

Phulera · Sambhar · Naraina · Rupangarh

फोकस बेल्ट: फुलेरा · सांभर · नरैना · रूपनगढ़

Where our ground teams work every week — and, for each project people cite, how far it has actually got. Nothing here is a price signal or a forecast.

खबर संदर्भ है, फ़ैसला रिकॉर्ड से। घोषणा, स्थान और आवंटन — अलग-अलग बातें हैं।

[The focus belt](#)[Belt project register](#)[Land & infrastructure news](#)[WhatsApp us](#)

[agrizameen.com/focus-belt/](#)

 AgriZameen

[Select Sta](#) [English](#) [Aa](#) [Q](#) [Sign in](#) [लॉगिन](#)

[Buy Agricultural Land](#) [Sell Agricultural Land](#) [Land Records](#) [Legal Services](#) [Apps & Tools](#)

[Home](#) [Focus Belt](#)

TECHNICAL DOSSIER · तकनीकी डोज़ियर

The Focus Belt: Phulera · Sambhar · Naraina · Rupangarh

फोकस बेल्ट: फुलेरा · सांभर · नरैना · रूपनगढ़

One corridor, four zones, real technical data — coordinates, terrain, water, rail, records and cost context for the highway belt AgriZameen works every day. Indicative figures; verify each point officially before you transact.

[Home](#) [Rajasthan](#) [Focus Belt Dossier](#)

The corridor in one view

Phulera → Sambhar → Naraina → Rupangarh [+ Nawa · Khatu Shyam Ji · Ringas](#)

West of Jaipur, this road axis links a national freight-corridor junction (New Phulera on the Western DFC) with India's largest inland salt lake (Sambhar), the agricultural tehsil belt around Naraina, and the Rupangarh side that meets the Kishangarh-Ajmer economy on NH-48. Reported alignments of the proposed Kotputli-Kishangarh greenfield expressway pass the Rupangarh-Nawa region — which would bracket the belt between two major spines.

WHERE IT IS · कहाँ है

The belt, district by district

बेल्ट — ज़िलेवार

After Rajasthan's December 2024 reorganisation the state has 41 districts and 7 divisions — and this belt now crosses four of them: Jaipur district (Phulera, Sambhar, Naraina, Dudu — the earlier Dudu district was merged back into Jaipur), Ajmer district (Rupangarh), Didwana-Kuchaman district (Nawa — carved out of Nagaur in August 2023 and retained in the December 2024 cut-back), and Sikar district (Khatu Shyam Ji, Ringas).

Pick the right district before you search for a record. Most failed record lookups in this belt are not missing records — they are the wrong district.

रिकॉर्ड खोजने से पहले सही ज़िला चुनिए।

Phulera

Jaipur district.

[/rajasthan/phulera/](#)

फुलेरा

Sambhar

Jaipur district. The LGD directory files the town as "Sambhar Lake".

[/rajasthan/sambhar/](#)

सांभर

Naraina

Jaipur district. The LGD directory files it as "Narayana".

[/rajasthan/naraina/](#)

नरैना

Rupangarh

Ajmer district.

[/rajasthan/rupangarh/](#)

रूपनगढ़

Nawa

Didwana-Kuchaman district.

[/rajasthan/nawa/](#)

नावां

Khatu Shyam Ji · Ringas

Sikar district.

खाटूश्यामजी · रींगस

Bichun

[/rajasthan/bichun/](#)

बीचूं

Shakun

[/rajasthan/shakun/](#)

शाकुन

Our ground teams work the Phulera–Sambhar–Naraina–Rupangarh belt and its surroundings (Dudu, Bichun, Nawa, Shakun) every week. Our digital tools, guides and comparisons cover all 28 states.



Belt photo · representative — the Phulera–Sambhar belt, not a listed parcel.



Belt photo · representative — the Phulera–Sambhar belt, not a listed parcel.

BEFORE ANY MONEY MOVES · पैसा देने से पहले

What to check on the ground

ज़मीन पर क्या जाँचें

Water

Jaipur–district blocks in this belt are widely categorised as stressed/over–exploited (CGWB) — always confirm the specific block's category and test the bore before valuing water.

