Carpet Area

LAND GUIDE
NOVEMBER 2026



● 47 border villages ○ 23 earlier LDRA villages

DELHI MASTER PLAN 2047

Delhi's edge has a *new rulebook.*

The Low Density Area, first proposed as the Green Development Area (GDA): the full village list, what you can build, and what to check before you buy.

THE SHORT VERSION

The change in *five numbers*

2026

MPD-2047 in force from 20 August

Notified in the Official Gazette on 20 August 2026.

70

villages in the Low Density Area

47 border villages along Delhi's edge, plus the 23 villages that were already Low Density Residential Areas (LDRA).

1 ha

minimum plot, for every use

10,000 sq m, about 2.47 acres.

18 m

minimum road width

The plot must touch a road with at least an 18 m right of way.

5

permitted uses

Residential, institutional, recreational, warehousing, and commercial or logistics.

GDA or LDA?

At draft approval in August 2026 it was reported as the **GDA (Green Development Area) framework**. The notified plan calls it the **Low Density Area (LDA)**, Clause 4.4. The rules changed too: the 2021 GDA proposal started at 600 sq m plots, while the notified plan sets one minimum of 10,000 sq m.

Source: DDA, FAQs on MPD-2047; DDA public notice, 24 Feb 2021; The Tribune, 14 Aug 2026.

HOW WE GOT HERE

From green belt to *LDA*

BEFORE MPD-2047

A green belt, and 23 LDRA villages

A one-village-deep green belt ran along Delhi's border, with new homes and shops restricted in 47 of its villages. Separately, 23 villages across South, South West and North Delhi were Low Density Residential Areas.

24 FEBRUARY 2021

DDA proposes the GDA policy

Public objections invited on a Green Development Area policy, with plot grades of 600, 4,000 and 10,000 sq m. The draft MPD-2041 of 2021 also proposed GDA for green belt villages.

AUGUST 2026

DDA approves the draft MPD-2047

Reported as a GDA framework covering about 70 peripheral villages: 47 that were restricted and 23 that were not.

20 AUGUST 2026

MPD-2047 notified

The Low Density Area takes effect: a 1 hectare minimum plot, five permitted uses, and no land pooling.

Source: DDA, FAQs on MPD-2047; DDA public notice, 24 Feb 2021; draft MPD-2041 (PRS); The Tribune, 14 Aug 2026.

WHAT YOU CAN BUILD

What *one hectare* can hold

Every use needs at least 10,000 sq m on a road at least 18 m wide. This is the most each use allows on exactly that much land.

Institutional

12,000 sq m 1,29,167 sq ft

FAR **120** · Ground coverage **40%** · Maximum height **18 m**

Warehousing

10,000 sq m 1,07,639 sq ft

FAR **100** · Ground coverage **70%** · Maximum height **12 m**

Commercial and logistics

6,000 sq m 64,583 sq ft

FAR **60** · Ground coverage **30%** · Maximum height **15 m**

Recreational

3,000 sq m 32,292 sq ft

FAR **30** · Ground coverage **20%** · Maximum height **15 m**

Residential

1,000 sq m 10,764 sq ft

FAR **10** · Ground coverage **15%** · Maximum height **10 m**

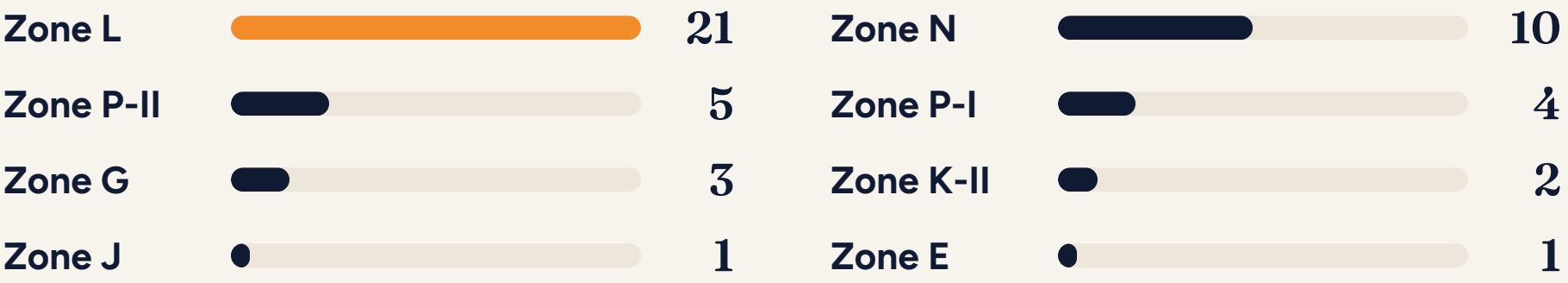
HOMES	At least 50% of the plot stays green; 30% of that under tree canopy.
BIG PLOTS	Above 1 ha, plan a 12 m internal road; land given up still earns FAR.
NARROW ROAD	Owners give land to widen it, and keep FAR on the original plot area.

Built-up area = plot area × FAR ÷ 100 (FAR is a percentage). Maximums only. Source: DDA, FAQs on MPD-2047; sq ft calculated by Carpet Area.

THE VILLAGE LIST · PART 1

47 border villages, *by zone*

The one-village-deep belt along Delhi's border. Where a village is marked PART, only part of it is in the Low Density Area.



Zone L West Delhi-III

21 VILLAGES

- Badusarai
- Bakaragarh
- Deorala
- Dhansa
- Ghalibpur
- ● Ghumanhera
- Isapur
- Jainpur
- Jharoda Kalan PART
- ● Jhatikara
- Kair
- Kanganheri
- Mitraon PART
- Mundhela Kalan
- Mundhela Khurd
- Nanakheri
- Raghopur
- Rauta
- Shikarpur
- Surekhpur PART
- Tikri Kalan PART

● Featured in our video

Source: MPD-2047, Annexure 17 (as reproduced by DelhiMasterPlan2047.com). Zone names: DDA planning zones.

