

PRESIDENT

Sukhraj Nahar

IMM. PAST PRESIDENT

Domnic Romell

PRESIDENT-ELECT

Bandish Ajmera

MENTORS

Abhishek Lodha

Vikas Oberoi

Parag Shah

Ajay Ashar

Jayesh Shah

Vinod Goenka

Vijay Parekh

SR. VICE PRESIDENTS

Shahid Balwa

Amit Thacker

Jackbanjan Nazareth

Jitendra Mehta

Pritam Shivukola

Nainesh Shah

Shalish Puranik

VICE PRESIDENTS

Mukesh Patel

Tariq Ahmed

Dhaval Ajmera

Gurinder Singh Soora

Sunny Bijlani

HON. SECRETARY

Rushi Mehta

TREASURER

Nikunj Sanghavi

JT. SECRETARIES

Dr. Adv. Harahul Savia

Sudhanshu Agarwal

Ricardo Romell

Prachant Khandelwal

Manan Shah

Anuj Goradia

JT. TREASURERS

Jayesh Chauhan

Hussain Lalani

COMMITTEE MEMBERS

Raseesh Kanaka

Subodh Runwal

Parag Munot

Sandeep Raheja

Umang Kurwadia

Parth Mehta

Munish Doshi

Harmohan Sahni

Rajesh Prajapati

Shalish Sanghvi

Manan Shah

Priya Gurnani

Ayushi Ashar

Vijay Lakhani

Pratik Patel

Binitha Dalal

Rikhav Shah

INVITEE MEMBERS

Rahul Sagar

Ramkrishna Raheja

Nishant Agarwal

Ajay Nahar

Jayvardhan Goenka

Sahil Parikh

Gaurav Thakker

Abhishek Sharma

Harsh Mehta

Rushi Ajmera

Anil Ganj Deraliya

Srirang Athalye

Cyrus Mody

Arif Fazlani

Chintan Sheth

Karan Sehgal

Punit Goerani

Vicky Oswal

Aditya Shah

Aditya Mirchandani

Arshad Balwa

YOUTHING CONVENOR

Samyag Shah

PROCUREMENT CONVENOR

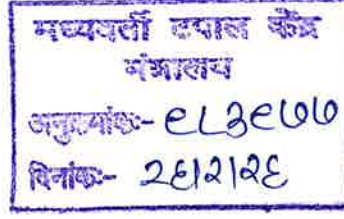
Nimish Ajmera

WOMENS WING CHAIRPERSON

Alka Doshi

MCHI/COO/25-26/022

Date: 26/02/2026



To,
Shri Vikas Kharge (I.A.S.)
Additional Chief Secretary
Revenue & Forest Department
Government of Maharashtra
Mantralaya, Mumbai – 400032

Subject: Issues in implementation of Government Resolution dated 10.02.2026 issued under the Maharashtra Land Revenue Code (Second Amendment) Act, 2025

Respected Sir,

We respectfully invite your kind reference to the Government Resolution dated 10th February 2026 bearing No. NAP-2025/Pr.Kr.177/Jamin-01A issued pursuant to the **Maharashtra Land Revenue Code (Second Amendment) Act, 2025**, whereby significant reforms have been introduced with regard to non-agricultural (NA) permission and levy of one-time conversion premium.

While the intent of the amendment is progressive and aimed at streamlining procedures, certain practical difficulties are being faced at the field level, which are summarised below for your consideration:

1. Non-receipt of Internal Implementation Orders by ADTP

We are informed by the concerned Assistant Director of Town Planning (ADTP) that internal operational orders / instructions for implementation of the said Government Resolution have not yet been formally communicated at their level.

As a result, processing of proposals involving levy and recovery of conversion premium has come to a standstill, causing uncertainty and delay in development permissions.

2. Lack of Technical Mechanism for Title Examination and Premium Calculation

Under the revised framework, the Planning Authority is required to recover one-time premium prior to granting development permission. However:

- The ADTP office does not have the technical or legal expertise to examine land title, tenure classification (Class I / Class II / restricted tenure lands), or legacy NA conversion status.
- Determination of applicable market value as per Annual Statement of Rates and calculation of premium under Section 47 requires revenue verification and scrutiny of historical records.
- In the absence of a defined coordination mechanism, files are being informally routed through the Collector's office, leading to procedural ambiguity and duplication.

MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

Maker Bhavan-II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020, Maharashtra, India.
Tel: +91 22-42121421 Email: secretariat@mchi.net Website: www.mchi.net

CREDAI-MCHI CHAPTERS

THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI | BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI | VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

This situation is resulting in avoidable delay and interpretational differences at district level.

We shall be grateful for an opportunity to present the practical issues in person at your convenience early next week.

The objective of the meeting would be to:

Clarify the procedural workflow between Planning Authorities and Revenue Authorities

- Define responsibility for title verification and premium computation
- Issue uniform implementation guidelines to avoid district-wise variations
- Ensure seamless integration with BPMS / AutoDCR and revenue record updation.

We believe that timely clarification will greatly assist in achieving the reform objectives of the amendment and avoid bottlenecks at the implementation stage.

Yours sincerely,
For CREDAI-MCHI



Keval Valambhia
Chief Operations Officer
Mob: +91 98709 85061