

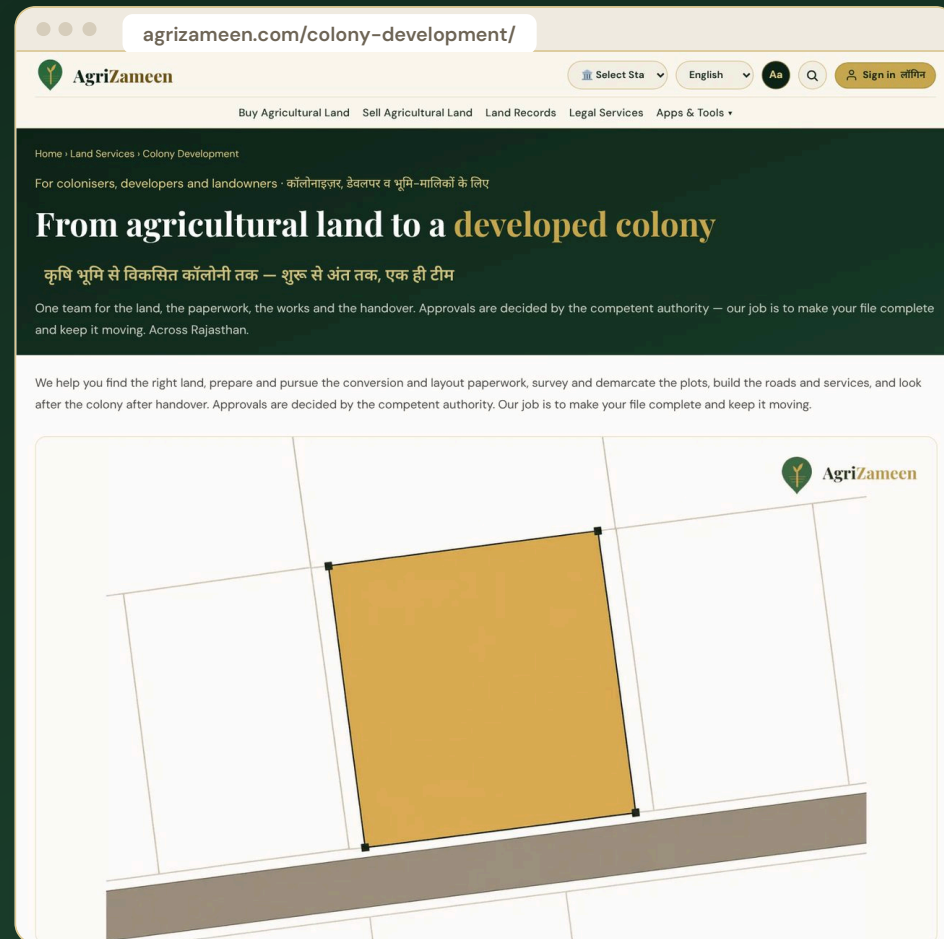
From agricultural land to a developed colony

कृषि भूमि से विकसित कॉलोनी तक — शुरू से अंत तक, एक ही टीम

We find the right land, prepare and pursue the conversion and layout paperwork, survey and demarcate the plots, build the roads and services, and look after the colony after handover.

[Colony development](#)[Colony · JV · joint development](#)[Rural conversion rules 2026](#)[WhatsApp us](#)

Approvals are decided by the competent authority. Our job is to make your file complete and keep it moving.



Eight steps, one team

आठ कदम, एक टीम

1 Land identification

2 Due diligence & land history report

A due-diligence report, not a legal title opinion.

3 Conversion & layout approval

We prepare and pursue; the authority sanctions.

4 Survey, map & demarcation

Official demarcation of the revenue boundary is done by the revenue department on application — we apply and attend.

