

FOR COMPANIES · कंपनियों के लिए

Land for companies, *on written mandates*

बिल्डर, कॉलोनाइज़र और कॉर्पोरेट के लिए भूमि सोर्सिंग

We find, verify and help assemble land — khasra by khasra, on written mandates, in a belt we actually walk: the Phulera–Sambhar–Naraina–Rupangarh corridor west of Jaipur and the wider Jaipur–Ajmer stretch along NH-48.

Land acquisition desk

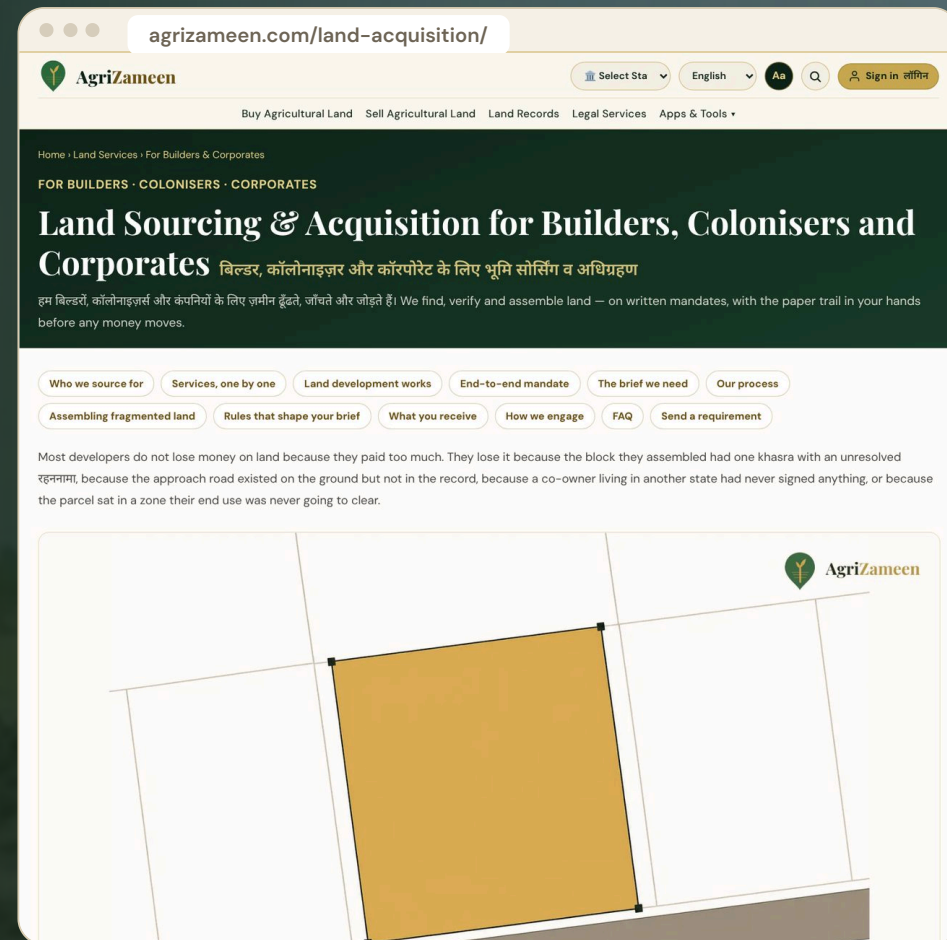
Industrial land

Solar & BESS land

Develop a colony with us

WhatsApp a brief

Outside that belt we work through local partners, and we say so in writing at the start.



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.

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

agrizameen.com/academy/law-watch/ →



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/ →



Compare up to three listings

Pick up to three listing cards. One table shows, row by row, what each seller declared and what our team saw — with an empty cell where nothing was said. No score and no ranking; your picks stay in your browser.

