

प्रेषक

संयुक्त सब रजिस्ट्रार,
मोरनी।

सेवा में

रजिस्ट्रार एवं उपायुक्त,
पंचकूला।

क्रमांक **Sp1-1** /आर.सी. दिनांक **28/03/26**

विषय:- सब तहसील मोरनी के Predictive Collector Rates वर्ष 2026-27 को पंचकूला की साईट पर अपलोड करवाने बारे।

उपरोक्त विषय पर सरकार से प्राप्त सब तहसील मोरनी के Predictive Collector Rates वर्ष 2026 -27 आपकी सेवा में जिला पंचकूला की वैबसाईट पर अपलोड करने हेतू भेजे जाते है ताकि आम जनता से प्राप्त शिकायतो/आपतियों का निपटान दिनांक 31.03.2026 तक करके यह कलैक्टर रेटस दिनांक 01.04.2026 से लागु किये जा सकें।

संयुक्त सब रजिस्ट्रार,
मोरनी

पू0 क्रमांक **Sp1-2-3**/आर. सी. दिनांक **28/03/26**

इसकी एक प्रति निम्नलिखित को सूचनार्थ प्रेषित है।

1. उप-मण्डल अधिकारी (ना0), पंचकूला।
2. जिला सूचना अधिकारी, पंचकूला।

संयुक्त सब रजिस्ट्रार,
मोरनी



District: पंचकुला

Predictive Collector Rates for 2026



Tehsil: मोरनी

Location of Property		Nature of Property			Old Collector Rates		Predictive Rates			
Village	Segment	Property Type	Property Sub Type	Normal /Prime	Rate in(2025)	Unit	Rate(Rs) in 2026)	Unit	% increase / decrease	Freeze
भोज कुदना	भोज कुदना	कृषि	चाही	N	254100	बिघा 57"	254100	बिघा 57"	0	NO
		कृषि	बरानी	N	224400	बिघा 57"	280500	बिघा 57"	25	NO
		कृषि	बंजर	N	198000	बिघा 57"	198000	बिघा 57"	0	NO
		कृषि	गैर-मुमकिन	N	157300	बिघा 57"	157300	बिघा 57"	0	NO
		निवासीय	निवासीय	N	121000	बिसवा 57"	151250	बिसवा 57"	25	NO
		व्यवसायिक	व्यवसायिक	N	242000	बिसवा 57"	242000	बिसवा 57"	0	NO
भोज जब्याल	भोज जब्याल	कृषि	चाही	N	302500	बिघा 57"	302500	बिघा 57"	0	NO
		कृषि	बरानी	N	360000	बिघा 57"	360000	बिघा 57"	0	NO
		कृषि	बंजर	N	211750	बिघा 57"	264687.5	बिघा 57"	25	NO

Disclaimer: Existing collector rates have been taken from WebHalris data feeded by Reveue Department officials from time to time.

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Predictive Collector Rates for 2026



District: पंचकुला

Tehsil: मोरनी

भोज जव्याल	भोज जव्याल	कृषि	गैर-मुमकिन	N	187550	बिघा 57"	187550	बिघा 57"	0	NO
		निवासीय	निवासीय	N	215050	बिसवा 57"	215050	बिसवा 57"	0	NO
		व्यवसायिक	व्यवसायिक	N	386400	बिसवा 57"	676200	बिसवा 57"	75	NO
भोज टिपरा	भोज टिपरा	कृषि	चाही	N	235950	बिघा 57"	235950	बिघा 57"	0	NO
		कृषि	बरानी	N	215050	बिघा 57"	215050	बिघा 57"	0	NO
		कृषि	बंजर	N	181500	बिघा 57"	181500	बिघा 57"	0	NO
		कृषि	गैर-मुमकिन	N	157300	बिघा 57"	157300	बिघा 57"	0	NO
		निवासीय	निवासीय	N	0	बिसवा 57"	0	बिसवा 57"	0	NO
		व्यवसायिक	व्यवसायिक	N	266200	बिसवा 57"	266200	बिसवा 57"	0	NO
भोज कोटी	भोज कोटी	कृषि	चाही	N	235950	बिघा 57"	235950	बिघा 57"	0	NO
		कृषि	बरानी	N	228800	बिघा 57"	286000	बिघा 57"	25	NO