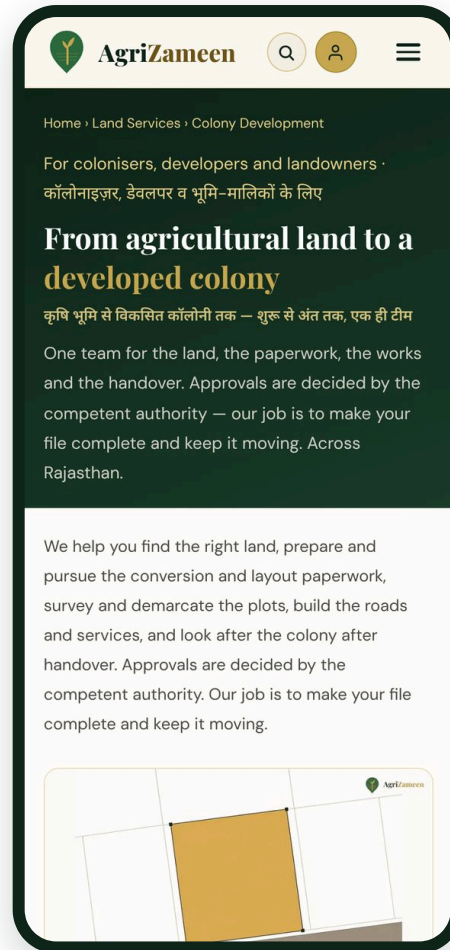
5 RERA registration

Promoter's registration paperwork.

6 Site development works

7 Utility connections

8 Registry support & colony management



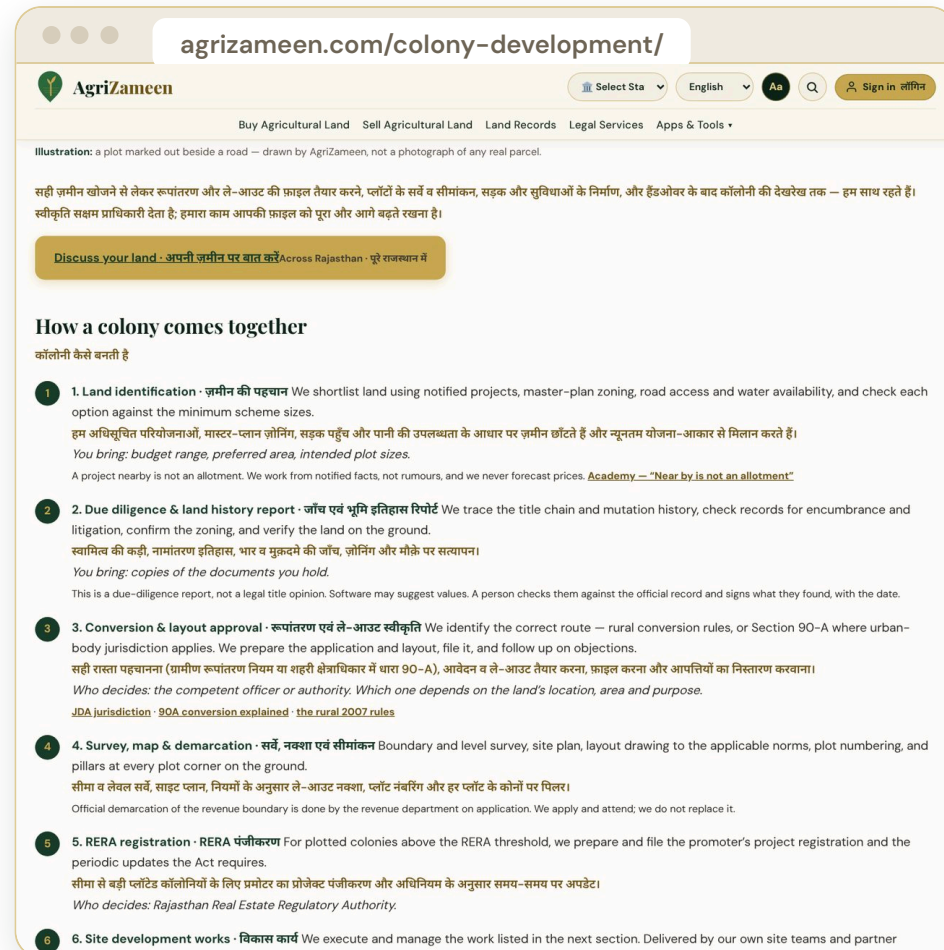
Colony Development on a phone.

