



महाराष्ट्र शासन राजपत्र

असाधारण भाग चार-ब

वर्ष १०, अंक ४४(३)]

शनिवार, मार्च १६, २०२४/फाल्गुन २६, शके १९४५

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असाधारण क्रमांक १५७

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमांन्वये तयार केलेले
(भाग एक, एक-अ आणि एक-ल यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांव्यतिरिक्त) नियम व आदेश.

REVENUE AND FORESTS DEPARTMENT

Mantralaya, Madam Cama Marg, Hutatma Rajguru Chowk,

Mumbai 400 032, dated 16th March, 2024.

NOTIFICATION

MAHARASHTRA LAND REVENUE CODE, 1966.

No. Jamin 2023/C.R.292/J-1.—In exercise of the powers conferred by sections 29A and 328 of the Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966) and of all other powers enabling it in that behalf, the Government of Maharashtra, hereby makes the following rules to amend the Maharashtra Land Revenue (Conversion of Occupancy Class-II and Leasehold lands into Occupancy Class-I lands) Rules, 2019.

Rules

1. *Short title and application.*—(1) These rules may be called the Maharashtra Land Revenue (Conversion of Occupancy Class-II and Leasehold lands into Occupancy Class-I lands Self-redevelopment Amnesty Scheme) (Second Amendment) Rules, 2024.

(2) These Rules shall apply to lands granted for residential purpose to Co-operative Housing Society on occupancy class-II or leasehold rights.

2. *Definitions.*—(1) In these Rules, unless the context otherwise requires,—

(i) "Act" means the Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966) ;

(ii) "Co-operative Housing Society" means any residential society registered under Maharashtra Co-operative Housing Society Act, 1960.

(iii) "Annual Statement of Rates" means the Annual Statement of Rates published under the provisions of the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995 framed under the Maharashtra Stamp Act (LX of 1958) and where such Annual Statement of Rates is not prepared or available, it means the rate of such land as determined by the Assistant Director of the Town Planning Department of the concerned District ;

(iv) "Regional plan" means the Regional plan prepared under the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) ;

(v) "section" means the section of the Act ;

(vi) "initiating process of self-redevelopment" means obtaining Intimation of Disapproval from respective planning authority ;

(vii) "Planning Authority" means any Planning Authority in the ULB competent to approve/sanction plans.

(2) Words and expressions used but not defined hereinabove shall have the same meanings as are assigned to them respectively in the Act.

3. (1) The Co-operative Housing Society holding a land granted on Occupancy Class-II or leasehold basis may make an application to the concerned District Collector for conversion of Occupancy Class-II land or leasehold land into Occupancy Class-I land as per the provisions of these Rules.

(2) Upon receipt of any application under sub rule (1), the Collector shall verify the particulars of the concerned land and whether there is any violation or breach of any of the terms or conditions of grant of such land.

(3) Upon such verification, if it is noticed that there is violation of any of the terms or conditions of grant of such land which has not been regularized, then the Collector may reject the application, by an Order, after recording the reasons therefor.

(4) Upon such verification, if it is noticed that there is no violation of any of the terms or conditions of grant of such land, or such violation, if any, has been regularized by the authority competent to do so, then the Collector shall by an Order, convert the Occupancy Class-II land or leasehold land into Occupancy Class-I land on payment of conversion premium as specified in the Table below:--

TABLE

(A) Conversion premium payable for conversion of Occupancy Class-II or leasehold lands granted to Co-operative Housing Society.

Sr. No.	Type of Society	Premium to be charged up to commencing from the date of publication of rules in <i>Official Gazette</i> .
1	Co-operative Housing Society opting for self redevelopment.	Five percent of value of such land calculated as per rate of such land specified in the current Annual Statement of Rates.
2	Co-operative Housing Society not opting for self redevelopment.	Ten percent of value of such land calculated as per rate of such land specified in the current Annual Statement of Rates.

(1) Provided that above rates of premium shall be applicable for the applications received upto 30th September 2024 only. Afterwards, the premium shall be applicable as per the provisions in the notifications dated 8th March, 2019 and dated 27th March, 2023.

(2) Provided that other terms and conditions stated in notifications dated 8th March 2019 and dated 27th March 2023 shall apply in addition to above provisions.

(3) In case of redevelopment of land provided on lease / occupancy rights to Co-operative Housing Societies, if additional FSI area is available excluding the original FSI area of the building, 25% of available additional FSI area, shall be made available by the housing society for the beneficiaries under Pradhan Mantri Awas Yojana at Government rates.

(4) Provided that, if the Co-operative Housing Society fails to comply with the provision stated in 3 above, the premium amount paid by the society shall be forfeited and the land shall be restored back to class-II tenure.

(5) Provided further that, the Co-operative Housing Society opting for Self redevelopment will have to initiate the process of Self redevelopment within a period of two years from the date of order of converting to class-I.

(6) Provided further that, in case the Co-operative Housing Society fails to initiate Self redevelopment process as defined in proviso 5 stated above the State Government shall be competent to grant a further extension of two years.

(7) Provided further that, in case Co-operative Housing Society fails to initiate redevelopment process as stated in proviso 6 above or in case there is breach of any other conditions stated herein, the premium amount paid by the society shall be forfeited and the subject land of Co-operative Housing Society shall be restored to class-II tenure.

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

DHANANJAY NIKAM,
Deputy Secretary to Government.