PROPERTY NIVESH RESEARCH · RESEARCH REPORT · Q3 2026 EDITION

Rohini Plot Price Report, Q3 2026: Sectors 24 to 41, 2021 to 2026

On our figures, a DDA residential plot in a middle sector of Rohini's Sectors 24 to 41 asks about ₹2,10,500 per sq m in 2026, from ₹1,91,000 in Sector 29 to ₹3,50,000 in Sector 24. Across the 7 sectors we can follow from 2021, the middle rise was 58%. Property Nivesh Research covers all 17 sectors, with plot sizes and costs.

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Summary

Rohini's newer sectors, from 24 to 41, hold DDA plots allotted under its 1981 Rohini Residential Scheme, many of them in draws from 2004 to 2018. Owners now resell them on the open market. This report follows that market sector by sector. Our figures are Property Nivesh estimates of the typical asking price per square metre for a vacant or land-value DDA plot, for each year from 2021 to 2026. 2026 figures are for the year to October 2026.

In 2026, a plot in a middle sector asks about ₹2,10,500 per sq m, or ₹1,76,000 per gaj. Sector 24 is the dearest at ₹3,50,000, and Sector 29 the lowest we price at ₹1,91,000.

Disclaimer: For information only. Plot prices are Property Nivesh Research estimates from asking prices, not registered sale prices; estimated years are labelled "about" and figures from few listings are shown as ranges. Delhi's circle rates are described by category only. Not investment advice; no forecasts; no recommendation to buy or sell any property.

Prices rose in all 7 sectors with a clear figure in both 2021 and 2026, and the middle rise was 58%.

We group the sectors in three belts: an established belt (Sectors 24, 25, 28, 29 and 30), a developing belt (Sectors 26, 27, 31, 32, 34 and 35) and a longer-term expansion belt (Sectors 36, 37, 38, 39, 40 and 41). Not every sector has a plot market. Sectors 31, 39, 40 and 41 have no DDA plot market, and Sectors 26, 32 and 38 have too few listings to price.

The report also sets out the plot sizes DDA sold in Rohini and what a plot of 26 to 120 sq m costs at today's rates. 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. A DDA plot in a middle sector of Rohini Sectors 24 to 41 asks about ₹2,10,500 per sq m (₹1,76,000 per gaj) in 2026, across the 7 sectors with a clear figure.

2. Sector 24 is the dearest sector at ₹3,50,000 per sq m, followed by Sector 30 at ₹2,26,500. Sector 29 is the lowest we price, at ₹1,91,000.

3. From 2021 to 2026, prices rose in all 7 sectors with a clear figure at both ends. The middle rise was 58%, from 16% in Sector 24 to 187% in Sector 30.

4. Most of the rise came before 2024: the middle sector rose 44% from 2021 to 2024 (5 sectors with clean figures) and 21% from 2024 to 2026 (4 sectors).

5. In the established belt, a middle sector asks ₹2,26,500 per sq m; in the developing belt ₹2,05,000; and in the expansion belt ₹2,09,500. Outside Sector 24, the newer sectors ask much the same.

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6 At the middle rate, a 26 sq m plot costs about ₹55 lakh, a 32 sq m plot about ₹67 lakh and a 60 sq m plot about ₹1.26 crore, before stamp duty of 6% for a man or 4% for a woman plus 1% registration.

7 DDA's Rohini plot sizes are 26, 32, 48, 60 and 90 sq m, and later allotments were made only in 26 and 60 sq m. A 120 sq m plot is usually two 60s sold together; 40, 50 and 100 sq m are not DDA sizes.

8 DDA's own rate for its allottees in Phases IV and V is far below the market: in 2025-26 it is ₹17,445 per sq m for a 26 sq m plot and ₹37,131 for a 60 sq m plot (₹22 lakh for the plot), against about ₹1.25 crore on the resale market, 5.6 times as much. DDA's rates rose about 13% from 2022-23.

9 Sectors 31, 39, 40 and 41 have no DDA plot market, and Sectors 26, 32 and 38 have too few listings to price. Sectors 25 and 27 show only a range from a few listings.

Key numbers

MIDDLE PLOT PRICE, ROHINI SECTORS 24 TO 41, 2026

₹2,10,500

per sq m; ₹1,76,000 per gaj; 7 sectors

MIDDLE RISE SINCE 2021

58%

7 sectors with a clear figure at both ends

DEAREST SECTOR

₹3,50,000

Sector 24, per sq m

60 SQ M PLOT AT THE MIDDLE RATE

₹1.26 crore

before stamp duty and registration

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SECTORS IN THIS REPORT

17

8 priced

What this report measures

This report brings three kinds of data together.

