PROPERTY NIVESH RESEARCH · RESEARCH REPORT · Q3 2026 EDITION

Rohini Infrastructure Impact Report, Q3 2026

The Rithala to Narela to Nathupur metro line, approved on 6 December 2024, will bring stations named after Rohini Sectors 25, 26, 31, 32, 34, 35 and 36. By October 2026 it was still in tendering. On our plot price figures, sectors with a planned station have not yet pulled away from the rest: since 2024 they rose 19%, against 28% for the others. Property Nivesh Research sets the projects against every sector.

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Summary

Three projects shape Rohini’s newer sectors. The Rithala to Narela to Nathupur line of Delhi Metro Phase IV will extend the Red Line north from Rithala, with 7 stations named after Rohini sectors. UER-II, Delhi’s new outer ring road, opened its Alipur to Dichaon Kalan stretch on 17 August 2025. The Magenta Line extension to Majlis Park opened on 8 March 2026, serving older Rohini.

This report asks whether plot prices already reflect the new metro line. We compare the sectors that will get a station with those that will not, using our estimates of the typical asking price per square metre for a DDA plot.

Disclaimer: For information only. Project dates are from official releases and stated in our words; plot prices are Property Nivesh Research estimates from asking prices, not registered sale prices. No price effect of the metro line is claimed. Not investment advice; no forecasts; no recommendation to buy or sell any property.

The answer, so far, is no clear sign. From 2021 to 2026, sectors with a planned station rose 87% in the middle and the others 53%. Since 2024, the year the line was approved, the figures were 19% and 28%. With only a few priced sectors on each side, these numbers cannot show an effect either way. The line is not yet being built.

Nothing here is a forecast or advice to buy or sell.

Key findings

Each finding stands on its own and may be quoted with credit to Property Nivesh Research. Link one with its anchor (#finding-1, #finding-2 ...).

1. The Union Cabinet approved the Rithala to Narela to Nathupur line on 6 December 2024: 26.463 km, ₹6,230 crore and 21 new stations, with four years set for the work. Stations are named after Rohini Sectors 25, 26, 31, 32, 34, 35 and 36.

2. By October 2026 the line was still in tendering: bids for the Rohini civil package were opened in October 2026 and no construction start had been announced. The foundation stone was laid on 5 January 2025.

3. UER-II's Alipur to Dichaon Kalan stretch opened on 17 August 2025, giving the newer Rohini sectors a direct outer ring road. The Magenta Line extension to Majlis Park opened on 8 March 2026 but serves older Rohini, not Sectors 24 to 41.

4. From 2021 to 2026, priced sectors with a planned station rose 87% in the middle (Sector 34 +87%, Sector 35 +124% and Sector 36 +31%), and those without one 53% (Sector 24 +16%, Sector 29 +58%, Sector 30 +187% and Sector 37 +49%).

5. Since 2024, sectors with a planned station rose 19% (Sector 34 +30% and Sector 36 +7%), against 28% for the others (Sector 29 +12% and Sector 30 +45%).

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6 With 3 priced station sectors and 4 others, the comparison is too small to separate the metro from other causes, such as a sector's age, its plot sizes and how built up it is.

7 Sector 24, an older sector with no Phase IV station of its own, remains the dearest at ₹3,50,000 per sq m. In the middle sector the price is ₹2,10,500.

Key numbers

ROHINI SECTORS WITH A PLANNED PHASE IV STATION

7

Sectors 25, 26, 31, 32, 34, 35 and 36

LINE APPROVED

6 December 2024

still in tendering in October 2026

CHANGE SINCE 2024, STATION SECTORS

19%

middle of 2 priced sectors

CHANGE SINCE 2024, OTHER SECTORS

28%

middle of 2 priced sectors

UER-II STRETCH OPENED

17 August 2025

Alipur to Dichaon Kalan

The projects and where they stand

- **Metro Phase IV.** The Union Cabinet approved this 26.463 km elevated extension of the Red Line on 6 December 2024, at ₹6,230 crore, with 21 new stations. Seven are named after Rohini sectors: 25, 26, 31, 32, 34, 35 and 36. The approval set four years from sanction. By 31 October 2026 the line was still in tendering: bids for the