तीन तक ज़मीनें एक साथ — कोई नंबर या रैंकिंग नहीं।

agrizameen.com/compare/ →



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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SAMPLE · नमूना

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Buy Land · Rajasthan · Jaipur

Belt photo - representative

4
parcels listed now

1
with papers seen by the team

0.81–3.04
hectares, as sellers declared

Counts, never prices
From AgriZameen's own listings

ज़मीन बिक्री के लिए · Land for sale in Phulera

New this week · 4

Seller-declared

Not original photo

Rampura Khurd
Phulera, Jaipur, Rajasthan

AREA
5.00 Bigha
1.2846 Hectare

LAND TYPE
बारानी

Seller-declared

Not original photo

Rampura Khurd
Phulera, Jaipur, Rajasthan

AREA
12.00 Bigha
3.0351 Hectare

LAND TYPE
बारानी

Seller-declared

Not original photo

Rampura Khurd
Phulera, Jaipur, Rajasthan

AREA
8.00 Bigha
2.0234 Hectare

LAND TYPE
पाही (सिंचित)

Seller-declared

Not original photo

Rampura Khurd
Phulera, Jaipur, Rajasthan

AREA
3.20 Bigha
0.8094 Hectare

LAND TYPE
बारानी

A place page — counts, never prices. SAMPLE listings.

AgriZameen

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Seven kinds of brief, *seven different screens*

हर ज़रूरत की अलग जाँच

Colonisers & plotted schemes

Township & group housing developers

Industrial parks & manufacturing

Warehousing & logistics

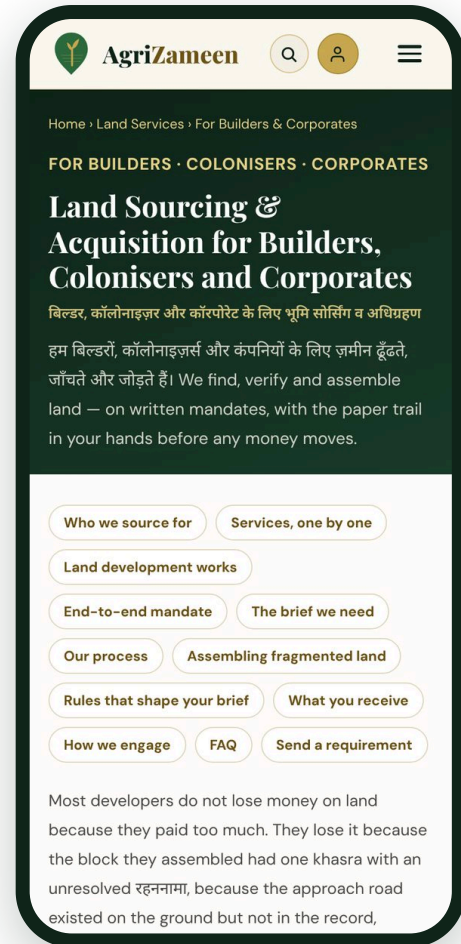
Solar, BESS & hybrid projects

Resorts, hotels & venues

Corporates & institutions

Every screened parcel leaves you a dossier, deal or no deal.

हर जाँचे गए पार्सल की फ़ाइल आपके पास — सौदा हो या न हो।



Land Sourcing & Acquisition.

From brief *to* handover

ब्रीफ़ से हैंडओवर तक

Written mandate first: scope, belt, area target, depth of diligence, fee basis, exclusivity and duration — signed before we approach a single owner.