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Predictive Collector Rates for 2026



District: पंचकुला

Tehsil: मोरनी

भोज कोठी	भोज कोठी	कृषि	बंजर	N	198000	बिघा 57"	198000	बिघा 57"	0	NO
		कृषि	गैर-मुमकिन	N	157300	बिघा 57"	180895	बिघा 57"	15	NO
		निवासीय	निवासीय	N	121000	बिसवा 57"	121000	बिसवा 57"	0	NO
		व्यवसायिक	व्यवसायिक	N	266200	बिसवा 57"	266200	बिसवा 57"	0	NO
भोज कोठी	भोज कोठी	कृषि	चाही	N	235950	बिघा 57"	235950	बिघा 57"	0	NO
		कृषि	बरानी	N	288000	बिघा 57"	288000	बिघा 57"	0	NO
		कृषि	बंजर	N	189750	बिघा 57"	189750	बिघा 57"	0	NO
		कृषि	गैर-मुमकिन	N	157300	बिघा 57"	157300	बिघा 57"	0	NO
		निवासीय	निवासीय	N	0	बिसवा 57"	0	बिसवा 57"	0	NO
		व्यवसायिक	व्यवसायिक	N	266200	बिसवा 57"	266200	बिसवा 57"	0	NO
भोज दारडा	भोज दारडा	कृषि	चाही	N	235950	बिघा 57"	235950	बिघा 57"	0	NO

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Predictive Collector Rates for 2026



District: पंचकुला

Tehsil: मोरनी

भोज दारडा	भोज दारडा	कृषि	बरानी	N	211200	बिघा 57"	274560	बिघा 57"	30	NO
		कृषि	बंजर	N	181500	बिघा 57"	181500	बिघा 57"	0	NO
		कृषि	गैर-मुमकिन	N	157300	बिघा 57"	157300	बिघा 57"	0	NO
		निवासीय	निवासीय	N	0	बिसवा 57"	0	बिसवा 57"	0	NO
		व्यवसायिक	व्यवसायिक	N	266200	बिसवा 57"	266200	बिसवा 57"	0	NO
भोज धारटी	भोज धारटी	कृषि	चाही	N	302500	बिघा 57"	438625	बिघा 57"	45	NO
		कृषि	बरानी	N	345000	बिघा 57"	603750	बिघा 57"	75	NO
		कृषि	बंजर	N	301875	बिघा 57"	301875	बिघा 57"	0	NO
		कृषि	गैर-मुमकिन	N	187550	बिघा 57"	187550	बिघा 57"	0	NO
		निवासीय	निवासीय	N	215050	बिसवा 57"	268812.5	बिसवा 57"	25	NO
		व्यवसायिक	व्यवसायिक	N	354200	बिसवा 57"	354200	बिसवा 57"	0	NO

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Predictive Collector Rates for 2026



District: पंचकुला

Tehsil: मोरनी

भोज नग्गल	भोज नग्गल	कृषि	चाही	N	254100	बिघा 57"	330330	बिघा 57"	30	NO
		कृषि	बरानी	N	265200	बिघा 57"	424320	बिघा 57"	60	NO
		कृषि	बंजर	N	234000	बिघा 57"	339300	बिघा 57"	45	NO
		कृषि	गैर-मुमकिन	N	159720	बिघा 57"	159720	बिघा 57"	0	NO
		निवासीय	निवासीय	N	121000	बिसवा 57"	157300	बिसवा 57"	30	NO
		व्यवसायिक	व्यवसायिक	N	242000	बिसवा 57"	242000	बिसवा 57"	0	NO
भोज नाइटा	भोज नाइटा	कृषि	चाही	N	235950	बिघा 57"	235950	बिघा 57"	0	NO
		कृषि	बरानी	N	205700	बिघा 57"	205700	बिघा 57"	0	NO
		कृषि	बंजर	N	181500	बिघा 57"	181500	बिघा 57"	0	NO
		कृषि	गैर-मुमकिन	N	157300	बिघा 57"	157300	बिघा 57"	0	NO
		निवासीय	निवासीय	N	0	बिसवा 57"	0	बिसवा 57"	0	NO

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Predictive Collector Rates for 2026