पानी — ब्लॉक की श्रेणी और बोर की जाँच।

Salinity near Sambhar

Salt-affected land and saline groundwater are common near the lake — for cultivation, test soil and water salinity first; wetland/catchment restrictions can apply close to the lake (confirm at the Tehsil). The lake was designated a Ramsar site on 23 March 1990; a wetland boundary has been published only in draft. झील के पास — मिट्टी और पानी की लवणता जाँचें।

Access

"Near the corridor" is not "served by the corridor." Ask where the entry–exit points are, not where the line goes — and check for a recorded rasta.

रास्ता — रिकॉर्ड में दर्ज है या नहीं।

Acquisition

Check whether a khasra falls inside the railway acquisition notification schedule before any advance. Land inside a notified alignment is acquired, not sold.

अधिसूचित अधिग्रहण — पहले जाँचें।

Pasture land

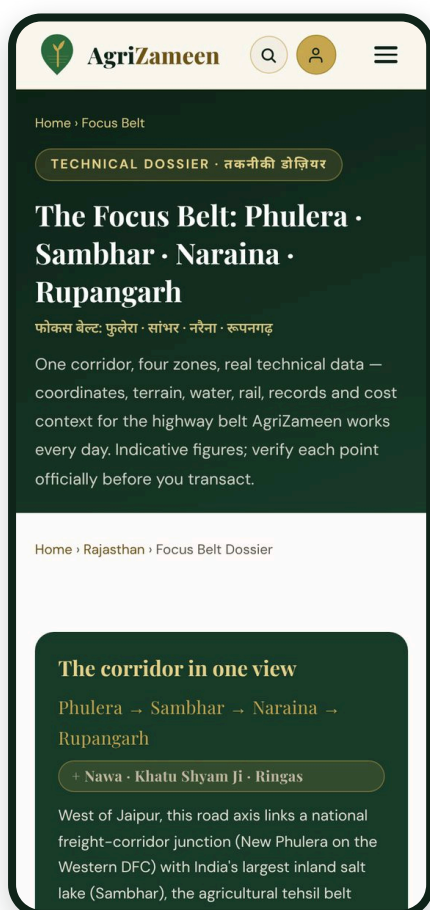
Charagah is pasture land held for the village; it is not land a buyer can purchase.

चरागाह खरीदी नहीं जा सकती।

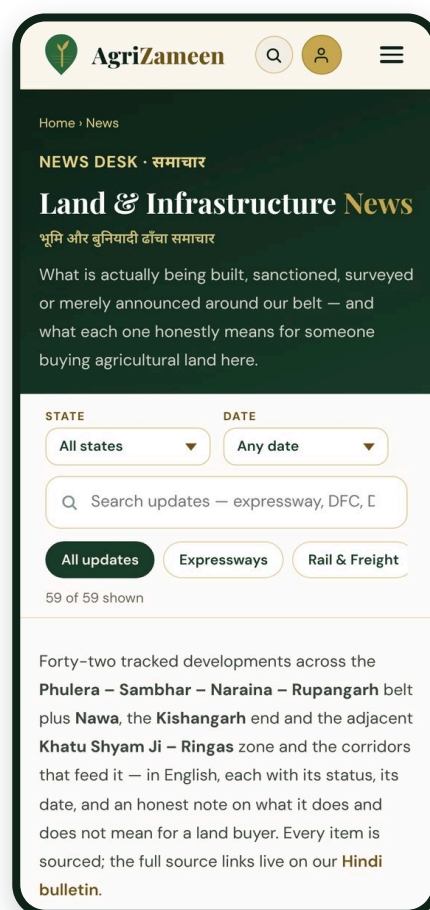
The record set

Apna Khata (jamabandi), Bhu–Naksha (the map), e–Panjiyan (registration) — read on the official portals, and confirmed at the Tehsil.

जमाबंदी, भू–नक्शा, ई–पंजीयन।



The Focus Belt dossier on a phone.



Land & infrastructure news on a phone.

HOW FAR IT HAS ACTUALLY GOT · असल में कहाँ तक पहुँचा

The Belt Project Register

बेल्ट परियोजना रजिस्टर

Every project people cite when they talk about this belt, with the one column that decides whether it means anything yet. Announcement, MoU, site identified, allotted, in possession are five different things.

Rung: **1** announced · **2** MoU · **3** site identified · **4** allotted · **5** in possession / operating. Read the status, not the rung alone. Read from agrizameen.com/focus-belt/#register on 9 October 2026.

