

New
**NAWA
COLONY**



A Planned Residential Township

**“Crafted with Vision,
Built with Trust.”**

Why invest in Nawa?

New Nawa Colony is a planned township comprising 84 Residential plots and 09 Commercial Shops, Institutional & Commercial plots across three contiguous blocks— A, B and C — spread over approximately 6.47 acres at Village Khardakalan, Didwana-Kuchaman district.



Six Reasons It Stands Out:



RIISING ADMINISTRATIVE IMPORTANCE

A New District On The Map

Nawa is located in Didwana-Kuchaman district, formed in 2023. The district's growing administrative importance is expected to support continued infrastructure development, improved civic facilities and greater economic activity in the region.



ECO & HERITAGE TOURISM

Beside India's Largest Salt Lake

Sambhar Lake — India's largest inland salt lake and a Ramsar wetland of international importance — sits close by. Flamingos in winter, salt-pan heritage, the salt museum and astro-camping are making it a fast-rising tourism destination, bringing footfall and long-term value to the belt.



YEAR-ROUND RENTAL DEMAND

An Education Hub At The Doorstep

A Government Polytechnic College, a Veterinary College and an Agriculture College are located nearby on the Jaipur State Highway. The presence of educational institutions supports a steady student and staff population, creating potential for rental and residential demand in the area.



"A destination planned for growth, built for life."



INDUSTRY & JOBS CORRIDOR

National Freight Corridor Next Door

The Western Dedicated Freight Corridor runs through nearby Phulera, strengthening the region's logistics connectivity. Such infrastructure can support warehousing, industry and employment opportunities, positioning the Phulera–Nawa belt for long-term growth.



FAST, EASY CONNECTIVITY

On The Highway Grid

The colony is well connected to the road network linking Jaipur and Nagaur, with access to the NH-48 corridor and the Govind Nagar Toll Plaza nearby. Jaipur is approximately 75 minutes away, offering convenient connectivity for residents, investors and weekend travellers



PLANNED FOR COMFORTABLE LIVING

Designed For Living, Not Just Buying

Every block features landscaped parks and gardens, dedicated community-facility land, 40-ft-wide internal roads and a clearly demarcated, registry-ready layout. The township has been thoughtfully planned to support comfortable residential living.

Location & connectivity

Adjoining Village Khardakalan and woven into the road grid between the State Highways to Jaipur and Nagaur — minutes from Nawa town, the colleges and the Govind Nagar toll plaza. Key landmarks around the colony:



Rajasthan — India's rising investment state



At the Rising Rajasthan Global Investment Summit 2024, the state attracted investment MoUs worth approximately Rs.35 lakh crore, alongside its stated ambition of becoming a US\$350 billion economy. Well-connected and developing regions such as Nawa may benefit from Rajasthan's broader infrastructure and investment growth.

Rs. 35 Lakh Crore in MoUs

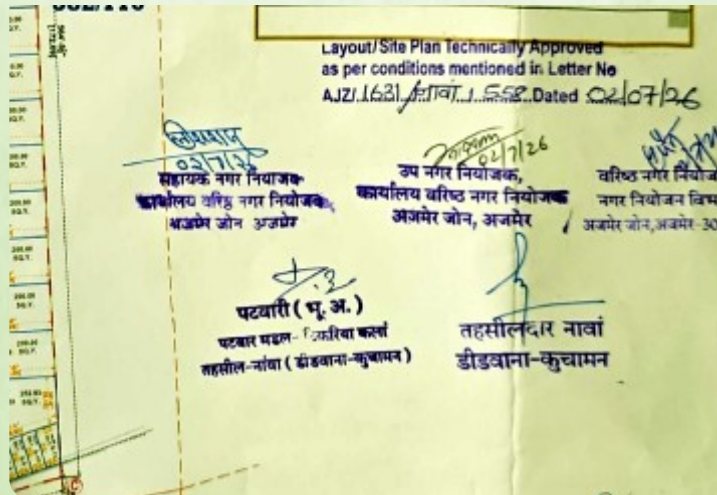
US\$350 Billion Economy Target • 41 Districts & Counting



“INVEST WHERE RAJASTHAN GROWS”

Officially Sanctioned & Approved

The layouts of all three blocks are technically approved by the Town Planning Department, Ajmer Zone, and endorsed by the relevant local revenue authorities — providing greater assurance of a properly sanctioned, registry-ready development.



