



महाराष्ट्र शासन राजपत्र

असाधारण भाग आठ

वर्ष ११, अंक ४८(६)]

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असाधारण क्रमांक १२२

प्राधिकृत प्रकाशन

महाराष्ट्र विधानमंडळाचे अधिनियम व राज्यपालांनी प्रख्यापित केलेले अध्यादेश व केलेले विनियम आणि विधि व न्याय विभागाकडून आलेली विधेयके (इंग्रजी अनुवाद).

In pursuance of clause (3) of article 348 of the Constitution of India, the following translation in English of the Maharashtra Land Revenue Code, (Second Amendment) Act, 2025. (Mah. Act No. LVII of 2025), is hereby published under the authority of the Governor.

By order and in the name of the Governor of Maharashtra,

SUPRIYA DHAWARE,
Draftsman-cum-Joint Secretary to Government,
Law and Judiciary Department.

MAHARASHTRA ACT No. LVII OF 2025.

(First published, after having received the assent of the Governor in the "Maharashtra Government Gazette," on the 31st December 2025).

An Act further to amend the Maharashtra Land Revenue Code, 1966.

Mah. XLI of 1966. WHEREAS it is expedient further to amend the Maharashtra Land Revenue Code, 1966, for the purposes hereinafter appearing ; it is hereby enacted in the Seventy-sixth Year of the Republic of India as follows :—

1. This Act may be called the Maharashtra Land Revenue Code (Second Amendment) Act, 2025. Short title.

Mah. XLI of 1966. 2. In section 2 of the Maharashtra Land Revenue Code, 1966 (hereinafter referred to as "the said Code"),— Amendment of section 2 of Mah. XLI of 1966.

(1) clause (7-A) shall be deleted ;

(2) clause (21) shall be deleted.

Amendment
of section 41
of Mah. XLI
of 1966.

3. In section 41 of the said Code, sub-sections (2) to (6) shall be deleted.

Substitution
of section 42
of Mah. XLI
of 1966.

4. For section 42 of the said Code, the following section shall be substituted,
namely :—

No
permission
of Collector
is required
for non-
agricultural
use of land.

“42. (1) No permission of the Collector for change in use of land from agricultural to non-agricultural is required, if such use is permissible under the draft or final Development Plan or Regional Plan prepared and published as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 or Development Control Regulations or any other rules or regulations or orders or guidelines issued under that Act and, the concerned Planning Authority may give development permission or may give approval to the building plan on such land.

Mah.
XXXVII
of 1966.

(2) The occupancy status of land other than the Class-I occupancy land shall not be altered merely because the development permission is given or building plan is approved by the Planning Authority on such land.

(3) The Planning Authority shall, before giving development permission or approving building plan, recover one time premium at the rate mentioned in section 47 for non-agricultural use of land.

(4) Where the Planning Authority grants development permission or approves building plan, necessary changes shall be effected in the revenue records pursuant to such permission or approval.”.

Deletion of
sections 42A,
42B, 42C and
42D of
Mah. XLI of
1966.

5. Sections 42A, 42B, 42C and 42D of the said Code shall be deleted.

Deletion of
sections 44,
44A, 45 and
46 of Mah.
XLI of 1966.

6. Sections 44, 44A, 45 and 46 of the said Code shall be deleted.

Substitution
of section 47
of Mah. XLI
of 1966.

7. For section 47 of the said Code, the following section shall be substituted,
namely:—

Premium
for non-
agricultural
use of land.

“47. (1) There shall be levied and collected one-time premium for non-agricultural use of land.

(2) The premium under sub-section (1) shall be levied at the rate of,—

(i) for an area up to 1000 square meters, 0.1 per cent. of the current market value of the land determined as per current Annual Statement of Rates ;

(ii) for an area above 1000 square meters, but upto 4000 square meters, 0.25 per cent. of the current market value of the land determined as per current Annual Statement of Rates; and

(iii) for an area above 4000 square meters, 0.5 per cent. of the current market value of the land determined as per current Annual Statement of Rates :

Provided that, for the land which has been converted to non-agricultural use on or before the 31st December 2001, instead of the annual non-agricultural assessment, a one-time premium shall be levied and recovered, at the rate mentioned in sub-section (2) of the current market value of the land determined as per the Annual Statement of Rates of the year 2001 :

Mah.
LVII of
2025.

Provided further that, for the land which has been converted to non-agricultural use on or after the 1st January 2002 and before the date of commencement of the Maharashtra Land Revenue Code (Second Amendment) Act, 2025, instead of the annual non-agricultural assessment, a one-time premium shall be levied and recovered, at the rate mentioned in sub-section (2) of the market value of such land determined as per the Annual Statement of Rates of the year in which land was converted to non-agricultural use.

Explanation.— For the purposes of this sub-section, the term “Annual Statement of Rates” shall mean the Annual Statement of Rates published under the provisions of the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995 or any other Rules for the time being in force in this regard.

(3) The State Government may, by notification published in the *Official Gazette*, grant exemption from payment of the premium levied under this section, if the State Government is of the opinion that it is necessary for projects of public purpose or in the public interest.”

8. Section 47A of the said Code shall be deleted.

Deletion of section 47A of Mah. XLI of 1966.

9. In section 67 of the said Code,—

Amendment of section 67 of Mah. XLI of 1966.

(1) sub-section (2) shall be deleted ;

(2) in sub-section (4), for the words, brackets and figures “sub-sections (2) and (3),” the word, brackets and figure “sub-section (3)” shall be substituted.

10. Chapter VII and sections 108 to 120 of the said Code shall be deleted.

Deletion of Chapter VII and sections 108 to 120 of Mah. XLI of 1966.

11. In section 125 of the said Code, the proviso shall be deleted.

Amendment of section 125 of Mah. XLI of 1966.

12. In section 328 of the said Code, in sub-section (2),—

Amendment of section 328 of Mah. XLI of 1966.

(i) in clause (xxiv), for the words, brackets and figures “sub-sections (2) and (3)” the word, brackets and figure “sub-section (3)” shall be substituted;

(ii) clauses (xiv-a), (xiv-aa), (xvi), (xvi-a), (xvii), (xviii), (xxxvii-a), (xxxviii) and (xxxix) shall be deleted.