- **Our plot price figures.** For each sector and year from 2021 to 2026, Property Nivesh Research estimates the typical asking price of a vacant or land-value DDA residential plot per square metre. 2026 figures are for the year to October 2026. The figures come from dated listings and price quotes we collected, so they are asking prices, not registered sale prices. Built houses and builder floors are left out.
- **Every sector from 24 to 41.** Its belt, its plot market and the plot sizes found there.
- **Plot sizes and costs.** The sizes DDA sold in Rohini, and what a plot of 26, 32, 40, 50, 60, 90, 100 or 120 sq m costs at our rates.

On units: Rohini plots are sold by the square metre, and dealers call a 60 sq m plot a "60 metre" plot. 1 sq m is 1.196 gaj (square yards), or 10.76 sq ft.

Plot prices by sector, 2026

In 2026, a plot in a middle sector asks about ₹2,10,500 per sq m. Sector 24 stands above the rest at ₹3,50,000; Sectors 24 and 25 are older Phase III sectors. Across the other priced sectors the figure sits in a narrow band, from ₹1,91,000 in Sector 29 upwards.

- **Sector 24** (established newer plotted belt): ₹3,50,000 per sq m in 2026, up 16% since 2021. DDA plots from the 1981 Rohini scheme in numbered pockets, almost all resold as freehold. Small plots are often sold in pairs.
- **Sector 28** (established newer plotted belt): ₹1,83,000 to ₹3,35,500 per sq m in 2026, +50% from 2021 to 2025. DDA plots from the 1981 scheme, mostly resold as

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freehold. Building was allowed in Block A from 2005.

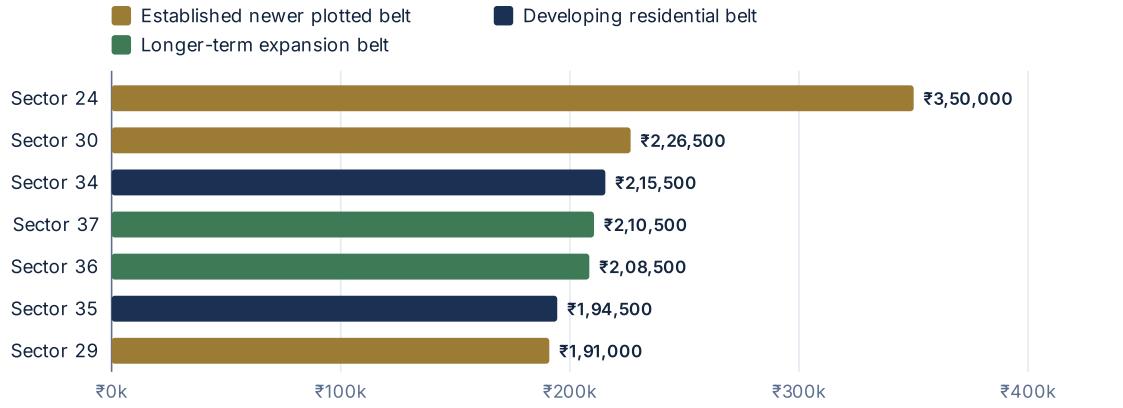
- **Sector 29** (established newer plotted belt): ₹1,91,000 per sq m in 2026, up 58% since 2021. DDA plots from the 1981 scheme in pockets A to D, mostly resold as freehold.
- **Sector 30** (established newer plotted belt): ₹2,26,500 per sq m in 2026, up 187% since 2021. DDA plots from the 1981 scheme in pockets A and C, mostly resold as freehold.
- **Sector 34** (developing residential belt): ₹2,15,500 per sq m in 2026, up 87% since 2021. DDA plots from the 1981 scheme. Its Part II pockets were held up for years by a land dispute with Barwala villagers. DDA flats stand here too.
- **Sector 35** (developing residential belt): ₹1,94,500 per sq m in 2026, up 124% since 2021. DDA plots from the 1981 scheme, traded since about 2021 after the same Barwala delay. DDA flats stand here too.
- **Sector 36** (longer-term expansion belt): ₹2,08,500 per sq m in 2026, up 31% since 2021. DDA plots from the 1981 scheme. Its first five plotted pockets hold 3,104 plots of 26, 32 and 60 sq m. The sector also has a heliport.
- **Sector 37** (longer-term expansion belt): ₹2,10,500 per sq m in 2026, up 49% since 2021. DDA plots from the 1981 scheme, allotted in draws in 2016 and 2018.