PROJECT	RUNG	STATUS — AS THE REGISTER WORDS IT	SOURCE · DATE
Adani Logistics Park & Inland Container Depot, Kishangarh	5	Operating — phase 1	Adani Ports & SEZ (APSEZ) announcement September 2025
Adani Rajasthan investment programme	1	Announced — no belt site identified	Rising Rajasthan summit statement, Adani Ports & SEZ December 2024
Multi-modal logistics park reported “close to Jaipur” “	1	Reported plan — no site named	Reporting on the Rising Rajasthan announcement December 2024
CONCOR multi-modal logistics park, Kathuwas CONCOR	5	Operating — outside this belt	CONCOR project disclosures Location confirmed as at August 2026
Sambhar Salts Limited	5	Operating — government company, no sale found	Company and government records Checked August 2026
Jaipur Ring Road — Southern arc	5	Operational	NHAI / JDA project record Phase I MoU June 2018
Jaipur Ring Road — Northern arc	4	Land acquisition — agency unresolved	NHAI Section 3(A) notifications; JDA proposals Notifications December 2025; agency question April 2026
Kotputli–Kishangarh greenfield expressway	3	Social Impact Assessment published	PWD final Social Impact Assessment, Jaipur district August 2026
Thar Expressway (Jaipur–Phalodi)	1	Announced — alignment reported only	Regional Hindi press October 2024 and February 2025
Bandikui Spur (NE-4C) to the Delhi–Mumbai Expressway	5	Operational	NHAI / MoRTH Operational August 2025
Amritsar–Jamnagar Economic Corridor	5	Operational in part — outside this belt	NHAI / MoRTH Rajasthan stretch opened July 2023
Jaipur–Pachpadra greenfield expressway	3	Approved — DPR in preparation	Reported central approval February 2026
DMIC / NICDP — influence region, not a node DMIC / NICDP	5	Programme active — no belt node	NICDP / CCEA approvals; MoCI CCEA approval August 2024
Western Dedicated Freight Corridor — Rewari–Madar section	5	Dedicated to the nation, 7 January 2021 7	PIB release, 5 January 2021; DFCCIL circulars January 2021
New Sakhun DFC station — goods terminal	5	Open for goods traffic — full rake terminal	DFCCIL BD Circular 27 of 2024 23 August 2024
Private freight terminal at New Phulera (Western DFC)	3	Location named for a terminal; opening not confirmed	DFCCIL expression-of-interest lists; trade press (Construction World) February 2021
Electric locomotive shed, Phulera (North Western Railway)	1	Expression of interest invited — closed 10 April 2026	NWR expression-of-interest notice (seen by AgriZameen) April 2026
CONCOR logistics park — land proposal near Naraina	3	Land proposal at the cost-estimate stage — nothing allotted	SDM, Sambhar Lake — letter dated 16 October 2025 (seen by AgriZameen) October 2025
RIICO industrial area, Bichun	3	Plots developed; offer letter issued — no final allotment confirmed	Khas Khabar; Dainik Navajyoti (news reports) 25 April 2026
Amrit Bharat Station Scheme — Phulera, Naraina and Asalpur Jobner	1	Stations identified under the scheme; works status not confirmed	PIB release of a Rajya Sabha reply 10 February 2023
Phulera urban water supply augmentation (AMRUT 2.0)	1	Tender invited — bids closed 15 June 2026; award not confirmed	Tender aggregator listing of PHED tender 2026_PHCJA_561447_1 June 2026

Adjacency to a node is not node status. Treat “next Ayodhya” style comparisons as marketing, not analysis.
नोड के पास होना नोड होना नहीं है।

LAND & INFRASTRUCTURE NEWS · समाचार

Recent news — and what is confirmed

हाल की खबरें — क्या पुष्ट है

News is context. Records are the decision. Plans change, timelines slip, and announcements are not sanctions.

REPORTED · RULE CHANGE · FROM 2 NOVEMBER 2026

Rural land conversion is reported to go online on 2 November 2026, with the SDO deciding and orders issuing automatically

Notified text not seen · reviewed 8 October 2026.

NARAINA · LETTER OF 16 OCTOBER 2025

CONCOR has sought the allotment cost of about 183 hectares of pasture land for a proposed multimodal logistics park

SDM, Sambhar Lake letter — copy seen by AgriZameen.
Register: land proposal at the cost-estimate stage — nothing allotted.