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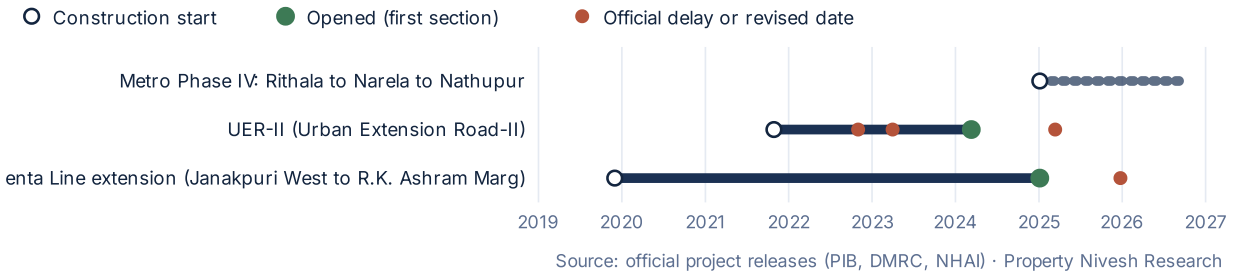
Rohini civil package (about 11.3 km and 10 stations) were opened on 13 October 2026, and no construction start had been announced.

- **UER-II.** The Alipur to Dichaon Kalan stretch of UER-II, Delhi's new outer ring road, opened on 17 August 2025. It runs past the newer Rohini sectors, with a crossing at Bawana Road near Sectors 35 and 36.
- **The Red Line today.** Rithala, the Red Line's end station since 2004, is the nearest working metro station for most of Sectors 24 to 37 today. The Phase IV line starts from it.
- **Local projects.** DDA opened an 8 hectare sports complex in Sector 33 on 1 October 2026. The foundation stone of a new Ayurveda research campus with a 100-bed hospital in Sector 28 was laid on 5 January 2025. In 2026 DDA tendered drains and internal roads for about 400 hectares of Phase IV and V land in Sectors 27 and 28, a sign that parts of these sectors are still being developed.

The timeline shows each project from its start to its first opening. The Phase IV line has an approval and a foundation stone, but no construction start yet.

Metro and road projects around Rohini's newer sectors: from approval to opening

Each bar runs from the official construction start (or the foundation stone, or the approval where neither is recorded) to the first opening; a dotted bar is not yet open. Red dots are official delay statements or revised target dates.



Source: official project releases (PIB, DMRC, NHAI) · Property Nivesh Research

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Sectors with and without a planned station

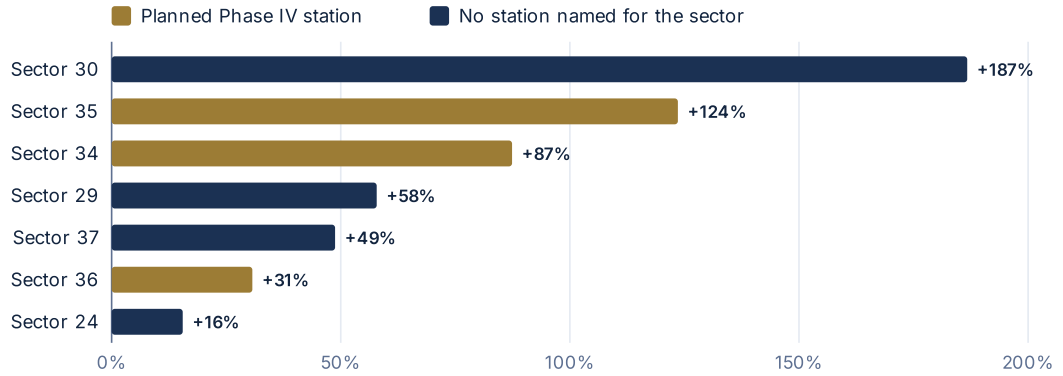
The cabinet approval names seven stations after Rohini sectors: 25, 26, 31, 32, 34, 35 and 36. Of these, our research prices Sectors 34, 35 and 36; the others have too few listings or no DDA plot market. Among the sectors without a station named for them, we price Sectors 24, 28, 29, 30 and 37.

- **2021 to 2026.** Sectors with a planned station rose more: a middle rise of 87%, against 53% for the others. Station sectors: Sector 34 +87%, Sector 35 +124% and Sector 36 +31%. Others: Sector 24 +16%, Sector 29 +58%, Sector 30 +187% and Sector 37 +49%.
- **2024 to 2026, after the approval.** Sectors with a planned station rose less: a middle rise of 19%, against 28% for the others. Station sectors: Sector 34 +30% and Sector 36 +7%. Others: Sector 29 +12% and Sector 30 +45%. Sectors whose 2024 or 2026 figure is estimated or a range are left out.

A station named after a sector does not mean every plot in it is close to the station, and the stations will not open for some years. We give no distances, because no official source states them.

Rohini plot prices, 2021 to 2026: sectors with and without a planned metro station

Change in our figure per sq m for priced sectors with a clear figure in both years. Gold: sectors with a Phase IV station named after them in the 6 December 2024 approval. Too few sectors on each side to read as an effect.