Sectors with only a few listings show a range: Sector 25 ₹2,11,500 to ₹2,15,500 and Sector 27 ₹1,06,000 to ₹1,70,000. A plot’s size, corner or park position and road width all move its price, so compare like with like.

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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

The yearly trend, 2021 to 2026

Across the sectors we price, the middle figure went from ₹1,18,000 per sq m in 2021 (8 sectors) to ₹2,10,500 in 2026 (7 sectors). Each sector's own change is the fairer measure, because the mix of sectors changes from year to year.

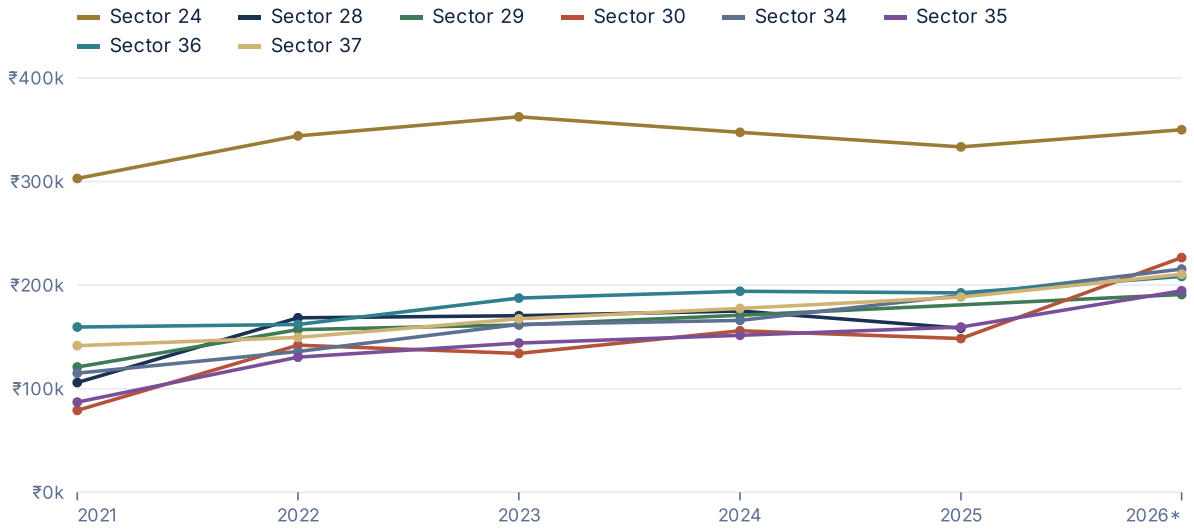
Prices rose in all 7 sectors with a clear figure at both ends. The changes were: Sector 30 +187%, Sector 35 +124%, Sector 34 +87%, Sector 29 +58%, Sector 37 +49%, Sector 36 +31% and Sector 24 +16%. The middle rise was 58%.

Most of the rise came before 2024: the middle sector rose 44% from 2021 to 2024 (5 sectors with clean figures) and 21% from 2024 to 2026 (4 sectors). Each year rests on a modest number of listings, so a single year can jump or dip; read the run of years.

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Rohini plot prices per sq m by sector, 2021 to 2026

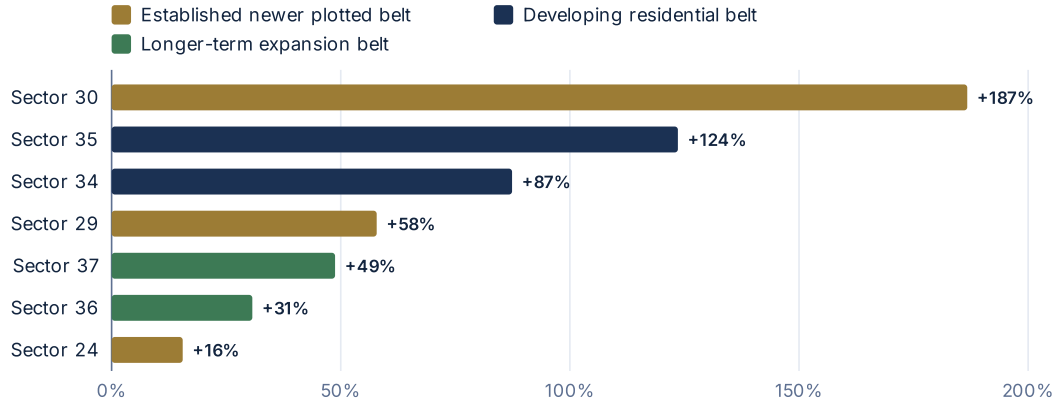
Property Nivesh estimates, rupees per square metre. A year shown only as a range (few listings) is left out of its line; "about" years are estimated between dated figures. * 2026 is the year to October 2026.



