

L. C. BILL No. II OF 2026.

A BILL

further to amend the Maharashtra Land Revenue Code, 1966.

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

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

Mah. XLI of 1966. 10 2. In section 22A of the Maharashtra Land Revenue Code, 1966 (hereinafter referred to as “the said Code”), after sub-section (7), the following sub-section shall be added, namely :— Amendment of section 22A of Mah. XLI of 1966.

“(8) The *Gairan* land included within the area of municipal corporation or municipal council for which a final Development Plan is notified as per the provisions of the Maharashtra Regional and Town Planning Act, 1966, shall, with prior permission of the State Government be used for the purposes designated for such land in such final Development Plan.”.

Mah.
XXXVII
of 1966.

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Amedment of
section 230 of
Mah. XLI of
1966.

3. In section 230 of the said Code, in sub-section (1),—

(1) after the words “by post” the words “or through electronic mail service” shall be inserted ;

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

“Provided that, such notice may also be served by any other electronic communication in such form and in such manner, as the State Government may by rules provide.”.

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STATEMENT OF OBJECTS AND REASONS

Gairan land is the land specifically designated for free grazing of village cattle (pasturage). *Gairan* land is generally protected and cannot be diverted or leased for other purposes, except for public projects or if no other suitable land is available, subject to strict regulations as specified in section 22A of the Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966).

2. Over the period of time, *Gairan* lands adjacent to the cities and other developed urban areas are no longer used for pasturage of cattle. However, in the record of rights of such lands are shown as *Gairan* lands. It is also noticed that such *Gairan* lands in the urban areas are designated for residential, commercial or industrial purposes in the final Development Plan prepared by the Planning Authorities after following due procedure under the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966). After inclusion of such *Gairan* lands in any final Development Plan, use of such lands became permissible for purposes specified in such Plan.

3. The Bombay High Court in the case of Santosh Madhukar Bhondave and Ors. Vs. State of Maharashtra and Ors. (Writ Petition No. 3098 of 2021), has held that the land-use prescribed in the Development Plan prepared by respondent No. 4 in respect of subject land under section 34 or 35 of the MRTP Act, 1966 will operate and apply and will over-ride the use of the subject land as *Gairan* land. In the said judgement it is further held that, if user of any land before its inclusion in the limits of Municipal Corporation was other than the user prescribed in the Development Plan prepared by the Municipal Corporation, after its inclusion in the municipal limits, earlier user is impermissible.

In view of above, the Government of Maharashtra considers it expedient to amend section 22A of the said Code, to enable the use of such *Gairan* lands with prior permission of the State Government, for the purposes specified in the final Development Plan.

4. Section 230 of the said Code provides that every notice under the said Code may be served either by tendering or delivering a copy thereof or sending such copy by post to the person on whom it is to be served.

Various types of notices are issued by different revenue authorities to persons under the said Code in different revenue matters, such as assessment of revenue, charges, claims, change in record of rights, appeals and revisions proceedings, etc. However, due to various reasons such as large number of notices to be served under the said Code, insufficient addresses, non-acceptance of notices by parties, etc., the notices issued by the revenue authorities cannot be served to the concerned parties in time bound manner. Consequently, the revenue proceedings get delayed and decisions are prolonged.

5. To ensure timely and proper service of notice to the concerned parties and to facilitate the speedy completion of the revenue proceedings under the said Code, it is considered expedient to specifically provide for service of notice by electronic mail services or by any other electronic communication as may be prescribed, in addition to the existing modes of service of notice in the said Code.

For the above purposes, the Government of Maharashtra has proposed to amend section 230 of the said Code, suitably.

6. The Bill seeks to achieve the above objectives.

Mumbai,
Dated the 28th February, 2026.

CHANDRASHEKHAR BAWANKULE,
Minister for Revenue.

MEMORANDUM REGARDING DELEGATED LEGISLATION

The Bill involves the following proposal for delegation of legislative power, namely :—

Clause 3 (2).—Under this clause, power is taken to the State Government to provide by rules any other electronic communication to serve notice and also to provide its form and manner.

2. The above-mentioned proposal for delegation of legislative power is of a normal character.

(Mah. XLI of 1966)

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Mode of
Serving
notice.

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**MAHARASHTRA LEGISLATURE
SECRETARIAT**

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Maharashtra Land Revenue Code, 1966.]**

[SHRI CHANDRASHEKHAR BAWANKULE,
Minister for Revenue.]

DR. VILAS ATHAWALE,
Secretary-(III),
Maharashtra Legislative Council.