



RESEARCH · HE-R-2026-001 · V1.0

Palwal Land Market Report 2026

What this district's land market actually stands on, from documents: the official 2025 collector-rate structure for all five registration desks (and the FY 2026-27 gap), 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.



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■ KEY FINDINGS

Three numbers that survive their sources

2025

the ruling collector-rate vintage — FY 2026-27 was unpublished for Palwal district at verification; Palwal tehsil's table is signed-final, the other four desks stand on official committee documents.

₹2.10 Cr

the district's highest published agricultural row — Prithla's NH frontage segment, per acre, in the official 2025 table. The lowest published rows sit at ₹18.15 lakh.

6 of 14

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 (signed final for Palwal tehsil; committee/predictive for Hodal, Hathin, Hassanpur, Bahin — grade printed wherever a figure appears); 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.

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); the final signed rate tables for four of five desks (not posted — committee documents govern our figures); 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.

■ EDITION ARCHIVE

Every note, versioned



► Changelog

SOURCES

1. Collector-rate documents — Palwal final 2025 (61 pp) + four desk committee documents — palwal.gov.in, fetched 17 Jul 2026
2. Duty schedule + registration slab table + CAG formulation — jamabandi.nic.in official PDF + CAG report, verified 17 Jul 2026
3. Corridor record — 23 dated briefings — PIB · DFCCIL · HRIDC · NCRTC · HSIIDC · SC orders · gazettes, 17 Jul 2026
4. Verification corrections log — Master plan §17, entries dated Jul 2026

Last verified: 17 Jul 2026