

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.

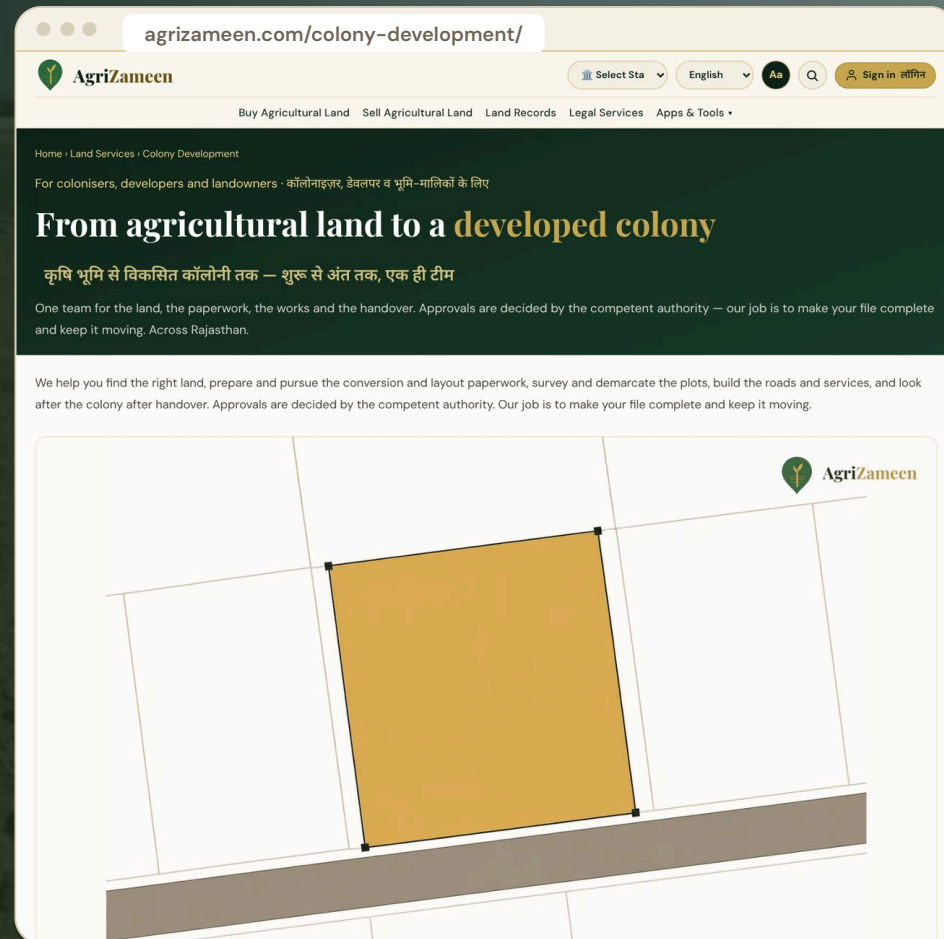
Colony development

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.



Cover photo: the Phulera–Sambhar belt · representative, not a listed parcel

New on AgriZameen

OCT 2026

AgriZameen पर नया



Law watch

Changes to land rules, each listed only after an advocate has read it against the official source. It explains rules; it is not legal advice on your land.

क़ानून में बदलाव — वकील के मूल स्रोत से मिलाने के बाद ही।

agrizameen.com/academy/law-watch/ →



Your own comparables

Put an offer beside sales you know of — from registry copies you hold — and adjust each for time, size and road access by your own percentages. AgriZameen supplies no prices; nothing you type leaves the page.

आँकड़े आपके — AgriZameen कोई कीमत नहीं देता।

agrizameen.com/offer-check/comparables/ →



Place pages: counts, never prices

A tehsil page with live listings opens with a belt photograph and plain counts — how many listings, how many have papers seen by the team, and their size range. Never a price.

गिनती, कीमत नहीं।

agrizameen.com/buy-land/ →



The paper trail on every listing

Each listing page sets out, fact by fact, what the seller declared and which check the AgriZameen team did, with the date. A team check is not a government verification and not a title guarantee.