PHULERA · EOI CLOSED 10 APRIL 2026

North Western Railway sought private partners for a 1,000-locomotive electric loco maintenance shed

Outcome not seen.

NEW PHULERA · 2021

DFCCIL awarded a private freight terminal to Adani Ports in 2021

Present status not found. Register: location named for a terminal; opening not confirmed.

KOTPUTLI-KISHANGARH · REVIEWED 11 SEPTEMBER 2026

Kotputli-Kishangarh greenfield expressway: approved and acquiring, not under construction — and the published length does not agree

Register: Social Impact Assessment published (PWD final SIA, Jaipur district, August 2026).

WATER · ANNOUNCED · 3–7 SEPTEMBER 2026

About 18,000 new farm ponds and 8,000 diggys announced for the current year

ETGovernment; News18 Hindi.

ROADS · ANNOUNCED · 3 SEPTEMBER 2026

3,219 km of rural roads sanctioned under PMGSY phase four

ETGovernment.

RAIL · WORK IN PROGRESS · 18 JULY 2026

Electric interlocking at Gudha station on the Phulera–Degana section

Pratahkal.

RAIL · WORK IN PROGRESS · JULY 2026

NWR takes a traffic block on the Degana–Phulera section for FOB girder launching at Sambhar Lake station

Pratahkal.

RAIL · SITE INSPECTED · 22 JUNE 2026

Railway Minister inspects the Khatu Shyamji–Sundarpura station site

ANI; The New Indian Express.

Nobody guarantees appreciation. Past movement near corridors is a historical observation, not a forecast. We publish no DLC figure, for any area, ever.

कोई भी कीमत बढ़ने की गारंटी नहीं देता।

READ FURTHER · आगे पढ़िए

Town pages, and the checks before you book

क्रस्बों के पेज, और बुकिंग से पहले की जाँच

Development near each town — what is confirmed

Phulera, Sambhar, Naraina, Rupangarh, Nawa, Bichun and Shakun each have a page listing the register entries that touch it.

</rajasthan/phulera/>

हर क्रस्बे के पास विकास — क्या पुष्ट है।

Villages named in the expressway assessment

The villages a published Social Impact Assessment names — check whether yours is one.

</rajasthan/kotputli-kishangarh-expressway-villages/>

आकलन में दर्ज गाँव।

Projects in Phulera & Sambhar — check before you book

Plotted schemes and colonies: what to ask for before you pay a booking amount.

</rajasthan/projects-in-phulera-sambhar/>

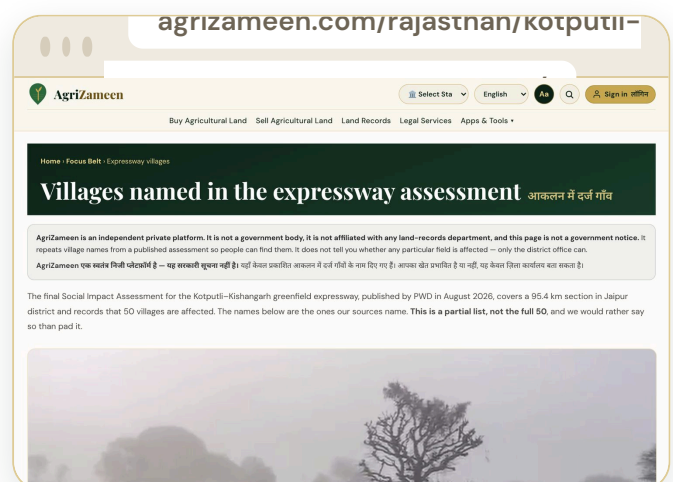
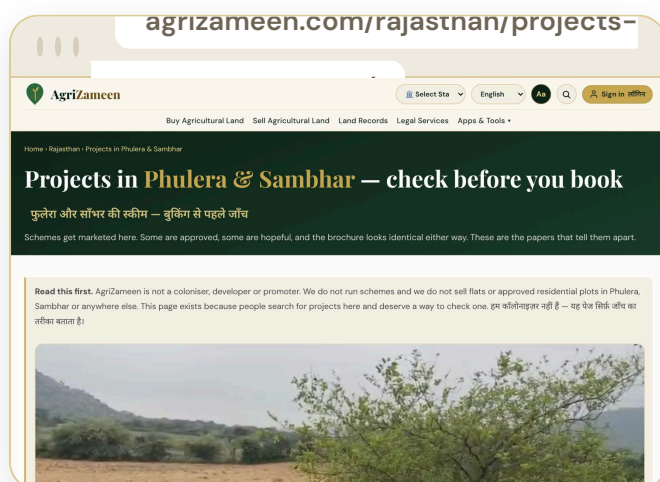
फुलेरा और साँभर की स्कीम — बुकिंग से पहले जाँच।

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 it.