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

Change in Rohini plot prices by sector, 2021 to 2026

Change in our figure per sq m between 2021 and 2026, for sectors with a clear figure in both years (not estimated, not a range). Coloured by belt.



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

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Three belts: established, developing and expansion

- **Established newer plotted belt** (Sectors 24, 25, 28, 29 and 30): the plotted sectors closest to Rithala. A middle sector asks ₹2,26,500 per sq m. Priced: Sectors 24, 28, 29 and 30.
- **Developing residential belt** (Sectors 26, 27, 31, 32, 34 and 35): DDA plots allotted in the 2000s and 2010s, mixed with DDA flats, villages and unauthorised colonies. A middle sector asks ₹2,05,000. Priced: Sectors 34 and 35.
- **Longer-term expansion belt** (Sectors 36, 37, 38, 39, 40 and 41): Rohini's newest sectors along UER-II. A middle sector asks ₹2,09,500. Priced: Sectors 36 and 37.

The gap between the belts is small. Outside Sector 24, a plot in the developing or expansion belt asks much the same per sq m as one in Sectors 28 to 30.

Plot sizes and what each costs

Rohini's plots come from DDA's Rohini Residential Scheme of 1981. Its brochure offered 26 sq m plots (Janta), 32 and 48 sq m (LIG) and 60 and 90 sq m (MIG). Later allotments were made only in 26 and 60 sq m, and pairs of plots sold together make the 52, 64 and 120 sq m plots seen in listings.

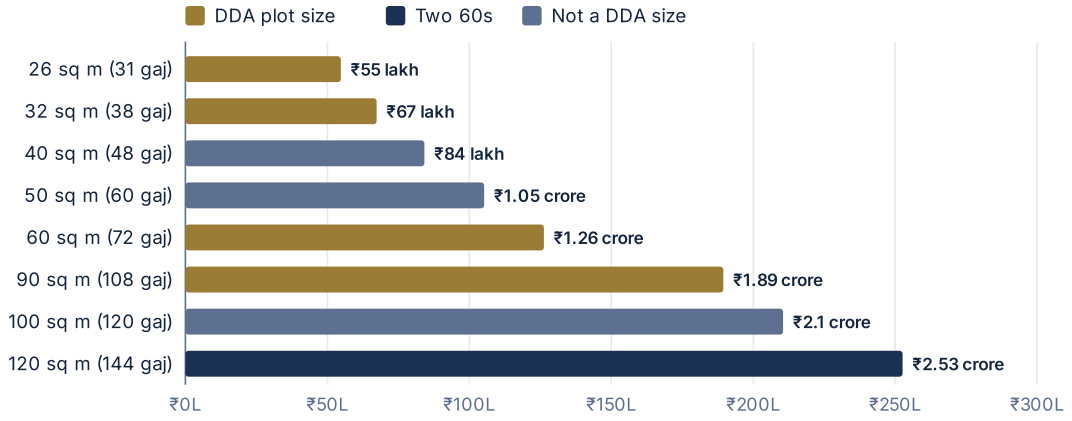
At the middle rate of ₹2,10,500 per sq m, a 26 sq m plot costs about ₹55 lakh, a 32 sq m plot about ₹67 lakh, a 60 sq m plot about ₹1.26 crore and a 120 sq m pair about ₹2.53 crore. Across the sectors we price, a 60 sq m plot runs from ₹1.15 crore to ₹2.1 crore.

We found 26 sq m plots in Sectors 24, 25, 27, 29, 30, 34, 35, 36, 37 and 38, 32 sq m plots in Sectors 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37 and 38 and 60 sq m plots in Sectors 24, 25, 27, 28, 29, 30, 34, 35, 36 and 37. 90 sq m plots turned up only in Sector 24. Sizes of 40, 50 and 100 sq m are not DDA sizes; the costs in the tables for them are a guide at the same rate per sq m. The last two tables give every sector and size.