- **Town Planning Dept., Ajmer Zone**

Layout technically approved by the Senior, Deputy & Assistant Town Planners, so plot sizes, roads and open spaces follow the sanctioned plan.

- **Tehsildar, Nawa**

(Didwana-Kuchaman) revenue authority endorsement on the sanctioned land.

- **Sub-Divisional Officer, Nawa**

Sub-divisional approval/sign-off by the competent revenue authority.

- **Patwari, Thikariya Kalan**

Khasra & land-record verification at the village level.

- **Licensed Architect**

Vastu Science Architect Service, Phulera
(Council Reg. RJ/17/D/0018545)

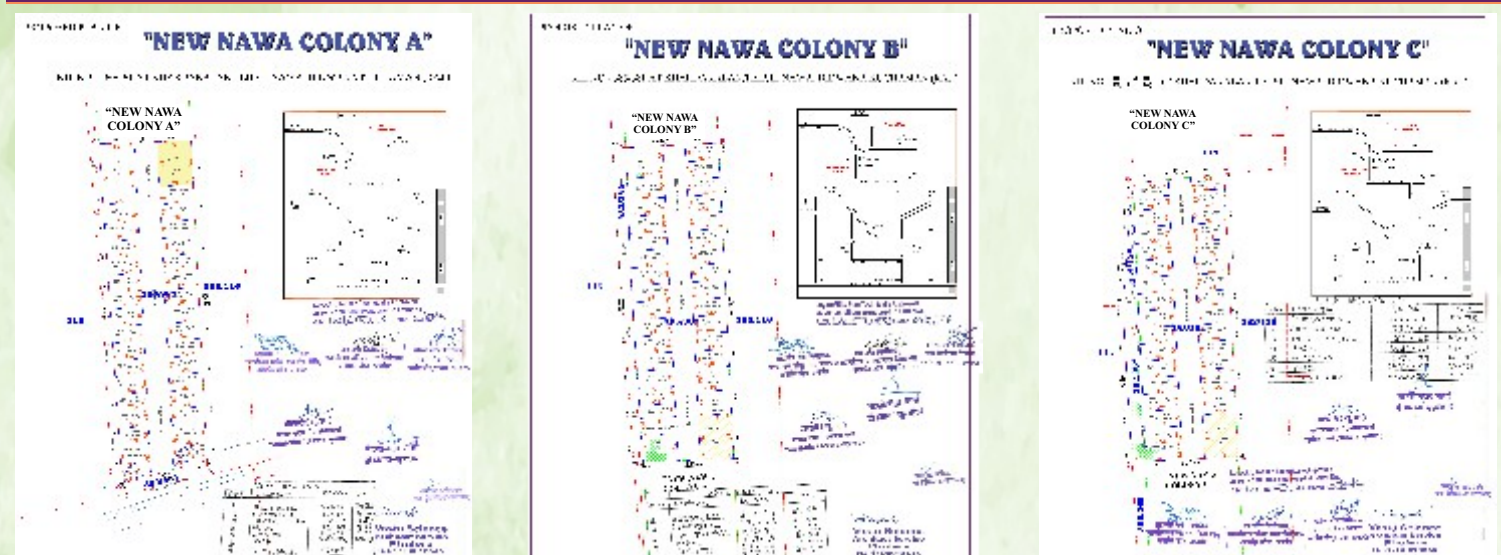
BLOCK A

BLOCK B

BLOCK C

The Approved Layout

Three blocks; **84 Residential plots** and **09 Commercial Shops, Institutional & Commercial plots** with generous parks, gardens and facility land technically approved by the Town Planning Department, Ajmer Zone. The sanctioned plan shows plot numbering and dimensions; the standard plot is **30'×60'(200 sq. yd)**, with larger and corner plots throughout.