Built by our teams and partner contractors

हमारी टीमों और पार्टनर ठेकेदार

- ✓ Boundary wall & entry gate
- ✓ Sewer lines
- ✓ Electricity poles & street lighting
- ✓ Parks & playground
- ✓ Plot demarcation
- ✓ Manpower & job work
- ✓ Roads
- ✓ Water supply
- ✓ Drains & culverts
- ✓ Plantation
- ✓ Facility area

Delivered by our own site teams and partner contractors, under one point of accountability. Workers are never charged a fee to work with us. Statutory wages apply. No child labour. मज़दूरों से कोई शुल्क नहीं लिया जाता।



Develop with us in our belt

हमारे बेल्ट में — कॉलोनी, जॉइंट वेंचर, संयुक्त विकास

We develop it — your company sells

Land — yours, or a parcel we source — taken through the conversion and layout paperwork, survey and demarcation, and the site works: roads, water, power, drains, boundary and gate. Your company is the promoter and sells the plots in its own name; we do not market or sell them.

कॉलोनी हम विकसित करते हैं — प्लॉट आपकी कंपनी अपने नाम से बेचती है।

A joint development agreement

The landowner contributes land; the developer contributes capital, approvals and execution; they share developed plots (area share) or sale proceeds (revenue share). We bring the two sides together, do the title work first, and can carry out the development work under the agreement.

संयुक्त विकास अनुबंध — ज़मीन मालिक की, पूँजी और काम डेवलपर का।

A joint venture in our belt

We bring landowners and developers in the focus belt together and set up the venture — with the title work done before anyone commits. Each side signs on its own advocate's advice.

ज़मीन मालिक और डेवलपर को साथ लाते हैं — पहले टाइटल की जाँच।

Where

Phulera · Sambhar · Naraina · Rupangarh · Nawa · Methadi — and the villages around them. Our ground teams work this belt every week.

फुलेरा · सांभर · नरैना · रूपनगढ़ · नावां · Methadi — और आसपास के गाँव

No return, price or approval is promised. Approvals are decided by the competent authority; each party signs on its own advocate's advice.

कोई रिटर्न या मंजूरी का वादा नहीं।

agrizameen.com/joint-development/

Select StaEnglishAaQSign in लॉगिन

Buy Agricultural LandSell Agricultural LandLand RecordsLegal ServicesApps & Tools

Develop land with us, *in our focus belt*

For companies, developers and landowners in Phulera, Sambhar, Naraina, Rupangarh, Nawa, Methadi and the villages around them.

Three ways to develop land with AgriZameen. We can **develop a colony for your company to sell, set up a joint venture** in our focus area, or **arrange a joint development agreement** between a landowner and a developer — and carry out the work under it. The record is read before anyone commits, and no return or approval is ever promised.

हमारे फोकस बेल्ट में ज़मीन विकसित करने के तीन रास्ते: आपकी कंपनी के लिए कॉलोनी विकसित करना, जॉइंट वेंचर, या संयुक्त विकास अनुबंध। पहले रिकॉर्ड की जाँच — और किसी रिटर्न या मंजूरी का वादा नहीं।

Phulera · फुलेराSambhar · सांभरNaraina · नरैनाRupangarh · रूपनगढ़Nawa · नावांMethadiBichunShakunDudu

and the villages around them · आसपास के गाँव

O1 · FOR A COMPANY · कंपनी के लिए

We develop the colony — your company sells

Land — yours, or a parcel we source — taken through the conversion and layout paperwork, survey and demarcation, and the site works: roads, water, power, drains, boundary and gate. Then handover. Your company is the promoter and sells the plots in its own name; we do not market or sell them.