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What a Rohini plot costs by size, at the middle rate (2026)

Plot area times the middle rate of ₹2,10,500 per sq m across the 7 sectors with a clear 2026 figure. DDA's Rohini sizes are 26, 32, 48, 60 and 90 sq m; 120 sq m is usually two 60s; 40, 50 and 100 sq m are not DDA sizes.



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

DDA's rate and the market rate

DDA charges people allotted a plot under its 1981 Rohini scheme a premium set per sq m, and it charges more per sq m for bigger plots. For Rohini Phases IV and V, which take in Sectors 26, 27, 28, 29, 31, 32, 34, 35, 36, 37, 38 and 41, the Union housing ministry notified DDA's rates for 2023-24 to 2025-26 in the Gazette of India on 28 July 2026.

In 2025-26, DDA's rate is ₹17,445 per sq m for a 26 sq m plot (₹4.5 lakh for the plot), ₹22,367 for 32 sq m (₹7.2 lakh) and ₹37,131 for 60 sq m (₹22 lakh). The rates rose about 13% from 2022-23.

The resale market prices the same plots far higher. A middle Phase IV or V sector asks about ₹2,08,500 per sq m in 2026: about ₹54 lakh for a 26 sq m plot (12 times DDA's price) and ₹1.25 crore for a 60 sq m plot (5.6 times). DDA's rate is what its allottees pay; a buyer on the open market pays the resale price. DDA's rates for Phases I to III (Sectors 24 and 25) are published only on DDA's own site, which needs permission to reproduce, so this report does not show them.

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What a buyer pays on top, and what to check

- **Stamp duty and registration.** Delhi charges 6% stamp duty for a man and 4% for a woman, plus 1% registration and a ₹100 pasting fee, on the higher of the price and the circle-rate value. On a 60 sq m plot at the middle rate, a man pays about ₹9 lakh. Our stamp duty calculator does the sum.
- **Circle rates.** In Delhi's circle rate list, Rohini is a Category E colony. Delhi last revised its residential land circle rates in September 2014. A committee to revise them was set up in October 2025, and no new rates had been notified by 31 October 2026.
- **Lease or freehold.** Rohini plots were allotted on lease. 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.
- **Mutation.** After registration, the buyer's name goes into MCD's property tax records (mutation), which has been fully online since December 2022.

Method, confidence and gaps

For each sector and year, we collected dated asking prices for DDA plots and set aside built houses, builder floors, colony land and listings that named another sector. We took the middle figure per sq m, with a low and a high, and rounded it to the nearest ₹500. Where listing sites published their own price trend for a sector, or a year had many more listings elsewhere, we checked our figure against it and took the middle of the two.

- **Estimated years.** Where a year had no dated figure but the years on both sides did, we estimated it at an even yearly rate and label it "about". Estimated years never enter a change figure.
- **Ranges.** Where a year rests on very few listings, or one dealer's listings, we show only a range and leave it out of every change figure.

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- **Sectors not priced.** Sectors 26, 32 and 38 have too few listings, and Sectors 31, 39, 40 and 41 have no DDA plot market. Village and unauthorised colony land is never priced here.
- **Asking, not sold.** Registered sale prices are not public by plot, so our figures are what sellers ask.

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Data tables

Every Rohini sector from 24 to 41: plot market and 2026 price

Price: Property Nivesh estimate of the typical asking price of a DDA residential plot per sq m (2026 to October 2026), with the gaj figure (1 sq m = 1.196 gaj). Few listings: the range of the few recent listings, with no trend. Change: 2021 to 2026, clean figures at both ends only.

