



Urban Development – 1

Fees, Procedure and
Document Checklist for
Change in Land Use service
in Maharashtra

Fees/ Premium Payable for Change in Land Use in Maharashtra

The fees/ premium payable for conversion of agricultural lands will be based on the market value of property in Maharashtra.

1. For the conversion of agricultural land to residential property, the premium would be 50% of the total cost of land as per ready reckoner rates
2. For agricultural land to the commercial area, the premium would be 75% of the market value of land
3. For semi-public land to residential land, it will be 20% of the market value of land
4. For residential to industrial use, the premium would be 20% of the land
5. For the forest to agricultural, it would be 40% of the market value of land

Procedure for Change in Land Use in Maharashtra

Step 1: Approach District Collector Office

Occupant or superior holder of land, who is seeking permission for Maharashtra land conversion, has to furnish an application form in prescribed format along with the supporting documents to the District Collector in whose jurisdiction the concerning agriculture land is situated.

Step 2: Verification by District Collector

On receipt of the request, District collector will acknowledge the application within seven days and send a copy of the application to Tahsildar. If the proposed area is within the jurisdiction of a Municipal Corporation or Municipal Council, the Collector consults them concerning acquiring the building permit

Step 3: Verification by Tahsildar

Revenue Clearance: The Tahsildar will check for revenue clearance and special clearance.

- The applicant is the rightful occupant or superior holder of land and is empowered to file for a change of land use
- Any dues outstanding to any Department by the occupant or preferred holder
- The property is free from the encumbrances and if the local authority has any objections for land conversion

Technical Clearance: The Tahsildar will check the following parameters for technical clearance

- The intended land conversion is not violating any stipulations of any development plan
- The converted land will not pose any perceivable hazard regarding the environment, health or safety to the occupier or landholder or any other individual residing in that area
- The converted land is not being sought for a purpose for which adequate land is already earmarked at the nearest urban area

Step 4: The issue of Conversion Order

The District Collector within a month of the date of payment of premium issues an order of conversion.

Step 5: Entries in the Revenue Records

The District Collector, after the issue of conversion order, authorise the Tahsildar to change the particulars of the tenancy land by making necessary entries in the revenue records.

Document Checklist for Change in Land Use in Maharashtra

For completing Change in Land Use in Maharashtra, the applicant has to attach documents as mentioned below:

1. Prescribed application form duly filled in duplicate with court fee stamp of rupees 5
2. Extract of 7/12 and its four photocopies
3. Copies of the relevant mutation entries about land in question
4. If the record is not available in the revenue office, a certificate from the Revenue Officer (Tahsildar) stating that the files are not available with
5. Extract of village form 8A
6. Certified copies of the land map issued by Taluka Inspector or Taluka Land Record Office
7. Site plan (8 copies) and eight copies of the building plan (if permission is asked for constructing the building)
8. Extract of the relevant 7/12 – If the proposed land is not abutting to the classified road and right of the way over the boundaries of other survey number or GAT number is acquired and
9. If the land in question is abutting SH, NH or EW, a copy of the NOC from Highway Authorities or other appropriate authority
10. NOC from Municipal concern councils or Gram Panchayat
11. If the permission for conversion is already granted an application is to be made for a change of use of land, then a copy of the NA order and sanctioned plan is to be attached,
12. If the area is attracting provisions of Bombay Tenancy and Agricultural Lands Act, 1948 then the Sale Permission received under section 43/63
13. No dues certificate from farmer's co-op society,
14. A document obtained from the Tahsildar stating therein that the land in the question is not under acquisition.
15. If there is no Municipal Corporation or Municipal Council in the area for proposed conversion, the applicant needs to submit a No Objection Certificate (NOC) and clearance certificate.