हर लिस्टिंग पर — विक्रेता ने क्या बताया, टीम ने क्या देखा, कब। यह सरकारी सत्यापन नहीं।

agrizameen.com/buy-land/ →

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FREE TOOL · मुफ्त टूल

Your own comparables अपनी तुलना की बिक्री

Your offer beside sales you know of, adjusted line by line. AgriZameen gives no prices; nothing you type leaves this page.

Have a land offer? Put it beside sales **you know of** — from registry copies you hold, or that the seller showed you — and move each one toward your offer for time, size and road access. **AgriZameen supplies no prices.** Nothing you type leaves this page. अपनी जानकारी की बिक्री से ऑफर की तुलना करें। आँकड़े आपके — AgriZameen कोई कीमत नहीं देता।

Unit for every price and area · इकाई **bigha · बीघा** A bigha is not the same size everywhere — use one unit for all four columns.

The offer · ऑफर	Your sale 1 · आपकी बिक्री 1	Your sale 2 · आपकी बिक्री 2	Your sale 3 · आपकी बिक्री 3
Price per bigha (₹)	Price per bigha (₹)	Price per bigha (₹)	Price per bigha (₹)
—	—	—	—
Date	Month of sale	Month of sale	Month of sale
Today · आज	-----	-----	-----
	From the registry copy.	From the registry copy.	From the registry copy.
Area (bigha)	Area (bigha)	Area (bigha)	Area (bigha)
—	—	—	—

Your own comparables — no prices from us.

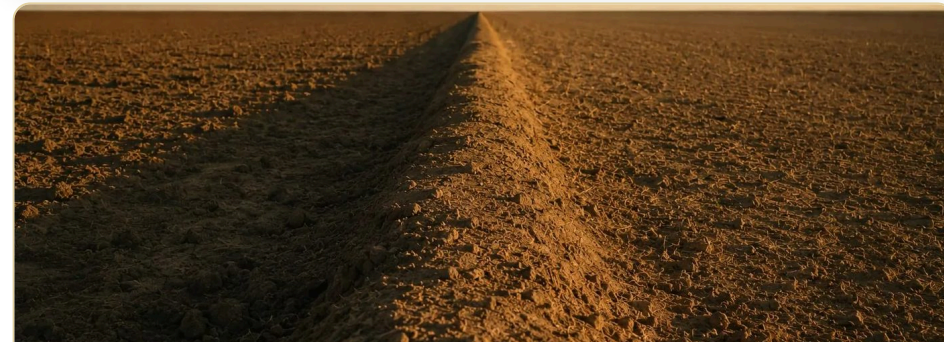


Illustration — not a photograph of a specific site. चित्रण।

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.

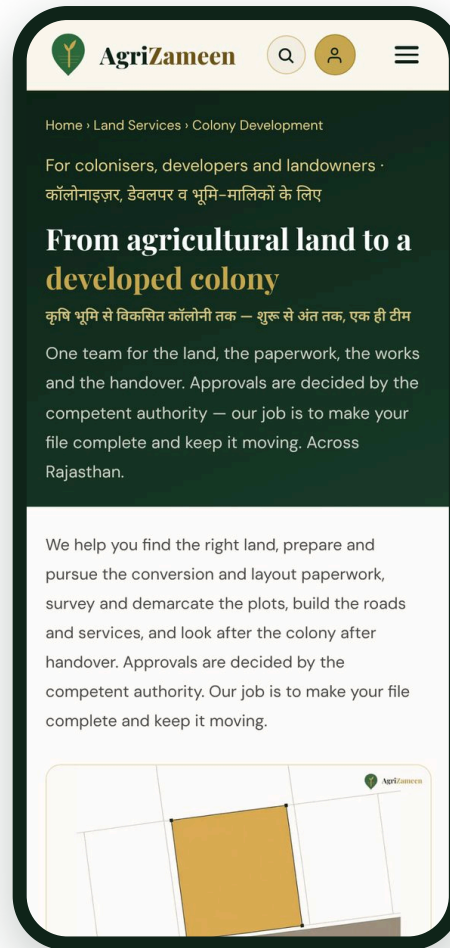
5 RERA registration

Promoter's registration paperwork.