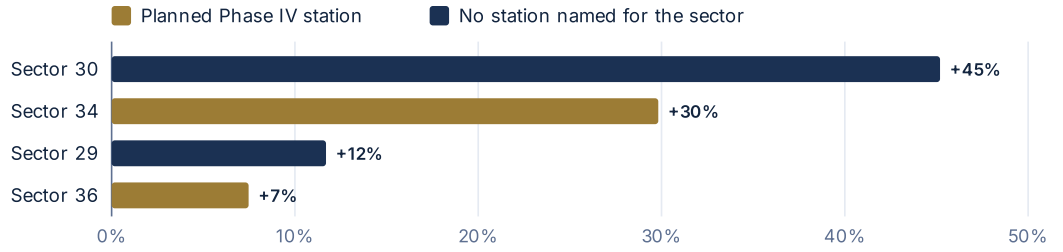


Source: Property Nivesh plot price research; analysis: Property Nivesh Research

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Since the metro approval: change in Rohini plot prices, 2024 to 2026

Change in our figure per sq m from 2024 (the year the line was approved, in December) to the year to date, for priced sectors with a clear figure in both years. Gold: a planned Phase IV station.



Source: Property Nivesh plot price research; analysis: Property Nivesh Research

What else moves Rohini plot prices

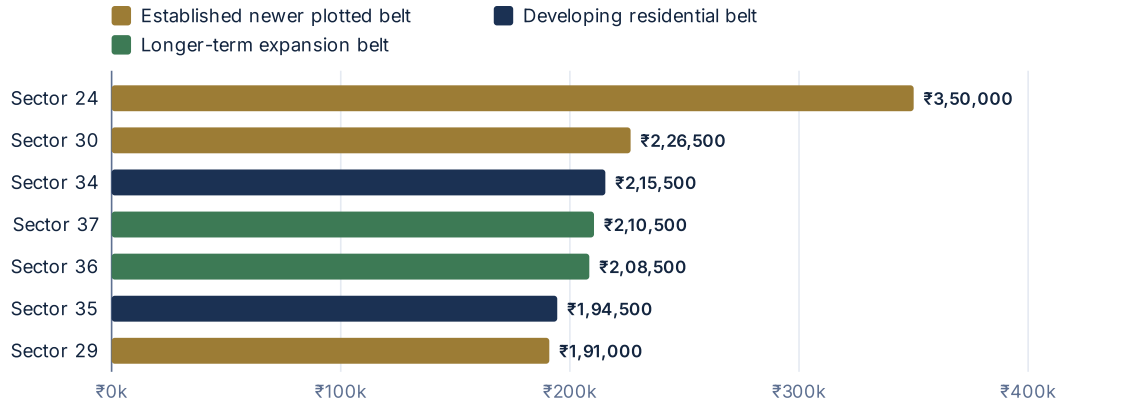
Prices differ more by sector age than by metro plans. Sector 24, an older Phase III sector, asks ₹3,50,000 per sq m, while the newer priced sectors sit between ₹1,91,000 and about ₹2,26,500. A sector's mix of plot sizes matters too: in several sectors, 60 sq m plots ask more per sq m than 26 or 32 sq m plots.

The pace of building also matters. Parts of Sectors 27, 28, 31 and 32 were still being developed in 2026, and Sectors 39 to 41 have no DDA plot market yet. Where there are few listings, we show a range and no trend.

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Rohini plot prices by sector, 2026 to date: our figure per sq m

Property Nivesh estimates of the typical asking price of a DDA residential plot, per square metre. Sectors with a clear 2026 figure, coloured by belt. Sectors with few listings, too few or no DDA plot market are in the table.



Source: Property Nivesh plot price research; analysis: Property Nivesh Research

What a buyer should check

- **Station plans can change.** Names and positions in the approval may change at the tender and design stage. Check the latest station list before paying a premium for one.
- **Lease or freehold.** DDA stopped taking new leasehold-to-freehold conversion applications from 2 January 2026. On 28 September 2026 the Delhi High Court told DDA to decide 1,373 pending applications within two months.
- **Title.** Since the Supreme Court's 2011 Suraj Lamp ruling, a GPA, agreement to sell or will does not pass ownership. Buy only through a registered sale deed.
- **Plans.** The Master Plan for Delhi 2041 was never notified. DDA approved a new draft, the Master Plan for Delhi 2047, on 12 August 2026 and sent it to the Union housing ministry.

Our Rohini plot price report gives every sector and size.

