SLUM REHABILITATION AUTHORITY, BRIHANMUMBAI

Circular No. 240

Sub.: Recovery of a One-time premium as per recent GR passed by Maharashtra Government dtd. 10.02.2026 regarding Change in use of land from Agricultural to Non-Agricultural.

Ref.: 1. Gazzete published on dtd. 31.12.2025.
2. GR u/noNAP-2025/CR-177/Land-01A, dtd. 10.02.2026.

Kind attention is requested to the Gazzete published on dtd. 31.12.2025 by Maharashtra Government regarding Change in use of land from Agricultural to Non-Agricultural and GR issued by Revenue & Forest Department dated.10.02.2026.

As per amendments to section 42 and 47 of Maharashtra Land Revenue Code, 1966 under the Maharashtra Land Revenue Code (Second Amendment) Act, 2025 (Mah. Act No. LVII of 2025) vide Gazzete published on dtd. 31.12.2025.permission of the Collector is no longer required for non-agricultural use of land.

Further as per section 47, a one-time premium shall be levied and collected for non-agricultural use of land. The said premium shall be calculated on the current market value of the land determined as per the Annual Statement of Rates (ASR), i.e., Ready Reckoner (RR) rate of land.

Accordingly, following policy guidelines shall be adopted for recovery.

Case A - For land converted to non-agricultural use on or before 31st December 2001

Instead of the annual non-agricultural assessment, a one-time premium shall be levied and recovered at the rate mentioned in Table A, based on the market value of the land determined as per the Annual Statement of Rates of the year 2001.

Table A :

Sr. No.	Area of Land (Sq.m)	Rate (% of RR rate as per year 2001)
1.	Up to 1000	0.1
2.	from 1001 sq. m to 4000 sq. m.	0.25
3.	above 4000 sq. m	0.5.

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One-time premium = (Area of Land x Ready Recknor rate (ASR) of land as per year 2001) x Applicable Premium Percentage

Case B- For land converted to non-agricultural use on or after 1st January 2002 and before the date of commencement of the Maharashtra Land Revenue Code (Second Amendment) Act,

Instead of the annual non-agricultural assessment, a one-time premium shall be levied and recovered at the rate mentioned in Table B, based on the market value of the land determined as per the Annual Statement of Rates of the year in which the land was converted to non-agricultural use.

Table B :

Sr. No.	Area of Land (Sq.m)	Rate (% of RR rate as per year in which change of land use)
1.	Up to 1000	0.1
2.	from 1001 sq. m to 4000 sq. m.	0.25
3.	above 4000 sq. m	0.5.

One-time premium = (Area of Land x Ready Recknor rate (ASR) of land of year in which land of use changed) x Applicable Premium Percentage

Note for case A & B:

1. The above calculated premium shall be paid by the Owner / Developer within one year from the date of issue of GR dated 10.02.2026.
2. Failing to pay the premium within one year the amount shall be recovered with penalty and interest thereon.

Case C- For land converted to non-agricultural use after enactment the Maharashtra Land Revenue Code (Second Amendment) Act, 2005 i.e. after 31/12/2005.

Table C :

Sr. No.	Area of Land (Sq.m)	Rate (% of RR rate as per year in which change of land proposed)
1.	Up to 1000	0.1
2.	from 1001 sq. m to 4000 sq. m.	0.25
3.	above 4000 sq. m	0.5.

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One-time premium = (Area of Land x Ready Recknor rate (ASR) of land of year in which change of land proposed) x Applicable Premium Percentage.

Case D- As per Section 47(3) of the Code, the State Government may grant exemption from payment of the premium by notification published in the Official Gazette if the project is for public purpose, or in public interest. Such cases shall be processed only after verification of the relevant Government notification.

These above guidelines shall apply to all cases where development permission or approval of building plans is sought for lands where the land use is changed from Agricultural to Non-Agricultural under the provisions of the Maharashtra Land Revenue Code, 1966 (as amended by the Second Amendment Act, 2025).

All Executive Engineers shall ensure the following before granting development permission or approving building plans:

1. Verification of land status from revenue records (7/12 extract, Property Card, or equivalent record).
2. Verification of whether the land was originally agricultural and whether it falls under the provisions of Section 42 and Section 47.
3. Determination of the date of conversion to non-agricultural use, if applicable.
4. Determination of the applicable Ready Reckoner (RR) rate / Annual Statement of Rates (ASR).
5. Calculation and recovery of the one-time premium prior to granting development permission.

This circular comes to in effect immediately & shall be followed scrupulously.

27 APR 2026

Chief Executive Officer
Slum Rehabilitation Authority,
Brihanmumbai

Copy to:

1. P.A. to CEO (SRA), Brihanmumbai.
2. P.A. to Secretary (SRA), Brihanmumbai.
3. Dy.Chief Engineer-I & II, SRA, Brihanmumbai
4. All Executive Engineers (SRA), Brihanmumbai.
5. All Competent Authority (SRA), Brihanmumbai
6. Finance Controller (SRA), Brihanmumbai.
7. ARS (SRA), Brihanmumbai.
8. DDTP (SRA), Brihanmumbai.
9. DDLR(SRA), Brihanmumbai.
10. CLC (SRA), Brihanmumbai.
11. Estate Manager (SRA), Brihanmumbai.
12. IT (SRA), Brihanmumbai.

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