District: पंचकुला

Tehsil: मोरनी

भोज नाइटा	भोज नाइटा	व्यवसायिक	व्यवसायिक	N	266200	बिसवा 57"	266200	बिसवा 57"	0	NO
भोज पलासरा	भोज पलासरा	कृषि	चाही	N	254100	बिघा 57"	444675	बिघा 57"	75	NO
		कृषि	बरानी	N	215050	बिघा 57"	268812.5	बिघा 57"	25	NO
		कृषि	बंजर	N	247500	बिघा 57"	247500	बिघा 57"	0	NO
		कृषि	गैर-मुमकिन	N	157300	बिघा 57"	157300	बिघा 57"	0	NO
		निवासीय	निवासीय	N	121000	बिसवा 57"	121000	बिसवा 57"	0	NO
		व्यवसायिक	व्यवसायिक	N	242000	बिसवा 57"	242000	बिसवा 57"	0	NO
भोज पांटा	भोज पांटा	कृषि	चाही	N	283800	बिघा 57"	283800	बिघा 57"	0	NO
		कृषि	बरानी	N	281750	बिघा 57"	493062.5	बिघा 57"	75	NO
		कृषि	बंजर	N	196075	बिघा 57"	343131.25	बिघा 57"	75	NO
		कृषि	गैर-मुमकिन	N	163350	बिघा 57"	163350	बिघा 57"	0	NO

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Predictive Collector Rates for 2026



District: पंचकुला

Tehsil: मोरनी

भोज पौटा	भोज पौटा	निवासीय	निवासीय	N	163350	बिसवा 57"	163350	बिसवा 57"	0	NO
		व्यवसायिक	व्यवसायिक	N	302500	बिसवा 57"	302500	बिसवा 57"	0	NO
भोज बालग	भोज बालग	कृषि	चाही	N	260150	बिघा 57"	260150	बिघा 57"	0	NO
		कृषि	बरानी	N	304200	बिघा 57"	441090	बिघा 57"	45	NO
		कृषि	बंजर	N	181500	बिघा 57"	181500	बिघा 57"	0	NO
		कृषि	गैर-मुमकिन	N	169400	बिघा 57"	169400	बिघा 57"	0	NO
		निवासीय	निवासीय	N	169400	बिसवा 57"	169400	बिसवा 57"	0	NO
		व्यवसायिक	व्यवसायिक	N	242000	बिसवा 57"	242000	बिसवा 57"	0	NO
भोज राजपुरा	भोज राजपुरा	कृषि	चाही	N	254100	बिघा 57"	254100	बिघा 57"	0	NO
		कृषि	बरानी	N	280500	बिघा 57"	350625	बिघा 57"	25	NO
		कृषि	बंजर	N	181500	बिघा 57"	181500	बिघा 57"	0	NO

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Predictive Collector Rates for 2026



District: पंचकुला

Tehsil: मोरनी

भोज राजपूरा	भोज राजपुरा	कृषि	गैर-मुमकिन	N	157300	बिघा 57"	157300	बिघा 57"	0	NO
		निवासीय	निवासीय	N	121000	बिसवा 57"	121000	बिसवा 57"	0	NO
		व्यवसायिक	व्यवसायिक	N	242000	बिसवा 57"	242000	बिसवा 57"	0	NO
भोज मटोर	भोज मटोर	कृषि	चाही	N	345000	बिघा 57"	603750	बिघा 57"	75	NO
		कृषि	बरानी	N	345000	बिघा 57"	603750	बिघा 57"	75	NO
		कृषि	बंजर	N	231000	बिघा 57"	300300	बिघा 57"	30	NO
		कृषि	गैर-मुमकिन	N	196075	बिघा 57"	196075	बिघा 57"	0	NO
		निवासीय	निवासीय	N	205700	बिसवा 57"	205700	बिसवा 57"	0	NO
		व्यवसायिक	व्यवसायिक	N	278300	बिसवा 57"	361790	बिसवा 57"	30	NO