THE VILLAGE LIST · PART 1, CONTINUED

26 more border villages

Zone N
North West Delhi-III

10 VILLAGES

- Auchandi
- Chatesar
- Garhi Rindhala
- Hareoli
- Jaunti
- Khor Punjab
- Mungeshpur
- Nizampur-Rashidpur
- Qutabgarh
- Tikri Kalan PART

Zone P-II
North Delhi

5 VILLAGES

- Hamidpur
- Jhangola
- Palla
- Singhu
- Tajpur Kalan

Zone P-I
Narela

4 VILLAGES

- Bakaner
- Ghoga
- Lampur
- Mamurpur

Zone G
West Delhi-I

3 VILLAGES

- Bijwasan PART
- Kapashera
- Salahpur

Zone K-II
Dwarka

2 VILLAGES

- Bamnoli PART
- Bijwasan PART

Zone J
South Delhi-II

1 VILLAGE

- Rajokri PART

Zone E
Trans Yamuna

1 VILLAGE

- Mandoli

Source: MPD-2047, Annexure 17 (as reproduced by DelhiMasterPlan2047.com). Zone names: DDA planning zones.

THE VILLAGE LIST · PART 2

23 earlier *LDRA villages*

These were Low Density Residential Areas under the previous plan. MPD-2047 brings them into the Low Density Area.

01	Sayurpur *	09	Jounapur	17	Rangpuri
02	Satbari *	10	Chandan Hula	18	Holambi Khurd
03	Chattarpur *	11	Gadaipur	19	Bakoli
04	Khanpur *	12	Sultanpur	20	Bakatawarpur
05	Devli *	13	Mehrauli	21	Hiranki
06	Bhatti	14	Rajokri	22	Bijwasan
07	Fatehpur Beri	15	Samalkha	23	Bamnoli
08	Asola	16	Ghitorni		

* Subject to stipulations from the Authority arising from Supreme Court orders.

Why 70 entries but 65 villages? Bijwasan, Bamnoli and Rajokri are in both lists, and Bijwasan and Tikri Kalan each appear under two zones, because different parts of them fall in different zones or categories. Spellings follow the plan where known; local spellings vary (Chattarpur is Chhatarpur, Ghumanhera is Ghummanhera).

Source: MPD-2047, Annexure 17 (as reproduced by DelhiMasterPlan2047.com); DDA, FAQs on MPD-2047 (23 LDRA villages).

BEFORE YOU BUY, SELL OR BUILD

Seven checks *to run first*

1

Find your village, and check for “Part”

If your village is marked Part, only some of its land is covered.

2

Confirm the land use for your khasra

Check the MPD-2047 land use plan and the zonal plan, and get it confirmed by DDA before you rely on it.

3

Measure against the 1 hectare minimum

Every permitted use needs at least 10,000 sq m (about 2.47 acres).

4

Check the road

You need at least an 18 m right of way. If the road is narrower, owners along it give land to widen it.

5

Rule out the exclusions

The plan carves out land such as Lal Dora and extended Lal Dora, notified Ridge or forest, protected monument areas and Master Plan road alignments.

6

Know what happens to existing buildings

Sanctioned construction can continue. Unsanctioned construction may be regularised under Clause 4.4.3, with penalties and charges.

7

Don’t price it as land pooling

Low Density Area land is outside the Land Pooling Policy. If it is sold to you as pooling land, ask why.

Source: DDA, FAQs on MPD-2047; MPD-2047 Clause 4.4 exclusions as reported by DelhiMasterPlan2047.com.

SOURCES AND NOTES

Where the *facts* come from

01 **Delhi Development Authority, FAQs on MPD-2047**

The Low Density Area definition, the 23 LDRA villages, all development norms, and the date in force (20.08.2026).

www.dda.gov.in/sites/default/files/notice/faqs_on_mpd-2047.pdf

02 **Delhi Development Authority, Master Plan for Delhi 2047, Gazette notification (English)**

The primary text: Clause 4.4 and Annexure 17. Use it to verify any village before a transaction.

dda.gov.in/sites/default/files/planning%20files/mpd-2047_gazette_english.pdf

03 **DelhiMasterPlan2047.com, Low Density Area Delhi (MPD-2047)**

Independent land advisory site. Our village names and zones come from its reproduction of Annexure 17, as we could not open the Gazette directly. Counts match DDA and press figures; the 23 LDRA names match an earlier published list.

www.delhimasterplan2047.com/low-density-area-delhi.html

04 **Delhi Development Authority, Public Notice on the Green Development Area policy, 24 February 2021**

The 2021 GDA proposal and its three plot grades.

dda.gov.in/sites/default/files/whats-new/DDA_ENG_Public-Notice_GDA24022021.pdf

05 **The Tribune, “70 Delhi villages open for commerce”, 14 August 2026**

The 47 restricted and 23 unrestricted villages, and the GDA framework at draft approval. See also its MPD-2047 explainer of the same date.

www.tribuneindia.com/news/delhi/70-delhi-villages-open-for-commerce/

06 **PRS Legislative Research, Draft Master Plan for Delhi 2041 (2021)**

The earlier GDA proposal for green belt villages.

PRSINDIA.org/files/parliamentry-announcement/2021-07-23/Master%20Plan%20for%20Delhi%202041.pdf

PLEASE NOTE

This guide summarises public documents for general information, as of 12 November 2026. It is not legal advice. Village lists, land use and permissions can change, and coverage is decided khasra by khasra. Verify with DDA and the revenue records before any transaction.

Carpet Area

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