कॉलोनी हम विकसित करते हैं — प्लॉट आपकी कंपनी अपने नाम से बेचती है।

O2 · JOINT VENTURE · जॉइंट वेंचर

A joint venture in our focus area

We bring landowners and developers in the belt together and set the venture up with the title work done first — jamabandi, mutation trail, encumbrance, access and any acquisition notification — so nobody commits to a parcel with a defect in it. Each side signs on its own advocate's advice.

ज़मीन मालिक और डेवलपर — साथ में, पहले टाइटल की जाँच।

O3 · JOINT DEVELOPMENT AGREEMENT · संयुक्त विकास अनुबंध

Land from one side, development from the other

A landowner contributes land; a developer contributes capital, approvals and execution. Neither buys out the other — they share the developed plots or the sale proceeds in an agreed proportion. We arrange it, do the title work first, and can carry out the development work under the agreement.

ज़मीन मालिक की, पूँजी और काम डेवलपर का — नतीजा तय अनुपात में।

The two models of a joint development

संयुक्त विकास के दो ढाँचे

	AREA SHARE · क्षेत्र भागीदारी	REVENUE SHARE · आय भागीदारी
WHAT THE OWNER GETS	An agreed proportion of the developed plots or built units	An agreed proportion of sale proceeds
OWNER'S EXPOSURE	To sale price and sell-out timing on their own share	To the developer's selling — price achieved and speed
OWNER'S CONTROL	Higher — identifiable plots, sold when the owner chooses	Lower — dependent on the developer's sales and accounting

Illustration — not a photograph of a specific site. चित्रण।

AgriZameen

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4 / 8

Complete files, no promised approvals

पूरी फ़ाइल — मंजूरी का वादा नहीं

A person checks the record

A person checks the documents against the official record and signs what they found, with the date.

No timelines, no rates

We do not publish timelines. We do not publish conversion charges or DLC rates.

RERA first

A plotted colony whose land exceeds 500 sq m must be registered with Rajasthan RERA before it is advertised, marketed, booked or sold. We support the promoter's registration paperwork only; we do not market or sell plots in RERA-registered projects.

Sequence matters

A coloniser selling plots before the required registrations are in place is exposed regardless of how good the roads are.

Myth

"You need 40 bigha to start a colony" is false.

Protected trees

Since February 2026 a Revenue Department order has prohibited felling khejri anywhere in the state until the proposed law comes into force. Permission is the authority's decision and is not guaranteed.

आपकी ज़मीन पर संरक्षित पेड़।

What is reported — and what is not yet known

राजस्थान के नए ग्रामीण भूमि रूपांतरण नियम, 2026

Reported

From 2 November 2026, news reports say, new rural conversion rules replace the 2007 rules: an online portal, the SDO as the authorised officer, and a permission order issued automatically once an application is complete.

Fees left out on purpose

Reports describe a flat application fee plus a premium set as a percentage of the DLC rate. We have left the amounts out.

Not yet verified

On 8 October 2026 we still could not find the notified text on the Revenue Department's website. Read the order's conditions before you act on any summary — including ours.

Not found

No report we could read mentions a 30-day SDO verification or automatic mutation after 30 days. Conversion is not mutation.

The screenshot shows the AgriZameen website interface. The header includes the site name, language selection (English), and a sign-in button. The main content area features the article title 'Agricultural Land Conversion in Rajasthan: The 2026 Guide' with a subtitle in Hindi. Below the title, there is a summary paragraph. A highlighted box contains a status update dated 8 October 2026, mentioning a news report from Gaon Junction. The article body begins with a definition of rural land conversion and mentions the SDO as the authorized officer. A section titled 'First: is your land rural?' explains the two conversion routes: Urban and Rural. The 'How to check' section provides instructions on how to verify land status with the Patwari or Tehsil office. The footer of the article reiterates the title in English and Hindi.