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Method and limits

Project dates come from official releases (PIB, DMRC, NHAI) in our infrastructure tracker, with the latest status from tenders and news reports, in our words. Plot prices are Property Nivesh estimates of the typical asking price per sq m for a DDA plot in each sector and year. A change uses only clean figures at both ends: not estimated and not a range.

A "station sector" is one with a Phase IV station named after it in the 6 December 2024 approval. With so few priced sectors, we compare middles and list every sector; we do not claim an effect.

Data tables

Infrastructure serving Rohini Sectors 24 to 41

Status as of 31 October 2026, in our words, from official releases, DDA tenders and news reports.

Project	Status	What it is and when
Delhi Metro Phase IV: Rithala to Narela to Nathupur (Kundli)	In tendering	The Union Cabinet approved this 26.463 km elevated extension of the Red Line on 6 December 2024, at ₹6,230 crore, with 21 new stations. Seven are named after Rohini sectors: 25, 26, 31, 32, 34, 35 and 36. The approval set four years from sanction. By 31 October 2026 the line was still in tendering: bids for the Rohini civil package (about 11.3 km and 10 stations) were opened on 13 October 2026, and no construction start had been announced.
Urban Extension Road-II (UER-II)	Open	The Alipur to Dichaon Kalan stretch of UER-II, Delhi's new outer ring road, opened on 17 August 2025. It runs past the newer Rohini sectors, with a crossing at Bawana Road near Sectors 35 and 36.
Red Line, Rithala station	Open	Rithala, the Red Line's end station since 2004, is the nearest working metro station for most of Sectors 24 to 37 today. The Phase IV line starts from it.
DDA Sports Complex, Sector 33	Open	DDA opened an 8 hectare sports complex in Sector 33 on 1 October 2026.
Central Ayurveda Research Institute campus, Sector 28	Under construction	The foundation stone of a new Ayurveda research campus with a 100-bed hospital in Sector 28 was laid on 5 January 2025.
DDA land development, Sectors 27 and 28	Tendered	In 2026 DDA tendered drains and internal roads for about 400 hectares of Phase IV and V land in Sectors 27 and 28, a sign that parts of these sectors are still being developed.

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Rohini sectors, their planned metro station and their plot prices

Planned station: a Phase IV station named after the sector in the 6 December 2024 approval. Prices: Property Nivesh estimates per sq m; changes use clean figures (not estimated, not a range) at both ends.

Sector	Planned station	Status	Price per sq m, 2026	Change 2021 to 2026	Change 2024 to 2026
Sector 24	no	Priced	₹3,50,000	+16%	none
Sector 25	yes	Few listings (range only)	₹2,11,500 to ₹2,15,500	none	none
Sector 26	yes	Too few listings to price	none	none	none
Sector 27	no	Few listings (range only)	₹1,06,000 to ₹1,70,000	none	none
Sector 28	no	Priced	₹1,83,000 to ₹3,35,500	none	none
Sector 29	no	Priced	₹1,91,000	+58%	+12%
Sector 30	no	Priced	₹2,26,500	+187%	+45%
Sector 31	yes	No DDA plot market	none	none	none
Sector 32	yes	Too few listings to price	none	none	none
Sector 34	yes	Priced	₹2,15,500	+87%	+30%
Sector 35	yes	Priced	₹1,94,500	+124%	none
Sector 36	yes	Priced	₹2,08,500	+31%	+7%
Sector 37	no	Priced	₹2,10,500	+49%	none
Sector 38	no	Too few listings to price	none	none	none
Sector 39	no	No DDA plot market	none	none	none
Sector 40	no	No DDA plot market	none	none	none
Sector 41	no	No DDA plot market	none	none	none

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Official milestones of the projects serving Rohini

From official releases (PIB, DMRC, NHAI) in our infrastructure tracker. A target date is the date the release gave at the time.