6 Site development works

7 Utility connections

8 Registry support & colony management



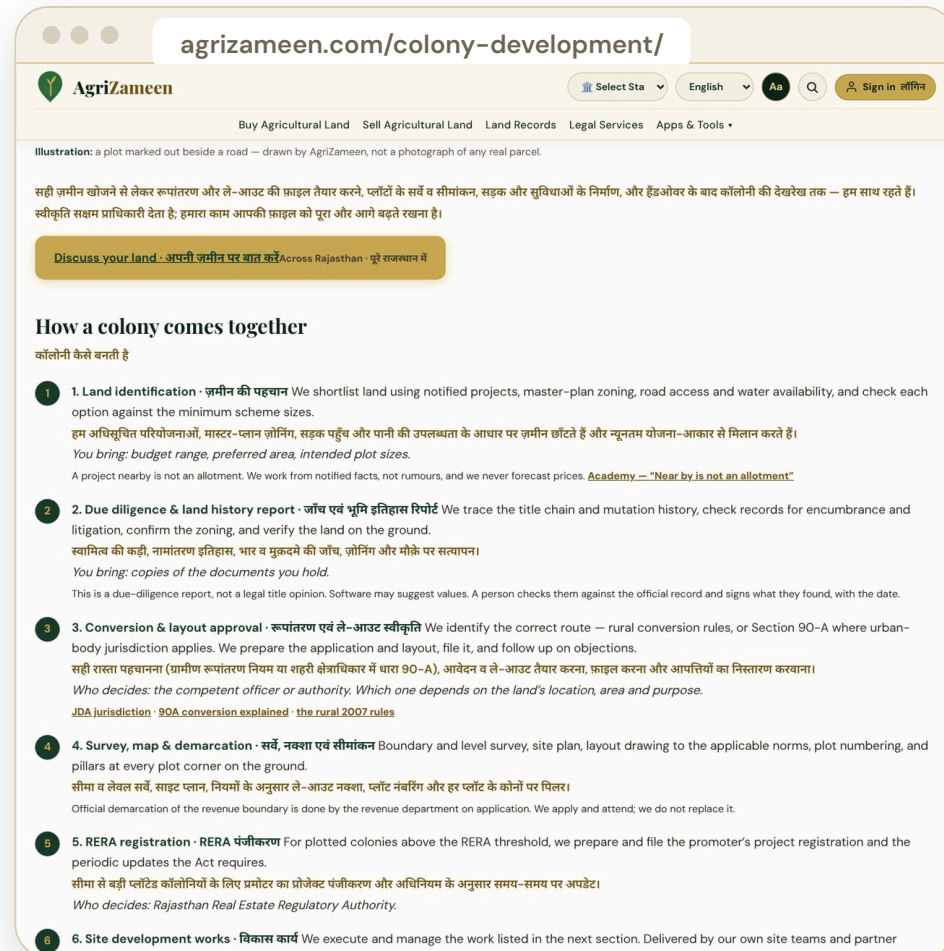
Colony Development on a phone.

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।

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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 · फुलेरा](#)
[Sambhar · सांभर](#)
[Naraina · नरैना](#)
[Rupangarh · रूपनगढ़](#)
[Nawa · नावां](#)
[Methadi](#)
[Bichun](#)
[Shakun](#)
[Dudu](#)

and the villages around them · आसपास के गाँव

01 · 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।

02 · 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।

03 · 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।

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.

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.

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 found

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

agrizameen.com/blogs/agricultural-land-conversion-rajasthan.html

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Home > Land Blog > Land conversion in Rajasthan, 2026

GUIDE · भूमि रूपांतरण

Agricultural Land Conversion in Rajasthan: The 2026 Guide

राजस्थान में कृषि भूमि रूपांतरण — 2 नवंबर 2026 से ऑनलाइन, विकास प्राधिकरण क्षेत्र से बाहर की ज़मीन के लिए

Outside a development authority's limits, farmland is converted under the rural rules — online from 2 November 2026, news reports say, with the SDO deciding. Which route applies, what is confirmed, what is not, the steps, and how we help.