1 Brief & feasibility screen

2 Desk shortlist

3 Ownership map

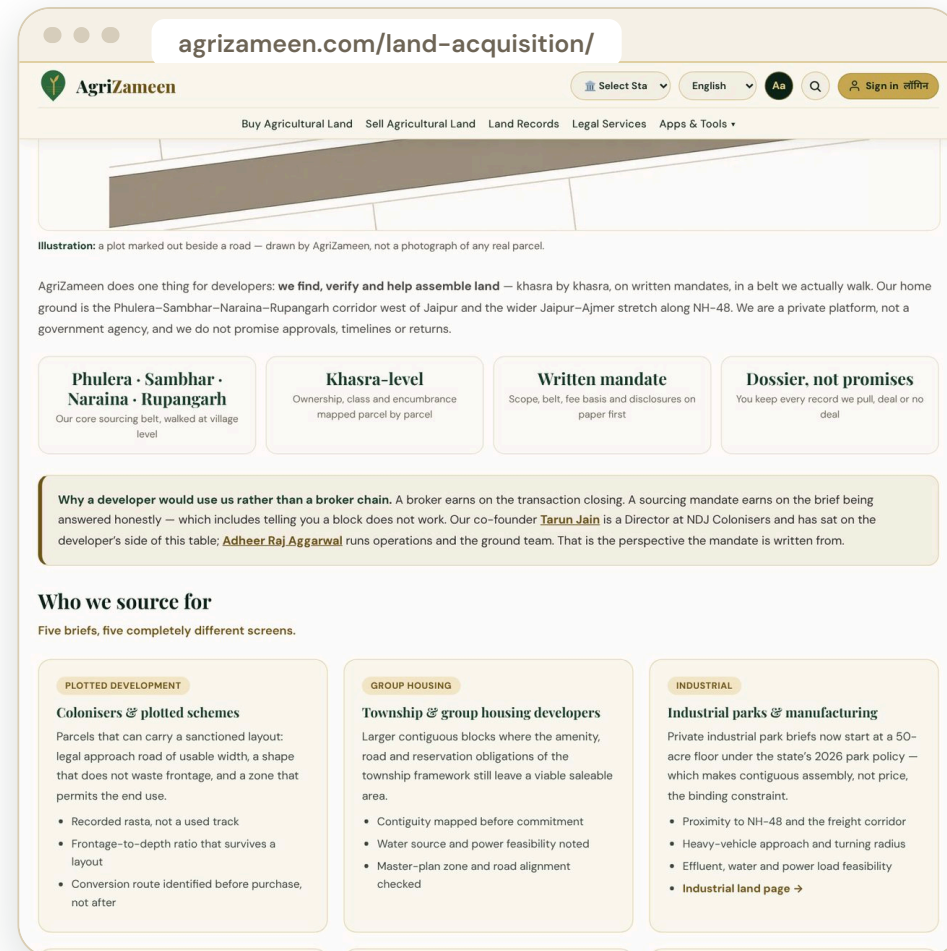
4 Ground truth

5 Encumbrance & risk screen

6 Owner engagement & rate discovery

7 Structuring

8 Registry, mutation & handover



Private industrial park ·
single manufacturing unit ·
warehouse / distribution
centre · cold chain / agri-
processing · logistics yard /
truck terminal · data centre
/ utility-scale.

RIICO allotment · private purchase, then conversion · long lease.

We test what can kill the site before spending on what can only improve it.

A private sourcing platform
— not RIICO and not a
government agency.
हम RIICO या सरकारी एजेंसी नहीं हैं।


agrizameen.com/industrial-land/

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INDUSTRIAL · WAREHOUSING · LOGISTICS

Industrial, Warehousing and Logistics Land

औद्योगिक, वेयरहाउसिंग और लॉजिस्टिक्स भूमि

औद्योगिक, वेयरहाउस और लॉजिस्टिक्स के लिए ज़मीन। Contiguous blocks on truckable roads in the Jaipur–Ajmer belt — screened on power, water, effluent route and zone before anyone talks price.

The 2026 park policy

Land quantum estimator

Our 12-point site screen

Buy, lease or allotment

Why this belt

FAQ

Send a requirement

An industrial or warehousing brief fails on infrastructure long before it fails on price. Power feeder distance, a road a loaded trailer can actually turn into, drainage, an effluent route, a habitation buffer, and whether the zone permits the use at all — those decide the site. We screen for those first, and only then talk to owners.

Our sourcing ground is the Phulera–Sambhar–Naraina–Rupangarh belt and the wider Jaipur–Ajmer stretch along NH-48 — the corridor where the Dedicated Freight Corridor junction at Phulera, the Kishangarh side of the highway and the Kotputli–Kishangarh greenfield expressway all intersect. We are a private sourcing platform, not RIICO and not a government agency, and we promise no allotment, approval, timeline or return.