</jda-jurisdiction/>

जब ज़मीन जेडीए क्षेत्र में आ जाए।



COLONY · JOINT VENTURE · JOINT DEVELOPMENT · कॉलोनी और संयुक्त विकास

Develop with us in the belt

बेल्ट में हमारे साथ विकास

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

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 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।

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।

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

What the agreement must settle · अनुबंध में क्या तय हो

- ✓ The share, and its basis — a percentage of what, measured how, at what stage
- ✓ Which plots — the owner's allocation fixed by number and position at the start, not left for later
- ✓ Timeline, and what follows a delay
- ✓ Who obtains which approval, who pays, and what happens if one is refused
- ✓ A power of attorney limited to dealing with authorities — narrow, specific and time-limited
- ✓ Security for the owner if the developer fails midway; termination and reversion
- ✓ Accounting and audit rights in a revenue-share model

No return, price or approval is promised. Approvals are decided by the competent authority; a plotted colony is registered with Rajasthan RERA before it is advertised or sold where the law requires it; each party signs on its own advocate's advice.

कोई रिटर्न या मंजूरी का वादा नहीं — हर पक्ष अपने वकील की सलाह ले।

The screenshot shows the AgriZameen website interface. At the top, there's a navigation bar with 'Buy Agricultural Land', 'Sell Agricultural Land', 'Land Records', 'Legal Services', and 'Apps & Tools'. The main heading is 'Develop land with us, in our focus belt'. Below this, it states: 'For companies, developers and landowners in Phulera, Sambhar, Naraina, Rupangarh, Nawa, Methadi and the villages around them.' The text explains three ways to develop land with AgriZameen: 1. 'FOR A COMPANY - We develop the colony - your company sells', 2. 'JOINT VENTURE - We bring landowners and developers in the belt together and set the venture up with the title work done first', and 3. 'JOINT DEVELOPMENT AGREEMENT - A landowner contributes land, a developer contributes capital, approvals and execution'. A list of villages is provided: Phulera, Sambhar, Naraina, Rupangarh, Nawa, Methadi, Bichun, Shikun, and Dudu. At the bottom, there's an illustration of a tree in a field with the text 'Illustration — not a photograph of a specific site. चित्रण।'.

CONTACT · संपर्क

Talk to us

हमसे बात करें

The focus belt

Belt project register

Land & infrastructure news

WhatsApp us

AGRIZAMEEN

+91 70149 86988WhatsApp · info@agrizameen.com

WhatsApp & call · listing desk

ADHEER RAJ AGGARWAL · FOUNDER

+91 9001 805 805

WhatsApp ·

adheer@agrizameen.com

TARUN JAIN · FOUNDER

+91 92502 13833WhatsApp · tarun@agrizameen.com

OFFICE

"AgriZameen", 137
Paraswanath Colony, Searn
Path, Nirman Nagar, Jaipur
— 302019, Rajasthan

Mon–Sat, 10:00–19:00 IST · agrizameen.com
agrizameen.com/focus-belt/
FOLLOW · जुड़िए [YouTube](#) · [Instagram](#) · [Facebook](#) · [LinkedIn](#) · [Google Business](#) · [WhatsApp](#)
Fourteen guides, one for each reader — free at agrizameen.com/guides/
For everyone
 सबके लिए

For buyers
 खरीदार

For sellers
 विक्रेता

Seller guide
 slides

Service providers
 सेवा प्रदाता

For NRIs
 एनआरआई

Land investors
 slides

Companies
 slides

Builders & colonisers
 slides

All apps
 slides

Legal help
 कानूनी सहायता

Our services
 हमारी सेवाएँ

Focus belt & news
 फोकस बेल्ट

Everything, in one
 सब एक साथ

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.

AgriZameen एक स्वतंत्र निजी प्लेटफ़ॉर्म है — किसी सरकारी विभाग से संबद्ध नहीं। पैसा देने से पहले सरकारी रिकॉर्ड खुद देखें और वकील से सलाह लें।

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.