Sector	Belt	Status	Price per sq m, 2026	Per gaj	Change since 2021
Sector 24	Established newer plotted	Priced	₹3,50,000	₹2,92,600	+16%
Sector 25	Established newer plotted	Few listings (range only)	₹2,11,500 to ₹2,15,500	none	none
Sector 26	Developing residential	Too few listings to price	none	none	none
Sector 27	Developing residential	Few listings (range only)	₹1,06,000 to ₹1,70,000	none	none
Sector 28	Established newer plotted	Priced	₹1,83,000 to ₹3,35,500	none	none
Sector 29	Established newer plotted	Priced	₹1,91,000	₹1,59,700	+58%
Sector 30	Established newer plotted	Priced	₹2,26,500	₹1,89,400	+187%
Sector 31	Developing residential	No DDA plot market	none	none	none
Sector 32	Developing residential	Too few listings to price	none	none	none
Sector 34	Developing residential	Priced	₹2,15,500	₹1,80,200	+87%
Sector 35	Developing residential	Priced	₹1,94,500	₹1,62,600	+124%
Sector 36	Longer-term expansion	Priced	₹2,08,500	₹1,74,300	+31%
Sector 37	Longer-term expansion	Priced	₹2,10,500	₹1,76,000	+49%
Sector 38	Longer-term expansion	Too few listings to price	none	none	none
Sector 39	Longer-term expansion	No DDA plot market	none	none	none
Sector 40	Longer-term expansion	No DDA plot market	none	none	none
Sector 41	Longer-term expansion	No DDA plot market	none	none	none

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Rohini plot prices by year and sector, 2021 to 2026: rupees per sq m

Property Nivesh estimates per sq m, in thousands of rupees (₹210.5k = ₹2,10,500). About = estimated between dated figures. A range = few listings that year. 2026 is the year to October 2026. Median: across the priced sectors with a figure that year (a range is left out).

Sector	2021	2022	2023	2024	2025	2026
Sector 24	₹303.0k	₹344.0k	₹362.5k	about ₹347.5k	₹333.5k	₹350.0k
Sector 28	₹106.0k	₹168.5k	₹170.5k	₹175.0k	₹158.5k	₹183.0k to 335.5k
Sector 29	₹121.0k	₹157.0k	₹161.5k	₹171.0k	₹208.5k to 327.0k	₹191.0k
Sector 30	₹79.0k	₹142.0k	₹134.0k	₹156.0k	₹148.5k	₹226.5k
Sector 34	₹115.0k	₹136.0k	₹162.0k	₹166.0k	₹190.0k	₹215.5k
Sector 35	₹87.0k	₹130.5k	₹144.0k	about ₹151.5k	₹159.5k	₹194.5k
Sector 36	₹159.5k	₹162.0k	₹187.5k	₹194.0k	₹192.5k	₹208.5k
Sector 37	₹141.5k	₹149.5k	₹167.5k	about ₹177.5k	₹188.5k	₹210.5k
Median (sectors priced)	₹118.0k (8)	₹153.3k (8)	₹164.8k (8)	₹173.0k (8)	₹188.5k (7)	₹210.5k (7)

DDA's rate and the market rate for Rohini plots, Phases IV and V

DDA rate: pre-determined rate of premium per sq m for Rohini Phase IV & V, approved for 2022-23 and notified for 2023-24 to 2025-26 in the Gazette of India, Extraordinary, G.S.R. 675(E) of 28 July 2026 (Ministry of Housing and Urban Affairs). It applies to DDA's allottees and is not a resale price. Market: our 2026 estimate for a middle Phase IV or V sector (29, 34, 35, 36 and 37), times the plot area.

Plot	DDA 2022-23	DDA 2023-24	DDA 2024-25	DDA 2025-26	DDA price of the plot, 2025-26	Market price, 2026
26 sq m	₹15,428	₹16,344	₹16,667	₹17,445	₹4.5 lakh	₹54 lakh
32 sq m	₹19,760	₹20,925	₹21,355	₹22,367	₹7.2 lakh	₹67 lakh
60 sq m	₹32,757	₹34,668	₹35,419	₹37,131	₹22 lakh	₹1.25 crore
Alternative plot	₹19,760	₹20,925	₹21,355	₹22,367	n/a	n/a

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Rohini plot sizes and what each costs, 2026

Cost at the middle rate (₹2,10,500 per sq m) and across the 7 sectors with a clear 2026 figure. Found in: sectors where we saw plots of that size listed or recorded.

Size	Gaj	DDA size?	Found in	At the middle rate	Range across sectors
26 sq m	31.1	yes	24, 25, 27, 29, 30, 34, 35, 36, 37 and 38	₹55 lakh	₹50 lakh to ₹91 lakh
32 sq m	38.3	yes	24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37 and 38	₹67 lakh	₹61 lakh to ₹1.12 crore
40 sq m	47.8	no	none	₹84 lakh	₹76 lakh to ₹1.4 crore
50 sq m	59.8	no	none	₹1.05 crore	₹96 lakh to ₹1.75 crore
60 sq m	71.8	yes	24, 25, 27, 28, 29, 30, 34, 35, 36 and 37	₹1.26 crore	₹1.15 crore to ₹2.1 crore
90 sq m	107.6	yes	24	₹1.89 crore	₹1.72 crore to ₹3.15 crore
100 sq m	119.6	no	25	₹2.1 crore	₹1.91 crore to ₹3.5 crore
120 sq m	143.5	two 60s	24, 28, 29, 30, 34, 36 and 37	₹2.53 crore	₹2.29 crore to ₹4.2 crore