What the 2026 industrial park policy changed for land buyers

Summarised for planning as at July 2026 — verify the operative text before you commit capital.

The short version. Rajasthan's Industrial Park Promotion Policy 2026, launched in March 2026 with RIICO as nodal agency, opens private industrial park development through several models — development on RIICO land, fully private parks, land-sharing arrangements, and PPP or SPV structures where RIICO contributes land as equity. Private parks are framed around a floor of roughly **50 acres and a minimum number of industrial units**. In June 2026 RIICO invited applications under two of those models for parks spanning roughly 645 hectares across nine locations in the state.

- What it means practically:** the scarce input for a park promoter in this belt is not capital or policy — it is a **contiguous 50-acre-plus block with a legal approach road**. That is an assembly problem across dozens of khasras and khatedar families.
- Read it before you rely on it:** model conditions, minimum unit counts, subsidy ceilings and equity thresholds are all in the policy text. [riico.rajabhaskar.gov.in](https://riico.rajabhaskar.gov.in/industries.rajabhaskar.gov.in) · industries.rajabhaskar.gov.in
- Related in the state:** a separate land allotment and pricing framework was approved in 2026 for the Jodhpur–Pali–Marwar industrial area, a DMIC node, with sector-specific lease tenures for warehousing, logistics and plug-and-play facilities. Different geography from our belt, but it signals where industrial township land structuring in Rajasthan is heading.

How much land do you actually need to source?

Evacuation first, *everything else after*

सोलर में सबसे पहले बिजली निकासी देखी जाती है।

A renewables land brief is not a real-estate brief. Road frontage barely matters. A block that fails on evacuation fails at any price.

1 **Evacuation point: distance & voltage**

2 **Contiguity & shape**

3 **Terrain, slope, shading**

4 **Khatedar count & co-owner trees**

5 **Ceiling exposure**

6 **Encumbrance**

7 **Access track for oversize loads**

8 **Cultivation, grazing & habitation**

9 **Conversion route**

Can we handle 500 or 1,000 acres? Not in our belt, honestly. We publish no per-bigha lease rate, because there is no notified rate.

बड़े रकबे के लिए हम साफ़ बताते हैं।

agrizameen.com/solar-land/

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Solar, BESS and Hybrid Project Land सोलर, BESS और हाइब्रिड परियोजना भूमि

सोलर और बैटरी स्टोरेज प्रोजेक्ट के लिए ज़मीन। For a renewables brief the screen starts at the evacuation point, not the road — and the structure is more often a long lease than a purchase.

MW to land estimator Evacuation-led site screen Conversion & ceiling Lease or purchase If you are the landowner PM-KUSUM & KUSUM 2.0

SKAY (Rajasthan) FAQ Send a requirement

A renewables land brief is not a real-estate brief. Road frontage barely matters. What matters is the distance and voltage of the nearest evacuation point, whether the block is contiguous enough to lay an array across, whether the terrain and shading work, and whether thirty khatedar families will sign the same document on the same terms.

We source and help structure land for **solar, battery storage and hybrid projects** in the Phulera-Sambhar-Naraina-Rupangarh belt and the wider Jaipur-Ajmer corridor — usually on long lease, occasionally on purchase, always with the ceiling and title questions raised before the first agreement rather than after the thirtieth. We are not an EPC, not a consultant to DISCOMs, and not a government body.

How much land does your capacity need?

MW to land — indicative quantum estimator

Land intensity is the first number a renewables land brief needs. Published planning ranges for utility-scale solar sit at roughly 3.5 to 5 acres per MW depending on technology, tilt, row spacing and terrain; wind is far less land-hungry per MW but needs specific micro-siting. Pick the intensity your own layout uses.

EVACUATION-LED SITE SCREEN · निकासी पहले

~10 km
~5 km

A B

33/11 kV substation

D

Screened in this order

1. Distance and voltage of the nearest evacuation point
2. Contiguous area achievable, and shape
3. Terrain, slope and shading

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

The record first, *the view second*

रिज़ॉर्ट, होटल और हॉस्पिटैलिटी भूमि

Formats

Farm-stay / agri-tourism ·
boutique resort · banquet
lawn / wedding venue ·
highway hotel / motel ·
wellness / retreat · camp /
glamping.

