

NIRANKARI FAIR DEAL

The Smart Investor's Guide to

BUYING COMMERCIAL & INDUSTRIAL LAND IN JAIPUR

7 Things Every Buyer Must Know Before Investing

**30+ Years
Experience**

**4,000+ Happy
Customers**

**1,800+ Commercial
Projects**

**1,500+ Industrial
Projects**

Presented by Nirankari Fair Deal — RIICO Industrial Area, Sitapura & Mansarovar, Jaipur
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Why This Guide Matters

Jaipur is rapidly transforming into Rajasthan's most sought-after destination for commercial and industrial investment. With expanding RIICO zones, improving highway connectivity, and a thriving industrial ecosystem, the opportunity is real — but so are the risks for uninformed buyers.

At Nirankari Fair Deal, we have guided 4,000+ clients over 30+ years to make safe, profitable land investments. This guide distils our most essential advice so you can invest with clarity and confidence.

7 Things Every Buyer Must Know

1. RIICO Plots vs JDA Plots — Know the Difference

RIICO (Rajasthan State Industrial Development & Investment Corporation) plots come with planned infrastructure: wide internal roads, electricity, water supply, and legal clarity. JDA plots, while available, may lack this level of planned development. Always confirm whether a plot is RIICO-designated before signing.

- Ask for the RIICO allotment letter
- Verify the plot number on the RIICO master plan
- Confirm zone type: commercial, industrial, or mixed-use

2. Verify Legal Clearance Before Any Payment

Every plot must be legally clear of disputes, encumbrances, and pending litigations. Never make any advance payment — even a token amount — without verifying ownership documents.

- Demand Registry / Sale Deed documents
- Check for any court orders or liens on the plot
- Verify Khasra / Khatoni (land records) from the Tehsildar office

3. Location Determines ROI — Choose Wisely

Jaipur's high-growth industrial and commercial corridors each serve different business needs. Choosing the wrong location can cost you years of returns.

- Sitapura: Established industrial zone, best for manufacturing & exports
- Mansarovar: Thriving commercial hub, ideal for offices & showrooms
- Ramchandrapura / Apparel Park: Growing textile & export units
- Tonk Road: High commercial footfall, retail & hospitality focus
- Chaksu / Hukkan: Affordable options, strong future appreciation potential

4. Understand RIICO Industrial Land Rates

Land prices vary significantly by zone, plot size, and proximity to highways. Understanding the pricing benchmarks protects you from overpaying.

- Request current circle rates from the Tehsil/Sub-registrar office
- Compare recent transactions in the same RIICO zone
- Factor in FSI (Floor Space Index) for your intended use
- Budget for stamp duty, registration, and mutation charges (~8–10% of deal value)

5. Inspect the Site — Don't Skip the Visit

A physical site inspection reveals what documents cannot: actual road access, utility connections, neighbouring developments, and ground conditions.

- Visit at different times of day to assess traffic and access
- Confirm electricity feeder availability for industrial use
- Check for water logging or drainage issues
- Assess proximity to national highways and freight corridors

6. Plan Your End-Use Before You Buy

Commercial, industrial, and agricultural plots carry different permissible uses under Jaipur's master plan. Buying a plot with the wrong land-use classification for your business can lead to legal complications.

- Manufacturing / factory: Must be in designated industrial zone
- Warehouse / logistics: Check permissible FAR and height limits
- Showroom / office: Confirm commercial use is permitted
- Agricultural: Verify conversion status for non-agricultural use

7. Partner with a Specialist, Not a Generalist

Industrial and commercial land transactions are significantly more complex than residential property. Working with a specialist who understands RIICO regulations, zoning laws, and market pricing makes the difference between a great deal and a costly mistake.

- Look for a broker with 10+ years in commercial/industrial land specifically
- Verify they have direct access to RIICO-listed properties
- Ask for references from past industrial or commercial clients
- Ensure they assist through documentation, not just introduction

About Nirankari Fair Deal

Nirankari Fair Deal is Jaipur's trusted specialist for commercial, industrial, and agricultural land — with over 30 years of on-the-ground expertise and a legacy built entirely on client trust.

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| 30+ Years of Specialised Experience | Exclusively focused on RIICO commercial and industrial plots — not residential, not general property. Deep expertise in the segments that matter for business investors. |
| 4,000+ Satisfied Clients | From first-time investors to large manufacturing companies, our client base spans every segment of business and investment — all served with the same commitment. |
| End-to-End Support | We are with you from the first site visit through documentation, legal verification, sale deed execution, and post-sale support. You are never left to navigate alone. |
| Complete Transparency | We only deal in legally clear plots. Every property comes with full ownership documents and legal clearance certificates — no surprises. |
| Two Offices Serving Jaipur | Head Office: H1-827, RIICO Industrial Area, Sitapura. Branch: C-7, RIICO Industrial Area, Mansarovar. Physically present in Jaipur's two most important commercial zones. |

Ready to Find Your Ideal Plot?

Call us today for a free, no-obligation consultation. We will help you identify the right plot, in the right zone, at the right price — backed by 30+ years of market knowledge.

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