

L. A. BILL No. XXVIII OF 2026.

A BILL

further to amend the Maharashtra Land Revenue Code, 1966.

Mah. WHEREAS it is expedient further to amend the Maharashtra Land
XLI 5 Revenue Code, 1966, for the purposes hereinafter appearing; it is hereby enacted
of 1966. in the Seventy-seventh Year of the Republic of India as follows:-

1. This Act may be called the Maharashtra Land Revenue Code (Second Short title.
Amendment) Act, 2026.

Mah. **2.** In section 37A of the Maharashtra Land Revenue Code, 1966,— Amendment
XLI of section
of 1966. 10 (i) in sub-section (1),— 37A of Mah.
XLI of 1966.

(a) for the words “taking the prior permission” the word “approval” shall be substituted;

(b) the following proviso shall be added, namely :—

“Provided that, if sale, transfer, redevelopment, use of additional Floor Space Index (FSI), transfer of Transferable 5 Development Rights (TDR) or change of use of any Government land is approved by the Government by issuing Government Resolution or general or special order on payment of premium or *Nazrana* or charges and a share of unearned income before the date of commencement of the Maharashtra Land Revenue¹⁰Mah. Code (Second Amendment) Act, 2012, then such approval shall IV of be deemed to be validly made as per the provisions of this Code.”; 2015.

(ii) in sub-section (2), for the word “permission” the word “approval” shall be substituted.

STATEMENT OF OBJECTS AND REASONS

Section 37A of the Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966) provides that every sale, transfer, redevelopment, use of additional Floor Space Index (FSI), transfer of Transferable Development Rights (TDR) or change of use of any Government land in the State, which is granted for various purposes under the provisions of this Code or rules made thereunder, shall be subject to taking the prior permission of the State Government. The said section is inserted in the said Code, by the Maharashtra Land Revenue Code (Second Amendment) Act, 2012 (Mah. IV of 2015).

2. Section 40 of the said Code provides that nothing contained in any provision of this Code shall derogate from the right of the State Government to dispose of any land, the property of Government, on such terms and conditions as it deems fit. Prior to the said Amendment Act, the Government has been disposing of the Government land, as per the provisions of the said Code mainly section 40 and the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971, by issuing necessary general or special orders subject to the terms and conditions specified therein. Under the provisions of the said Code and various Government Resolutions issued from time to time, the Government has also been, regularising various transactions of the Government land by charging *nazrana*, premium or unearned income.

3. It is noticed that there are many transactions of Government land where prior permission of the Government under section 37A has not been obtained. The Government is not able to regularise such transactions which it could do prior to the said Amendment Act. Therefore, the Government considers it necessary to amend the said section 37A to provide for obtaining approval of the Government for such transactions of Government land. It is also proposed to specifically provide in the said Code that the approvals granted by the Government to transactions of Government land by issuing general or special orders on payment of premium or *Nazrana* or charges and a share of unearned income prior to the Amendment Act shall be deemed to be validly made under the provisions of the said Code.

4. The Bill seeks to achieve the above objectives.

Mumbai,

Dated the 23rd March, 2026.

CHANDRASHEKHAR BAWANKULE,

Minister for Revenue.

**ANNEXURE TO THE L.A. BILL No. XXVIII OF 2026 -
THE MAHARASHTRA LAND REVENUE CODE
(SECOND AMENDMENT) BILL, 2026.**

(Extracts from the Maharashtra Land Revenue Code, 1966)

(Mah. XLI of 1966)

1. to 37.

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37A. (1) Every sale, transfer, redevelopment, use of additional Floor Space Index (FSI), transfer of Transferable Development Rights (TDR) or change of use of any Government land in Amravati and Nagpur Revenue Divisions including the Mumbai City and Revenue Divisions in the State, which is granted for various purposes under the provisions of this Code or rules made thereunder or any law relating to land revenue, before the commencement of this Code, including the nazul lands in Amravati and Nagpur Revenue Divisions shall be subject to taking the prior permission of the State Government.

Restrictions on sale, transfer, redevelopment, change of use, etc., in relation to Government land and nazul land.

(2) The State Government shall, while granting such permission as required under sub-section (1), recover such premium or charge and share of unearned income subject to such terms and conditions as may be specified, by general or special order, issued by the Government, from time to time :

Provided that, if the provisions of this section or of any such orders issued thereunder are inconsistent with the terms and conditions of the order of land grant or the lease deed executed prior to the commencement of the Maharashtra Land Revenue Code (Second Amendment) Act, 2012, the terms and conditions of such order of land grant or lease deed shall prevail :

Provided further that, in case of the nazul lands in Amravati and Nagpur Revenue Divisions, the provisions of sub-section (1) shall not be applicable with retrospective effect.

Explanation.—For the purpose of this section,—

(a) “Government land” includes the Government land or part of such land or building erected on such land or part thereof or any right or any benefit arising out of or share in relation to such land or building or part of such land or building ;

(b) “nazul land” means the type of Government land used for non-agricultural purpose such as building, road, market, playground or any other public purpose or the nazul land which has potential for such use in future including such lands granted on long or short term lease or on no compensation agreement.

38. to 337.

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SCHEDULES.

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**MAHARASHTRA LEGISLATURE
SECRETARIAT**

[L. A. BILL No. XXVIII OF 2026.]

**[A Bill further to amend the
Maharashtra Land Revenue Code, 1966.]**

[SHRI CHANDRASHEKHAR BAWANKULE,
Minister for Revenue.]

JITENDRA BHOLE,
Secretary-1,
Maharashtra Legislative Assembly.