustainable alternative to road-based transport.

The approved proposal will be forwarded to the Ministry of Housing and Urban Affairs, Government of India, for issuance of the final Gazette Notification.

### Other Key Proposals Approved

- **Village Roshanpura:** Change of land use of 7,978 sq. m. (1.97 acres) from 'Residential' to 'Public & Semi-Public' for construction of the Veterinary Council of India headquarters. A public notice will be issued inviting objections and suggestions.
- **Sarojini Nagar:** Change of land use of Plot 'Y', measuring 24,400 sq. m., from 'Transportation' (Rail Circulation) to 'Residential'. A public notice will be issued inviting objections and suggestions.
- **Copernicus Lane:** Change of land use of three plots-Bungalow Nos. 12, 14 and 16, measuring 8,494.35 sq. m., from 'Residential' to 'Public & Semi-Public' for Bharatiya Vidya Bhavan (BVB), to facilitate expansion of its higher education and research activities.
- **Industrial Areas:** Denotification of Mangolpuri Industrial Area, Phase I (Development Area No. 47) and Keshopur Industrial Area (Part of Development Area No. 51) to facilitate better maintenance and municipal functions.
- **Waste-to-Energy Plant, Gazipur:** Change of land use from 'Commercial (Freight Complex)' to 'Utility' for development of a Waste-to-Energy (WtE) Plant at Pocket-C, IFC, Gazipur, supporting cleaner and greener Delhi.
- **Compensatory Green:** Change of land use of 752.51 sq. m. (900 sq. yds.) at Pocket-B, IFC, Gazipur, from 'Public and Semi-Public (PS-1)' to 'Recreational' for compensatory green space.

### DDA Marks 80th Independence Day with Patriotic Fervour at Vikas Sadan



The Delhi Development Authority (DDA) celebrated the 80th Independence Day at Vikas Sadan with patriotic fervour, pride and a renewed commitment to nation-building.

On the occasion, Vice Chairman, DDA, Shri N. Saravana Kumar, hoisted the National Flag at Vikas Sadan in the presence of DDA officers and employees. The ceremony reflected the spirit of freedom, unity and national pride that defines the significance of Independence Day.

The DDA family came together to commemorate the occasion and reaffirm the values of unity, progress and collective responsibility towards building a stronger and developed India.



### LIST OF OFFICERS AND STAFFS RETIRED IN AUGUST 2026

| S. No. | Name /Father's/Husband's Name S/Shri/Smt.  | Designation & UID No.              | Place of posting                                     | Date of Birth | Date of Appointment |
|--------|--------------------------------------------|------------------------------------|------------------------------------------------------|---------------|---------------------|
| 1.     | K.C. Gandhi<br>S/o Sh. Dharam Chand        | Dy. Dir. (Min.)<br>UID No. 0103586 | O/o CCS<br>Vikas Sadan                               | 01.09.1966    | 10.08.1987          |
| 2.     | Smt. Laxmi Kumar<br>W/o Sh. Vinod Kumar    | Dy. Dir. (Arch)<br>UID No. 0603077 | Sr. Architect -(North Zone & Narela),<br>Vikas Minar | 11.08.1966    | 01.11.1989          |
| 3.     | Raj Kumar<br>S/o Sh. Charanjit Lal         | PS<br>UID No-0401011               | CCS,<br>Vikas Sadan                                  | 25.08.1966    | 18.05.1989          |
| 4.     | Smt. Meenu Sethi<br>W/o Sh. Rakesh Sethi   | PS<br>UID No. 0202316              | Sr. Archt. (Socio Cultural), Vikas Minar             | 27.08.1966    | 08.05.1987          |
| 5.     | Smt. Renu Saxena<br>W/o Sh. Deepak Saxena  | PS<br>UID No. 2513081              | CE/NZ, Vikas Minar                                   | 28.08.1966    | 09.09.1987          |
| 6.     | Smt. Rita Jain<br>W/o Sh. Vinay Kumar Jain | PS<br>UID No. 0605196              | Sr. Arch. (Urban Parks & DUHF),<br>Vikas Minar       | 14.08.1966    | 15.04.1985          |
| 7.     | Dal Bahadur<br>S/o Sh. Rudra Bahadur       | P.O. (R)<br>UID No. 5305009        | ELD-6                                                | 26.08.1966    | 24.09.1997          |
| 8.     | Sanjeev Kumar<br>S/o Late Sh. Rajpal Singh | S/G (R)<br>UID No. 1906083         | Yamuna Sports Complex                                | 02.08.1966    | 08.10.2010          |





**DELHI DEVELOPMENT AUTHORITY**

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