Rohini plot cost by sector and size, 2026: 26, 32, 40 and 50 sq m (1 of 2)

Our 2026 figure per sq m times the plot area, using a size's own rate where listings give one. Where a size is not sold in a sector, the nearest size that is. A range: few listings. Not sold: the size does not exist in that sector; not found: none listed.

Sector	Rate per sq m	26 sq m	32 sq m	40 sq m	50 sq m
Sector 24	₹3,50,000	₹91 lakh	₹95 lakh	32 sq m: ₹1.12 crore	56 sq m: ₹1.96 crore
Sector 28	₹1,83,000 to ₹3,35,500	not found	₹59 lakh to ₹1.07 crore	32 sq m: ₹59 lakh to ₹1.07 crore	60 sq m: ₹1.1 crore to ₹2.01 crore
Sector 29	₹1,91,000	₹40 lakh	₹52 lakh	32 sq m: ₹61 lakh	60 sq m: ₹1.15 crore
Sector 30	₹2,26,500	₹59 lakh	₹72 lakh	32 sq m: ₹72 lakh	60 sq m: ₹1.36 crore
Sector 34	₹2,15,500	₹56 lakh	₹69 lakh	not sold	52 sq m: ₹1.12 crore
Sector 35	₹1,94,500	₹51 lakh	₹62 lakh	not sold	not found
Sector 36	₹2,08,500	₹47 lakh	₹67 lakh	not sold	52 sq m: ₹1.08 crore
Sector 37	₹2,10,500	₹55 lakh	₹67 lakh	not sold	52 sq m: ₹1.09 crore
Sector 25	₹2,11,500 to ₹2,15,500	₹55 lakh to ₹56 lakh	₹68 lakh to ₹69 lakh	41.8 sq m: ₹88 lakh to ₹90 lakh	56 sq m: ₹1.18 crore to ₹1.21 crore
Sector 27	₹1,06,000 to ₹1,70,000	₹28 lakh to ₹44 lakh	₹34 lakh to ₹54 lakh	not sold	not found

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Rohini plot cost by sector and size, 2026: 60, 90, 100 and 120 sq m (2 of 2)

Our 2026 figure per sq m times the plot area, using a size's own rate where listings give one. Where a size is not sold in a sector, the nearest size that is. A range: few listings. Not sold: the size does not exist in that sector; not found: none listed.

Sector	Rate per sq m	60 sq m	90 sq m	100 sq m	120 sq m
Sector 24	₹3,50,000	₹2.1 crore	₹3.15 crore	90 sq m: ₹3.15 crore	₹4.2 crore
Sector 28	₹1,83,000 to ₹3,35,500	₹1.1 crore to ₹2.01 crore	120 sq m: ₹2.2 crore to ₹4.03 crore	120 sq m: ₹2.2 crore to ₹4.03 crore	₹2.2 crore to ₹4.03 crore
Sector 29	₹1,91,000	₹1.15 crore	120 sq m: ₹2.29 crore	120 sq m: ₹2.29 crore	₹2.29 crore
Sector 30	₹2,26,500	₹1.36 crore	120 sq m: ₹2.72 crore	120 sq m: ₹2.72 crore	₹2.72 crore
Sector 34	₹2,15,500	₹1.29 crore	92 sq m: ₹1.98 crore	not sold	₹2.59 crore
Sector 35	₹1,94,500	₹1.17 crore	not found	not sold	not found
Sector 36	₹2,08,500	₹1.36 crore	not sold	not sold	₹3.18 crore
Sector 37	₹2,10,500	₹1.4 crore	not sold	not sold	₹2.53 crore
Sector 25	₹2,11,500 to ₹2,15,500	₹1.27 crore to ₹1.29 crore	not found	₹2.12 crore to ₹2.15 crore	not found
Sector 27	₹1,06,000 to ₹1,70,000	₹64 lakh to ₹1.02 crore	not found	not sold	not found

Methodology

Data. Property Nivesh Research estimates of the typical asking price per square metre of a DDA residential plot in each of Rohini Sectors 24 to 41, 2021 to 2026 (to October 2026), each with a low and a high figure, a method (single source, several sources, or estimated between dated years) and a confidence grade; the plot market and plot sizes of every sector; DDA scheme documents and Delhi High Court records for plot sizes and allotments; the Delhi revenue department for stamp duty and circle-rate categories.