THE RIGHT PLACE FOR TOMORROW'S RETURNS

Block A — Plot Details

New Nawa Colony A · Khasra 386/381 · East & West facing ·
40-ft wide internal roads

NEW NAWA COLONY A

“NEW NAWA COLONY A”



PLOT	SIZE (FT)	SQ.YD	FACING
Institutional	52.4 x 40.3	261.50	East
A1	30×52.1	177.12	East
A2	30×53.5	178.97	East
A3	30×53.11	180.83	East
A4	30×54.6	182.69	East
A5	30×55.1	184.54	East
A6	30×55.7	186.40	East
A7	30×56.2	188.26	East
A8	30×56.9	190.11	East
A9	30×57.4	191.97	East
A10	30×57.1	193.83	East
A11	30×58.5	195.69	East
A12	30×59	197.54	East
A13	30×59.6	199.40	East
A14	34.9×60.1	233.29	East
A15	31.6×60	216.66	West
A16	30×60	200.00	West
A17	30×60	200.00	West
A18	30×60	200.00	West
A19	30×60	200.00	West
A20	30×60	200.00	West
A21	30×60	200.00	West
A22	30×60	200.00	West
A23	30×60	200.00	West
A24	30×60	200.00	West
A25	30×60	200.00	West
A26	30×60	200.00	West
A27	30×60	200.00	West
A28	30×60	200.00	West
A29	45.1×60	252.59	West
Institutional	52.4 x 40.3	261.50	West

Block B — Plot Details

New Nawa Colony B · Khasra 385/381 · East & West facing · 40-ft wide internal roads

NEW NAWA COLONY B

“NEW NAWA COLONY B”



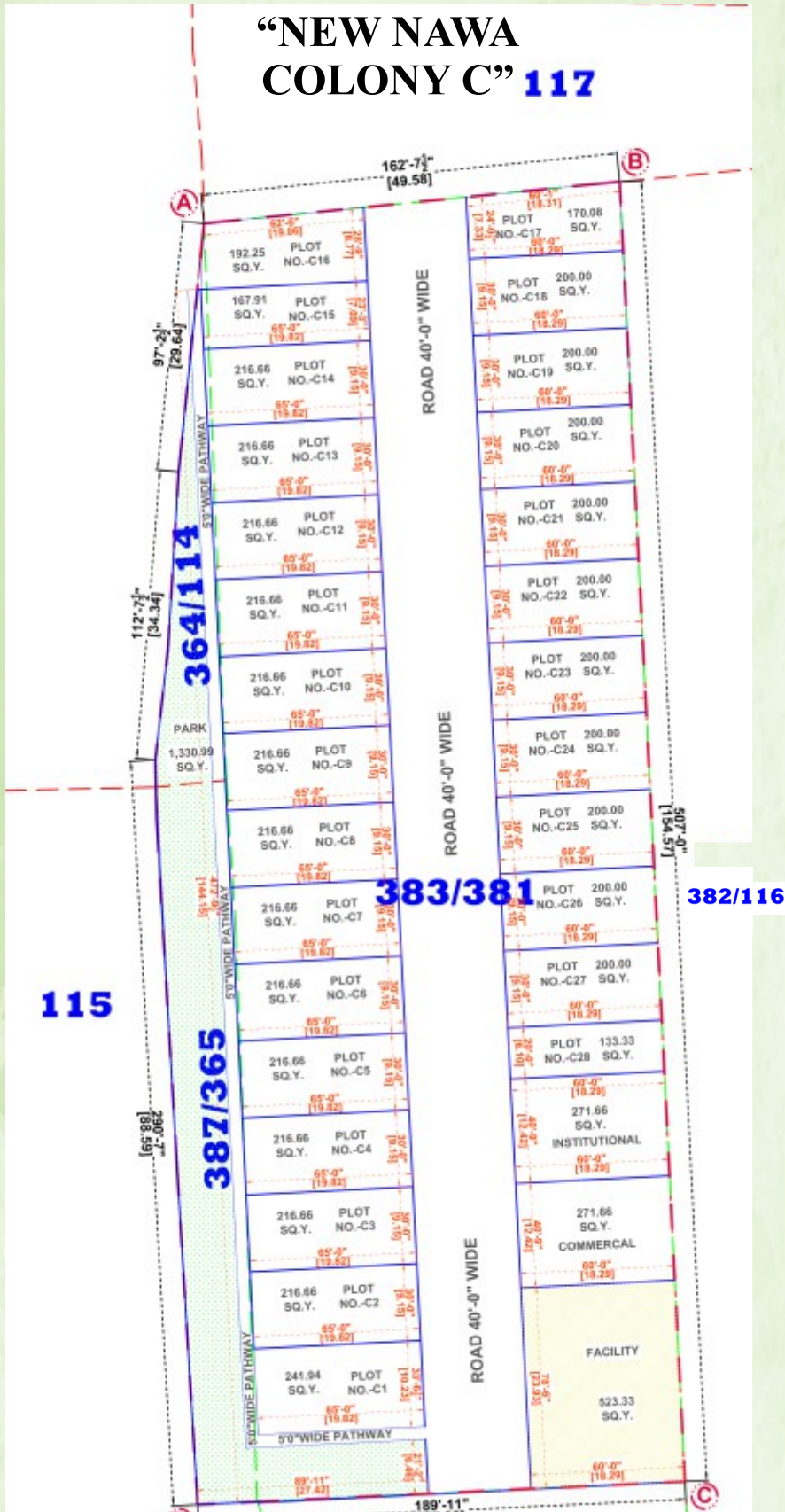
PLOT	SIZE (FT)	SQ.YD	FACING
B1	22.9 x 64.1	157.48	East
B2	30 x 64.8	216.48	East
B3	30 x 65.2	218.06	East
B4	30 x 65.8	219.88	East
B5	30x 66.3	221.73	East
B6	30 x 66.9	223.59	East
B7	30 x 67.4	225.36	East
B8	30 x 67.9	227.92	East
B9	30 x 68.4	227.55	East
B10	30 x 68.2	226.76	East
B11	30 x 67.11	225.98	East
B12	30 x 67.8	225.14	East
B13	30 x 67.4	223.75	East
B14	30 x 66.10	271.96	East
B15	30 x 60	200	West
B16	30 x 60	200	West
B17	30 x 60	200	West
B18	30 x 60	200	West
B19	30 x 60	200	West
B20	30 x 60	200	West
B21	30 x 60	200	West
B22	30 x 60	200	West
B23	30 x 60	200	West
B24	30 x 60	200	West
B25	30 x 60	200	West
B26	30x 60	200	West
B27	30 x 60	200	West
Institutional	41 x 60	273.33	West
Commercial	41.9 x 60	278.33	West
Facility	78 x 60	522.63	West