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Sr.No.	Collector Rate 2025-26	Collector Rate 2026-27
1.	<p>A) Multi-storey floors with stilt parking Floor collector rate would be 25% of land cost applicable for each floor in case of 4-Storey building and in case of 3-storey building 33 33% of land cost applicable for each floor in addition to the cost applicable for the constructed area.</p> <p>B) In case of Building (ground +2 floors) but without stilt parking: the collector rates will be 40% of land rate for ground floor. 30% each for first and second floor in addition to the cost applicable for the constructed area.</p> <p>C) In case of Building (ground+1 floor) but without stilt parking: the collector rates will be 50% of land cost applicable for each floor in addition to the cost applicable for the constructed area.</p> <p>D) Additional 1% stamp duty will be applicable on floor wise registry. Note: These rates will be applicable wherever floor wise transfer is allowed by Competent authority/department.</p>	<p>A) Multi-storey floors with stilt parking Floor collector rate would be 25% of land cost applicable for each floor in case of 4-Storey building and in case of 3-storey building 33 33% of land cost applicable for each floor in addition to the cost applicable for the constructed area.</p> <p>B) In case of Building (ground +2 floors) but without stilt parking: the collector rates will be 40% of land rate for ground floor. 30% each for first and second floor in addition to the cost applicable for the constructed area.</p> <p>C) In case of Building (ground+1 floor) but without stilt parking: the collector rates will be 50% of land cost applicable for each floor in addition to the cost applicable for the constructed area.</p> <p>D) Additional 1% stamp duty will be applicable on floor wise registry. Note: These rates will be applicable wherever floor wise transfer is allowed by Competent authority/department.</p>


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2.	<p>Note:- Sub Registrar/Joint Sub Registrar are directed to register document having area less than 1000 Sq. Yards as per the Directions given by W/FCR's vide Standing order No. 2 of 2013. Relevant part of which is reproduced as below:-</p> <p>a) In MC area: - if the sold area is less then 1000sq. yards or the purchasers/vendees are More than one person and an area to the extent of 1000 sq. yards or less comes into share of an individual. Then residential/commercial rates will be taken into account, keeping in view the rates prevailing in adjoining residential/commercial area.</p> <p>b) In Rural area:- if the sold area is less then 1000sq. yards or the purchasers/vendees are More than one person and an area to the extent of 1000 sq. yards or less comes into share of an individual. Then residential/commercial rates will be taken into account, keeping in view the rates prevailing in adjoining residential/commercial area.</p>	<p>Note:- Sub Registrar/Joint Sub Registrar are directed to register document having area less than 1000 Sq. Yards as per the Directions given by W/FCR's vide Standing order No. 2 of 2013. Relevant part of which is reproduced as below:-</p> <p>a) In MC area: - if the sold area is less then 1000sq. yards or the purchasers/vendees are More than one person and an area to the extent of 1000 sq. yards or less comes into share of an individual. Then residential/commercial rates will be taken into account, keeping in view the rates prevailing in adjoining residential/commercial area.</p> <p>b) In Rural area:- if the sold area is less then 1000sq. yards or the purchasers/vendees are More than one person and an area to the extent of 1000 sq. yards or less comes into share of an individual. Then residential/commercial rates will be taken into account, keeping in view the rates prevailing in adjoining residential/commercial area.</p>
3	<p>Rate of Constructed area for all type of Residential, Commercial and Building would be:</p> <ul style="list-style-type: none"> • Category A: Rs. 1200 Per Sq. Ft. • Category B: Rs. 1100 Per Sq. Ft. • Category C: Rs. 1000 per Sq. Ft. 	<p>Rate of Constructed area for all type of Residential, Commercial and Building would be:</p> <ul style="list-style-type: none"> • Category A: Rs. 1400 Per Sq. Ft. • Category B: Rs. 1200 Per Sq. Ft. • Category C: Rs. 1100 per Sq. Ft.
4	<p>On both sides of road (National Highway. State Highway. Major District Road and Link Road) if the land is agricultural and situated within 100 ft. distance from the road then commercial rate would be applicable and if the distance is more than 100 ft. then agricultural rates would be applicable.</p>	<p>On both sides of road (National Highway. State Highway. Major District Road and Link Road) if the land is agricultural and situated within 100 ft. distance from the road then commercial rate would be applicable and if the distance is more than 100 ft. then agricultural rates would be applicable.</p>
5	<p>Rate of Tube well will be Rs. 1,00,000/-</p>	<p>Rate of Tube well will be Rs. 1,00,000/-</p>