Routes

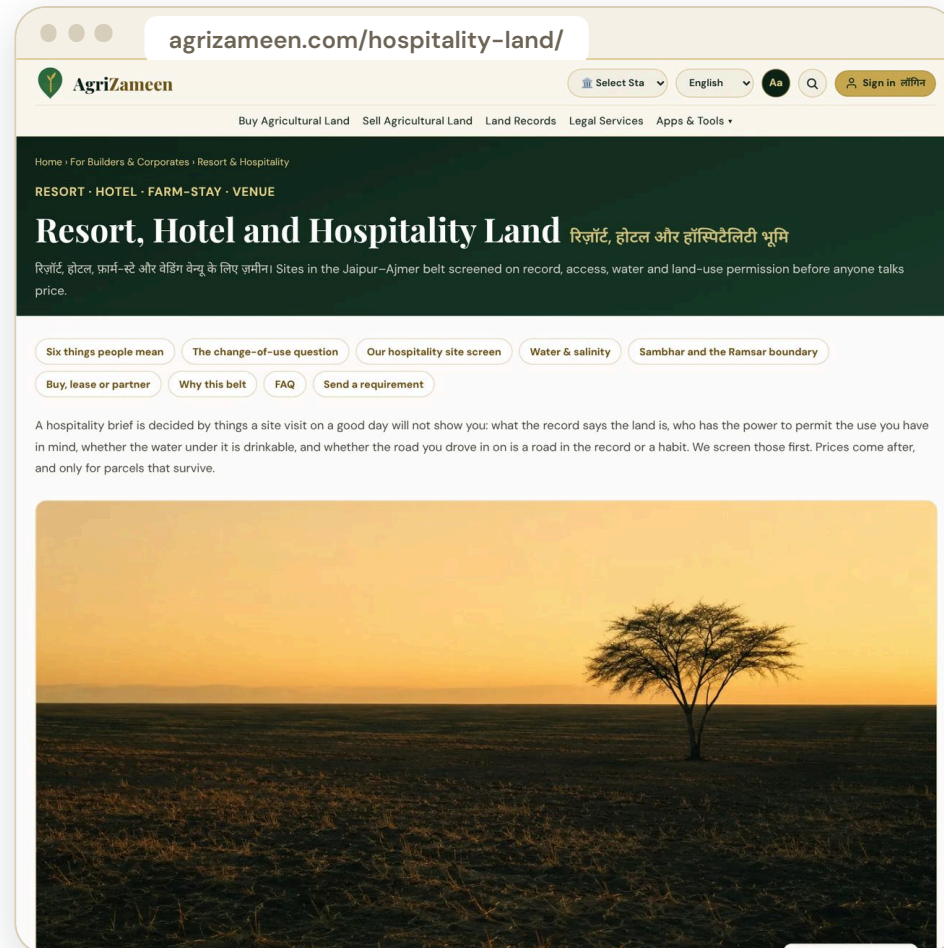
Purchase · long lease ·
revenue share or JV.

Three questions

What does the record say
the land is? Is it inside a
planning area? Which
conversion route applies?

What we will not say

We do not tell you a resort is
permitted on a parcel — and
water that is fine for a crop
can be wrong for a hotel. We
do not project occupancy,
tariffs, footfall, land price or
returns.



Giving back — *recorded, not claimed*

ज़मीन, उसके लोगों और जीवों को कुछ लौटाना

Sponsor a plantation

Every sponsored planting is recorded — species, count, GPS location, planting date and photographs. We do not guarantee survival of any individual tree.

