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Palwal Land Market Report 2026

What this district's land market actually stands on, from documents: the official collector-rate structure for all five registration desks (revised in v1.1 to the signed "Final Collector Rates for 2026"), the registry's working anatomy, twenty-three corridor projects graded by their own record — operational to announced — and the corrections our verification cycle forced on the received story. Written for buyers, holders, and the professionally curious; free of invented numbers by construction.

**Javed** · Principal, Highline Estates

17 Jul 2026 · rev. 30 Sep 2026 · 18 min read

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■ KEY FINDINGS

Three numbers that survive their sources

2026

the current collector-rate documents — signed "Final Collector Rates for 2026" for all five Palwal-district desks, each printed with a system date of 1 April 2026. Version 1.0 said FY 2026-27 was unpublished; that was wrong, and the correction is logged on the corrections page.

₹3,34,88,000

the highest agricultural row we transcribed — Prithla's NH segment (up to 2 acres, chahi), per acre, in the 2026 document. It was ₹2,10,00,000 in 2025.

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statewide projects verified this cycle that remain announcement-stage — no construction on the claimed core — including every "new city" this district's pitches borrow.

■ METHOD

How this was put together

Every claim class has one authority: rates from the district portal's official documents (the signed "Final Collector Rates for 2026" for all five desks — every figure read twice from the scan and published only where both reads matched); duty structure from the state schedule and the auditor's formulation; corridor statuses from PIB, DFCCIL, HRIDC, NCRTC, HSIIDC, court orders and gazettes, with press used as pointer and labeled secondary wherever it is the only support. Everything carries a fetch date of 17 July 2026; the rate layer carries its transcription date, 30 September 2026. District offices notify a new list each year — check palwal.gov.in for a list newer than this one.

What is NOT knowable remotely, stated as method rather than buried: whether a specific parcel's possession matches its record (girdawari has no public online copy — the field visit and the tehsil extract remain irreplaceable); the ground application of the rural panchayat surcharge (notification exists, practice varies by desk); and every price above

the collector floor, because asking-band data becomes honest only with transaction evidence this practice publishes when it holds it, not before.

This note therefore contains no market-rate card, no yield table, and no forecast. Its value is the verified floor: what the documents say, graded, dated — the layer every honest negotiation in this district can start from.

■ ASKED OF THIS NOTE

What this edition answers

- What is in the Palwal Land Market Report 2026? 
- Why does the report contain no market price? 
- What could not be established remotely? 
- How are corridor projects graded in the report? 
- What happened to the collector-rate gap in version 1.0? 
- Can I cite this report? 
- How often is the report updated? 
- Who is this written for? 

Anything unanswered? **Send your requirement** — same-day reply within working hours.

■ CITATION

Cite this note

Highline Estates (2026). Palwal Land Market Report 2026, edition HE-R-2026-001, v1.1, 30 September 2026 (first published 17 July 2026). Available at highlineestates.in/research/palwal-land-market-report-2026/ — figures carry their own official source and verification date in the sources block below.

■ EDITION ARCHIVE

Every note, versioned



► Changelog

SOURCES

1. Collector-rate documents — "Final Collector Rates for 2026", all five Palwal-district desks — palwal.gov.in listing, fetched 29 Sep 2026; transcribed 30 Sep 2026
2. Corrections ledger — the rate-vintage correction — what changed in v1.1 and why
3. Duty schedule + registration slab table + CAG formulation — jamabandi.nic.in official PDF + CAG report, verified 17 Jul 2026
4. Corridor record — 23 dated briefings — PIB · DFCCIL · HRIDC · NCRTC · HSIIDC · SC orders · gazettes, 17 Jul 2026
5. Verification corrections log — Master plan §17, entries dated Jul 2026

Last verified: 17 Jul 2026 · rev. 30 Sep 2026