Block C — Plot Details

New Nawa Colony C · Khasra 383/381 · 364/114 · 387/365 · East & West facing 40-ft wide internal roads.

NEW NAWA COLONY C

“NEW NAWA COLONY C” 117



PLOT	SIZE (FT)	SQ.YD	FACING
C1	33.6×65	241.94	East
C2	30×65	216.66	East
C3	30×65	216.66	East
C4	30×65	216.66	East
C5	30×65	216.66	East
C6	30×65	216.66	East
C7	30×65	216.66	East
C8	30×65	216.66	East
C9	30×65	216.66	East
C10	30×65	216.66	East
C11	30×65	216.66	East
C12	30×65	216.66	East
C13	30×65	216.66	East
C14	30×65	216.66	East
C15	23.3×65	167.91	East
C16	28.9×62.6	192.25	East
C17	24×60	170.08	West
C18	30×60	200.00	West
C19	30×60	200.00	West
C20	30×60	200.00	West
C21	30×60	200.00	West
C22	30×60	200.00	West
C23	30×60	200.00	West
C24	30×60	200.00	West
C25	30×60	200.00	West
C26	30×60	200.00	West
C27	30×60	200.00	West
C28	20×60	133.33	West
Institutional	40.9x 60	271.66	West
Commerial	40.9 x 60	271.66	West
Facility	78.6 x 60	523.33	West



ENQUIRIES & SITE VISITS

LET'S GET YOU ON THE MAP.



DEVELOPER

New Nawa Colony LLP



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“

The right place today,
the best decision for tomorrow.

”



Disclaimer. This brochure is for information only and does not constitute a legal offer, contract or guarantee.

Plot numbers, dimensions, areas and the layout shown are as per the proposed/sanctioned plan and are subject to final survey, demarcation and competent-authority approval.

The location key plan is indicative and not to scale; distances are approximate. Buyers must independently verify the layout approval, land title, khasara records, encumbrances and all statutory permissions before any transaction. © 2026 New Nawa Colony LLP. All rights reserved.