Check it yourself, on official ground

खुद जाँचिए

Registry cost estimator

You type the DLC rate and area; nothing you type is sent, logged or saved. It excludes conversion charges, mutation and professional fees.

When land falls inside JDA

What changed in the October 2025 expansion — and why we cannot tell you whether a specific khasra is now inside JDA. We publish no DLC figure, for any area, ever.

Land judgments register

Supreme Court, Rajasthan High Court and NGT rulings on land, grouped by theme and dated.

Land sourcing for colonisers

Land search, ownership mapping and assembly, encumbrance and notification screen — on a written mandate.

agrizameen.com/rajasthan/registry-cost-estimator/

AgriZameen

Select Sta

English

AA

Q

Sign in

Buy Agricultural Land

Sell Agricultural Land

Land Records

Legal Services

Apps & Tools

From DLC rate to total *registry cost*

Type the DLC rate you read on the official portal. The sum is done in your browser — nothing you type is sent, logged or saved. अधिकारिक पोर्टल पर देखी DLC दर खुद लिखें; हिसाब आपके ब्राउज़र में होता है, कुछ भी भेजा या सहेजा नहीं जाता।

Not a government service. AgriZameen is an independent private platform, not affiliated with the Registration & Stamps Department or any government office. This is an estimate for information only — not a legal or valuation document. What you pay is what the sub-registrar's office assesses. एग्रीज़मीन कोई सरकारी संस्था नहीं है; यह केवल जानकारी के लिए अनुमान है।

1 · DLC दर कैसे देखें · Find your DLC rate

The DLC rate is the floor the state uses to charge stamp duty. AgriZameen does not publish it — read it from the state's own portal, in four steps. The pictures below are **specimens** we drew; they show where things are, not real figures.

e-Value / DLC rate — portal

1 District

— choose —

2 Rural / Urban

Rural

3 Tehsil

— choose —

4 Village

— choose —

SPECIMEN · नमूना

Steps 1–2. Open [e-Panjiyan 2](#), go to the DLC rate (e-Value) section, and choose the district, then **rural or urban**, then the tehsil and the village.

Land class	Rate	Unit
Irrigated		per ----
Unirrigated		per ----
Abadi / residential		per ----
Commercial		per ----

SPECIMEN · नमूना

Steps 3–4. Read the rate on the row for **your land's class** — the common mistake is reading the wrong row — and note the **unit** beside it. Note the date you checked; rates are revised without notice.

Can't find the village? Official lists use the official spelling, which can differ from local usage — in the official village directory Naraina is "Narayana" and the tehsil of Sambhar is "Sambhar Lake". Our [village pages](#) show the official spelling. More on reading the rate: [where to check the DLC rate](#) · [why the DLC rate is not the market price](#).

2 · हिसाब · Work out the cost

Rates are being updated — contact us on WhatsApp. दरें अपडेट हो रही हैं — व्हाट्सएप पर संपर्क करें।

We show stamp duty, surcharge and registration fee only from the official notifications, each checked by a person. Until all three are in place, the estimator works out your DLC value and stops there.

Talk to us

हमसे बात करें

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[Everything, in one](#) · [all at agrizameen.com/guides/](http://agrizameen.com/guides/)

Tell us what you need — everything from land to handover, conversion and layout paperwork only, site works only, a land history report, or RERA paperwork.

ज़मीन से हैंडओवर तक — या सिर्फ़ वह हिस्सा जो आपको चाहिए।

AgriZameen is an independent private land information and facilitation platform run by Vision Global Ventures LLP — not a government body, and not affiliated with any land-records department. Nothing here is legal, tax or investment advice. No price, buyer, timeline or return is promised. Verify every record on the official portals and at your Tehsil, and consult a qualified professional, before any money moves.

Screens are from agrizameen.com as on 9 October 2026. Screens that show listings use SAMPLE data, stamped नमूना · SAMPLE — they are not real parcels.