Status on 8 October 2026. A news report we read in full (Gaon Junction, 4 October 2026) says that from **2 November 2026** agricultural land in rural Rajasthan is converted under new rules: you apply on an online portal, the Sub-Divisional Officer (SDO) is the authorised officer, and the permission order issues automatically once the application is complete. We could not find the notified rules on the Revenue Department's notifications page when we checked on 8 October 2026, and we have found no official address for the portal. We found no report of a 30-day verification period for the SDO or of automatic mutation after 30 days — [see the fact check](#). AgriZameen is an independent private platform, not a government body, and not affiliated with the Revenue Department or any land-records office.

This guide is for land in a village: agricultural land that lies outside the limits of a development authority, an urban improvement trust or a municipality and the peripheral belt each controls. That land is converted under the rural conversion rules, not under the urban process most online guides describe. It sets out which route applies to your khasra, what is reported to change on 2 November 2026, what we could not confirm, the steps in order, and where AgriZameen can help.

संक्षेप में: विकास प्राधिकरण, नगर विकास न्यास या नगर निकाय की सीमा (और उसकी परिधि पट्टी) से बाहर की कृषि भूमि का रूपांतरण ग्रामीण रूपांतरण नियमों से होता है। समाचारों के अनुसार 2 नवंबर 2026 से आवेदन ऑनलाइन पोर्टल पर होगा, उपखंड अधिकारी (SDO) अधिकृत अधिकारी होंगे, और आवेदन पूरा होने पर अनुमति आदेश अपने-आप जारी होगा। "SDO को 30 दिन में जाँच, फिर 30 दिन बाद स्वतः नामांतरण" — यह बात हमें किसी पट्टी जा सकी रिपोर्ट में नहीं मिली। [पूरी गाइड हिंदी में](#)।

First: is your land rural?

Rajasthan has two conversion routes, and the first job is to know which one your khasra is on.

- **Urban route.** If the land lies within the limits of a municipal body, an urban improvement trust or a development authority such as the JDA — including the peripheral belt such a body controls — it is converted under Section 90-A of the Rajasthan Land Revenue Act, 1956 and the urban rules, by that body. See [Section 90-A conversion, step by step](#).
- **Rural route.** Everywhere else, the rural conversion rules apply: the Rajasthan Land Revenue (Conversion of agricultural land for non-agricultural purposes in rural areas) Rules, 2007 until 1 November 2026, and the new rules reported from 2 November.

How to check. Ask the Patwari or the Tehsil office which authority's limits the khasra falls in, and ask for the answer in writing. Around Jaipur, start with [which villages fall under the JDA](#); for any town, read its [master plan](#). Confirm the village name against the official village directory too — it can differ from local usage, which is why our [village pages](#) show the official spelling. Do not rely on a seller's or a broker's word for which side of a boundary a field is on.

Agricultural Land Conversion in Rajasthan: The 2026 Guide — 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/

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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](#), 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 — व्हाट्सऐप 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.

AgriZameen

For builders & colonisers · Vision Global Ventures LLP · Independent private platform — not a government body · +91 70149 86988 · info@agrizameen.com · agrizameen.com · Reviewed 22 October 2026

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Talk to us

हमसे बात करें

Colony development

Colony · JV · joint development

Rural conversion rules 2026

WhatsApp us

AGRIZAMEEN

+91 70149 86988

WhatsApp · info@agrizameen.com

WhatsApp & call · listing desk

ADHEER RAJ AGGARWAL · FOUNDER

+91 9001 805 805

WhatsApp · adheer@agrizameen.com

TARUN JAIN · FOUNDER

+91 92502 13833

WhatsApp · tarun@agrizameen.com

OFFICE

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

Mon–Sat, 10:00–19:00 IST · agrizameen.com



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[Everything, in one](#) · [all at agrizameen.com/guides/](http://all.at.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 22 October 2026. Screens that show listings use SAMPLE data, stamped नमूना · SAMPLE — they are not real parcels.