What it is not

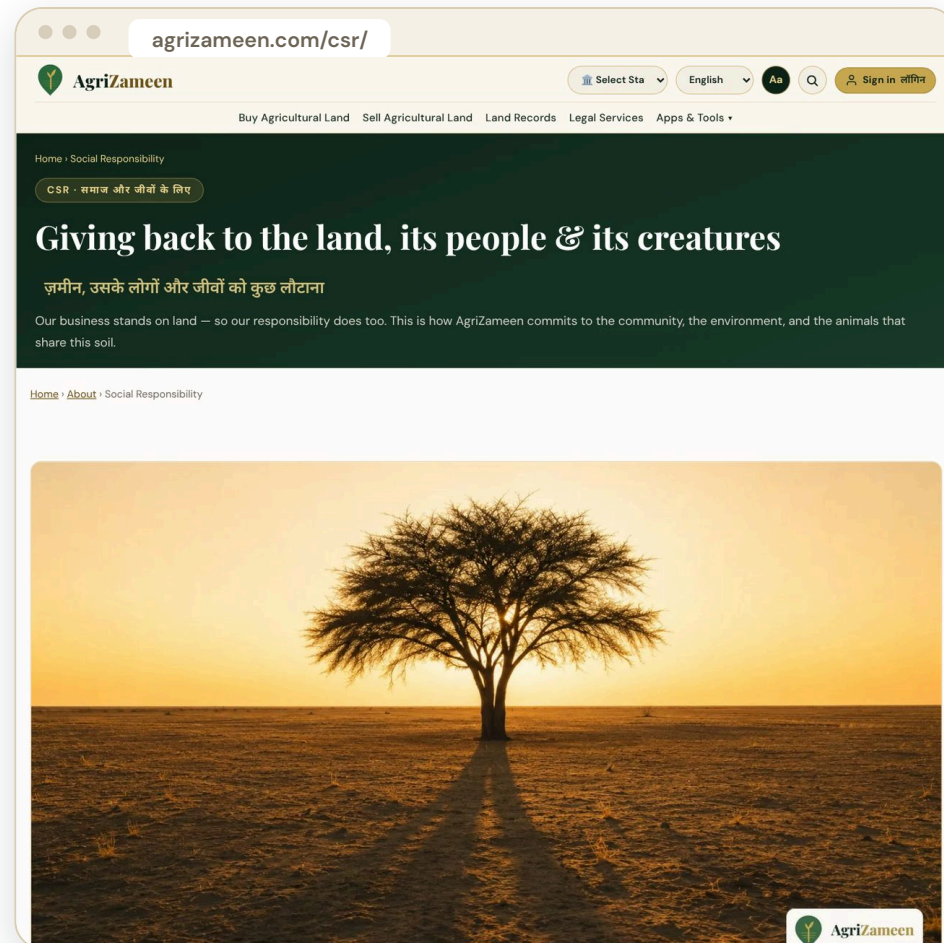
We are not registered with any government authority as an implementing agency; contributions should not be treated as qualifying CSR expenditure under Section 135, and a tree is not a carbon credit.

Carbon credits from farmland

We explain the route — activity, ICM portal registration, PDD, validation, monitoring, verification. We are not an accredited verification agency, a registry or a project developer; we do not issue or buy credits.

No price quoted

There is no guaranteed price for a credit, and we will not quote one.



Paper first, *conflicts in writing*

हमारा तरीका

NDA

Do you sign an NDA? Yes, and we prefer to.

Conflicts disclosed

If we hold an interest in a parcel, or are engaged by the seller side on it, you get that in writing before you see the parcel.

Separate roles

The party checking the work should never be the party being paid for it.

Fees

Fee basis agreed in the written mandate, before any work. No cash-only structures.

No promises

We do not promise appreciation, returns or a resale price. Land is market-linked and nothing here is investment advice.

Not an authority

Not a government body, not a land-acquisition authority, and not affiliated with any revenue, urban or industrial development department.

Talk to us

हमसे बात करें

Land acquisition desk

Industrial land

Solar & BESS land

Develop a colony with us

WhatsApp a brief

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Send a brief: use, area, district or tehsil, timeline. We reply with what we can honestly do — and what we cannot.

अपना ब्रीफ़ भेजिए — हम साफ़ बताएँगे क्या कर सकते हैं।

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.