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6	Rates for covered area in the Poultry farms shall be Rs. 850/- Per Sq. Feel.	Rates for covered area in the Poultry farms shall be Rs. 850/- Per Sq. Feel.
7	The Residential rates of Bhoj Naita, Bhoj Tipra, Bhoj Kothi and Bhoj Dharda were not defined in the collector rates of previous year. So in current year the residential rates are fixed keeping in view the residential collector rates of adjoining revenue estate.	The Residential rates of Bhoj Naita, Bhoj Tipra, Bhoj Kothi and Bhoj Dharda are shown as zero in Predictive Collector rates downloaded from software. In current year they are fixed at Rs. 1,21,000/- Per Biswa.

Naib Tehsildar, Estate Manager Supdt. Engi. DMO DTP DRO EO, HSVP SDO(C) ADC, Commissioner, Collector,
Morni HSID, Pkl PWD.B&R, Pkl. HSAMB,Pkl. Panchkula Panchkula. Panchkula. Panchkula Pkl MC Pkl. Pkl.

Note: -

1. With reference to D.O Letter No. 2231-STR-1-2021/6492 dated 03.09.2021 of FCR & ACS, CLU rates and areas for which CLUs been obtained/received are proposed as:

Any land for which Change of Land use (CLU) has been obtained, the following rates will be applicable: -

- A. Residential plotted colony to three times of Agriculture Collector rates.
- B. Residential Group Housing to four times of Agriculture Collector rates.
- C. Commercial to five times of Agriculture Collector rates.
- D. Warehouse to two times of Agriculture Collector rates.


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Note: - The predictive collector rates downloaded from web halris software showed Chahi land collector rates of below mentioned revenue estate less than the Barani land collector rates. So it is proposed to increase the Chahi land collector rates of the below mentioned revenue estates.

Location of Property		Nature of Property			Old Collector Rates		Predictive Rates			
Village	Segment	Property Type	Property Sub Type	Normal / Prime	Rate in (2025)	Unit	Rate (Rs) in 2026	Unit	% Increase/ decrease	Freeze
Bhoj Kudana	Bhoj Kudana	कृषि	चाही	N	254100	बिघा 57"	2,84,592/-	बिघा 57"	12%	NO
Bhoj Jabeyal	Bhoj Jabeyal	कृषि	चाही	N	302500	बिघा 57"	3,63,000/-	बिघा 57"	20%	NO
Bhoj Koti	Bhoj Koti	कृषि	चाही	N	235950	बिघा 57"	2,94,938/-	बिघा 57"	25%	NO
Bhoj Kothi	Bhoj Kothi	कृषि	चाही	N	235950	बिघा 57"	2,94,938/-	बिघा 57"	25%	NO
Bhoj Dharda	Bhoj Dharda	कृषि	चाही	N	235950	बिघा 57"	2,94,938/-	बिघा 57"	25%	NO
Bhoj Dharti	Bhoj Dharti	कृषि	चाही	N	302500	बिघा 57"	6,05,000/-	बिघा 57"	100%	NO
Bhoj Naggal	Bhoj Naggal	कृषि	चाही	N	254100	बिघा 57"	4,44,675/-	बिघा 57"	75%	NO
Bhoj Pounta	Bhoj Pounta	कृषि	चाही	N	283800	बिघा 57"	4,96,650/-	बिघा 57"	75%	NO
Bhoj Balag	Bhoj Balag	कृषि	चाही	N	260150	बिघा 57"	4,55,263/-	बिघा 57"	75%	NO
Bhoj Rajpura	Bhoj Rajpura	कृषि	चाही	N	254100	बिघा 57"	3,81,150/-	बिघा 57"	50%	NO
Bhoj Matour	Bhoj Matour	कृषि	चाही	N	345000	बिघा 57"	6,21,000/-	बिघा 57"	80%	NO

Naib Tehsildar,
Morni

Estate Manager
HSID, Pkl

Supdt. Engi.
PWD.B&R, Pkl.

DMO
HSAMB,Pkl.

DTP
Panchkula

DRO
Panchkula.

EO, HSVP
Panchkula.

SDO(C)
Panchkula

ADC,
Pkl

Commissioner,
MC Pkl.

Collector,
Pkl.


N. M. Morni