Project	Date	Milestone	Section	Target
Metro Phase IV: Rithala to Narela to Nathupur	11 July 2023	Announced		
Metro Phase IV: Rithala to Narela to Nathupur	6 December 2024	Approved		target January 2029
Metro Phase IV: Rithala to Narela to Nathupur	5 January 2025	Foundation stone		
UER-II (Urban Extension Road-II)	28 October 2021	Construction start	Packages I–III (main line NH-344M, Bakoli to Dwarka Sector 24)	
UER-II (Urban Extension Road-II)	1 November 2022	Target date revised		target November 2023
UER-II (Urban Extension Road-II)	1 April 2023	Target date revised		target March 2024
UER-II (Urban Extension Road-II)	11 March 2024	Section opened	Package 3: Nangloi–Najafgarh Road to Dwarka Sector 24 (9.6 km)	
UER-II (Urban Extension Road-II)	13 March 2025	Target date revised	PKG-1 & 2 (36.74 km)	target June 2025
UER-II (Urban Extension Road-II)	17 August 2025	Opened	Alipur to Dichaon Kalan stretch with new links (spurs) to Bahadurgarh and Sonipat (Rs ~5,580 crore)	
Magenta Line extension (Janakpuri West to R.K. Ashram Marg)	7 March 2019	Approved		
Magenta Line extension (Janakpuri West to R.K. Ashram Marg)	1 December 2019	Construction start		
Magenta Line extension (Janakpuri West to R.K. Ashram Marg)	4 January 2025	Target date revised		target January 2026
Magenta Line extension (Janakpuri West to R.K. Ashram Marg)	5 January 2025	Section opened	Janakpuri West – Krishna Park Extension (1 new station)	
Magenta Line extension (Janakpuri West to R.K. Ashram Marg)	24 December 2025	Target date revised		target December 2026
Magenta Line extension (Janakpuri West to R.K. Ashram Marg)	8 March 2026	Section opened	Deepali Chowk – Majlis Park (~9.9 km)	

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Methodology

Data. Official milestones of the Rithala to Narela to Nathupur metro line, UER-II and the Magenta Line extension (Press Information Bureau, Delhi Metro Rail Corporation, National Highways Authority of India), with the latest status in our words from DDA and DMRC tenders and news reports; Property Nivesh Research plot price estimates per square metre for Rohini Sectors 24 to 41, 2021 to 2026.

Measures. Station sector: a Phase IV station named after the sector in the cabinet approval. Change: between two years where both figures are clean (not estimated, not a range). Middle: the median across sectors.

What we do not claim. Any price effect of the metro line, station distances, or opening dates beyond what official sources state.

How we collect, check and publish research data: Property Nivesh research methodology.

Data sources

- Press Information Bureau: Union Cabinet approval of the Rithala to Narela to Nathupur corridor (6 December 2024) and the foundation stone (5 January 2025); UER-II openings.
- Delhi Metro Rail Corporation: project releases and tenders for the Phase IV corridors.
- National Highways Authority of India: UER-II project details.
- Property Nivesh Research: plot price research for Rohini Sectors 24 to 41, 2021 to October 2026.

Limitations

- Only a few priced sectors fall on each side of the comparison; no effect is claimed.
- The metro line is not built; prices may move when work starts or stations open.
- Our plot figures are asking prices, not registered sale prices.
- Station names come from the 2024 approval and may change.

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- We give no distances to stations, as no official source states them.

Frequently asked questions

Which Rohini sectors will get a Phase IV metro station?

The cabinet approval of 6 December 2024 names stations after Rohini Sectors 25, 26, 31, 32, 34, 35 and 36, plus Barwala. Names can change at the design stage.

When will the Rithala to Narela metro open?

The approval set four years for the work, but by October 2026 the line was still in tendering and construction had not started. No firm opening date has been announced.

Has the metro raised plot prices in Rohini?

Not clearly, so far. Since 2024, sectors with a planned station rose 19% in the middle and the others 28%. With few priced sectors on each side, that cannot show an effect either way.

Is UER-II open near Rohini?

Yes. The Alipur to Dichaon Kalan stretch of UER-II opened on 17 August 2025, running past Rohini's newer sectors.

What is the plot price in Rohini's metro sectors?

On our 2026 figures, a DDA plot in a middle sector of Rohini Sectors 24 to 41 asks about ₹2,10,500 per sq m. See the Rohini plot price report for each sector.

Cite this research

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REFERENCE (APA STYLE)

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Property Nivesh Research Team. (2026). Rohini Infrastructure Impact Report, Q3
2026. PropertyNivesh.in. https://propertynivesh.in/research/infrastructure-
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impact-reports/rohini
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SOURCE LINE

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Source: Property Nivesh Research analysis of official project milestones (PIB, DMRC, NHAI) and our Rohini plot price estimates, 2021 to 2026 — “Rohini Infrastructure Impact Report, Q3 2026” (updated 31 October 2026), https://propertynivesh.in/research/infrastructure-impact-reports/rohini
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HTML LINK

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<a href="https://propertynivesh.in/research/infrastructure-impact-reports/rohini">Rohini Infrastructure Impact Report, Q3 2026 — PropertyNivesh.in Research</a>
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This research describes official historical data. It is not investment advice, does not forecast prices and does not recommend buying or selling any property. Government circle rates are minimum values for stamp duty, not market prices. See our methodology, editorial standards and disclaimer.

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