Measures. Sector price: the middle of the year's credible asking prices per sq m. Change: between two years where both figures are clean (not estimated, not a range). Middle: the median across sectors. Plot cost: the rate times the plot area, using a size's own rate where listings give one.

What we leave out. Built houses and builder floors, village and unauthorised colony land, and DDA's own allotment prices, which are not market prices.

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

Data sources

- Property Nivesh Research: plot price research for Rohini Sectors 24 to 41, dated asking prices and price quotes, 2021 to October 2026.
- Ministry of Housing and Urban Affairs, Gazette of India, Extraordinary, G.S.R. 675(E), 28 July 2026: pre-determined rates of premium for Rohini Phase IV and V, 2023-24 to 2025-26.
- Delhi Development Authority (DDA): Rohini Residential Scheme 1981 documents, draws and layout plans, as recorded in DDA notices and Delhi High Court judgments.
- Government of NCT of Delhi, Revenue Department: stamp duty and registration fees, and the circle-rate colony categories.

Limitations

- Our figures are asking prices, not registered sale prices.
- Several sectors rest on a handful of listings a year; single years can jump or dip.
- Estimated years are labelled "about" and never enter a change figure.
- Sectors with few listings are shown as ranges only; read the range, not a single number.
- Corner, park-facing and wide-road plots ask more than the typical figure.
- Delhi’s circle rates are described by category only; we do not reproduce them in rupees.

Frequently asked questions

What is the plot price in Rohini in 2026?

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 (₹1,76,000 per gaj). It ranges from ₹1,91,000 in Sector 29 to ₹3,50,000 in Sector 24.

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How much have Rohini plot prices increased since 2021?

Across the 7 sectors with a clear figure at both ends, the middle rise was 58%, from 16% in Sector 24 to 187% in Sector 30.

What does a 60 sq m plot cost in Rohini?

About ₹1.26 crore at the middle rate, and from ₹1.15 crore to ₹2.1 crore across the sectors we price, before stamp duty and registration.

Which plot sizes are available in Rohini?

Rohini's plots come from DDA's Rohini Residential Scheme of 1981. Its brochure offered 26 sq m plots (Janta), 32 and 48 sq m (LIG) and 60 and 90 sq m (MIG). Later allotments were made only in 26 and 60 sq m, and pairs of plots sold together make the 52, 64 and 120 sq m plots seen in listings.

Which Rohini sector has the cheapest plots?

Of the sectors with a clear 2026 figure, Sector 29 at about ₹1,91,000 per sq m. Sectors 25 and 27 show only a range from a few listings, and Sectors 26, 32 and 38 have too few listings to price.

What is DDA's rate for a Rohini plot?

For Rohini Phases IV and V, DDA's 2025-26 rate is ₹17,445 per sq m for a 26 sq m plot, ₹22,367 for 32 sq m and ₹37,131 for 60 sq m, as notified in the Gazette of India on 28 July 2026. That is what DDA charges its allottees; the resale market asks about ₹2,08,500 per sq m in a middle Phase IV or V sector.

How much stamp duty is charged on a Rohini plot?

Delhi charges 6% for a man and 4% for a woman, plus 1% registration and a ₹100 pasting fee, on the higher of the price and the circle-rate value.

Cite this research

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REFERENCE (APA STYLE)

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Property Nivesh Research Team. (2026). Rohini Plot Price Report, Q3 2026: Sectors 24 to 41, 2021 to 2026. PropertyNivesh.in. https://propertynivesh.in/research/property-price-reports/rohini-plot-prices
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SOURCE LINE

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Source: Property Nivesh Research plot price estimates for Rohini Sectors 24 to 41, 2021 to 2026 — “Rohini Plot Price Report, Q3 2026: Sectors 24 to 41, 2021 to 2026” (updated 31 October 2026), https://propertynivesh.in/research/property-price-reports/rohini-plot-prices
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HTML LINK

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<a href="https://propertynivesh.in/research/property-price-reports/rohini-plot-prices">Rohini Plot Price Report, Q3 2026: Sectors 24 to 41, 2021 to 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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