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**MAHARASHTRA LAND REVENUE (ASSESMENT AND  
SETTLEMENT OF LAND REVENUE OF AGRICULTURAL LANDS)  
RULES, 1970**

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MAHARASHTRA LAND REVENUE (ASSESMENT AND SETTLEMENT OF  
LAND REVENUE OF AGRICULTURAL LANDS) RULES, 1970

**1. Short title :-**

These rules may be called the Maharashtra Land Revenue (Assessment and Settlement of Land Revenue of Agricultural Lands) Rules, 1970.

**2. Definitions :-**

**1**

[(1)] In these rules, unless the context requires otherwise , -

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

(b) "Form" means a form appended to these rules;

(c) "Section" means a Section of the Code;

<sup>1</sup> [(2)] Words and expressions used in these rules but not defined therein shall have the meanings respectively assigned to them in the Code.

1. UNF 1867-R., 20-9-1971; M.G.G., Pt. IV-B, 28-10-1971, p. 1671.

### **3. Formation of Zones :-**

For purposes of settlement of land revenue of agricultural land in any part of the State, the Settlement Commissioner shall divide the land in respect of which the settlement is directed to be made under Section 92 into zones, in accordance with the provisions of clause (h) of Section 90.

### **4. Formation of Groups :-**

After the zones are formed under Rule 3, the Settlement Officer appointed in respect of zones shall divide the land in the zone into groups having regard to the provisions of sub-section (2) of Section 94, and shall hold an enquiry in the manner prescribed in Rule 5.

### **5. Enquiry by Settlement Officer :-**

In making settlement of land revenue of agricultural lands the Settlement Officer shall examine fully the past revenue history of the zone, the impact of development activities undertaken by the State Government and assess the general effect of the incidence of assessment on the social and economic conditions of the people in the zone. He shall collect information relating to the zone in respect of the following matters and in the following manner, namely:-

(i) The Settlement Officer shall base the information about physical configuration of the zone on inquiries and observations made by him personally.

(ii) The Settlement Officer shall base the information as regards climate on personal observations made by him and by making local enquiries in the zone. He shall collect statistics of rainfall for thirty years preceding the year in which the settlement enquiry is held, from the Director of Agriculture and compile the same in Form 1. He shall also collect information regarding the seasonal conditions of the zone from the Director of Agriculture and verify it by reference to the Annual Land Revenue Administration Reports or other reports relating to the Zone issued by the State Government.

(iii) The Settlement Officer shall obtain information about the wholesale price per quintal and retail price per kilogram of the

principal crops which prevailed at each marketing centre in the zone for the last ten years from the Director of Agriculture and compile it in Form 2. Where more varieties than one of any of the crops are grown, the prices of such varieties as may be specified by the Settlement Commissioner shall be obtained:

Provided that in places where the Director of Agriculture is not able to furnish such information, such prices for agricultural produce at the marketing centre in the zone used by the producers for the sale of such crops may be collected by local enquiry:

Provided further that, if, during the aforesaid period, the prices of any of the crops had been controlled by the State Government for any period than with respect of such crop the prices shall be collected for the period during which the prices were not so controlled. The Settlement Officer shall thereupon work out the average of the whole prices so collected in respect of each marketing centre and compile it in Form 3. The Settlement Officer shall thereafter calculate on the basis of information collected in Form 3, the average wholesale prices of the crops in respect of the villages in the group selected under clause (iv), and compile it in Form 4. The average prices so determined shall be called the settlement price for the group.

(iv) For the purposes of this clause, the Settlement Officer shall, with the previous sanction of the Settlement Commissioner, select such number of villages in the group as may not be less than 25 per cent. Of the total number of villages in the group. In respect of the villages so selected the Settlement Officer shall collect from the Collector and the Director of Agriculture, the information regarding the result of crop experiments recorded by them for the last ten years or for such less number of years, as may be available. He shall also try to ascertain by crop experiments recorded by them for the last ten years or for such lesser number of years, as may be available. He shall also try to ascertain by crop experiments or by examination of accounts of individual agriculturists, the normal yield per hectare of the principal crops grown on each class of land not having extra advantages such as well, alluvial deposits, budkies, and irrigation. He shall tabulate the information so collected in Forms 5 and 6 in respect of each of the village as selected showing the average yield per hectare and therefrom calculate the average yield per hectare for all selected villages which will be the average for the group. He shall then calculate the

cash value of average yield at the settlement price determined under clause (iii).

(v) The Settlement Officer shall base the information about markets in the zone on personal observations and local enquiries made by him.

(vi) The Settlement Officer shall base the information about communications in the zone on personal observation and local enquiries made by him.

(vii) The Settlement Officer shall base the information about standard of husbandry on personal observations and local enquiries made by him.

(viii) The Settlement Officer shall collect information about population of the zone according to occupation from the last census report and shall compile the information regarding population in Form 7. He shall also ascertain the conditions as regards supply of the villages selected by him under clause (iv).

(ix) The Settlement Officer shall obtain information regarding figures of live-stock, agricultural implements and other agricultural resources from the Tahsildar and shall compile it in Form 8.

(x) The Settlement Officer shall obtain the information regarding variations in area of occupied and cultivated lands during the last thirty years from the Tahsildar and shall compile it in Forms 9 and 10.

(xi) The Settlement Officer shall obtain the information about wages from the Tahsildar, and verify the information about wages current during the year of enquiry from personal observations. He shall compile the information in Form 11.

(xii) The information about Ordinary expenses of cultivation of principal crops, including the value of the labour in cultivating the land in terms of wages shall be collected on the basis of crops experiments referred to in clause (iv) or by examining the accounts of individual agriculturists.

## **6. Determination of average yield and fixation of Standard rate :-**

On the basis of information collected after enquiry under Rule 5, the Settlement Officer shall in accordance with the instructions issued by the Settlement Commissioner with the approval of the

State Government first determine the average yield of crops per hectare of land in each group. Then the Settlement Officer shall work out the average of classification value separately for each class of land from the survey records. The average yield so determined by him shall be considered to be yield of the land of the classification value equal to the average classification so worked out. He shall then estimate the yield for the land of sixteen annas classification of each class of land by rule of three. He shall then calculate the value of the yield per hectare for each class of land and the settlement price determined under clause (iii) of Rule 5, and fix the standard rate of assessment for each class of land in group in accordance with the provisions of clause (f) of Section 90. regard being had to the forecast report prepared under Section 91 .

**7. Soil units corresponding to sixteen annas classification :-**

In areas specified in column 2 of the Schedule hereto where the factor scale prevails land of sixteen annas classification means land possessing the number of soil units in that scale as specified in column 3 thereof:

**8. Settlement report :-**

(1) The Settlement Officer shall incorporate the information collected by him in regard to the matters specified in Rule 5 in his settlement report. The report shall contain the reasons for his proposals and a statement in Form 12 showing the effect of his proposals as compared to that of the settlement then in force.

(2) The Settlement Officer shall send three copies of the report submitted by him to the Collector under sub-section (5) of Section 96 to the Settlement Commissioner who shall arrange for its translation in Marathi and have it printed.

**9. Report to be published in each village :-**

The settlement report shall be published by the Collector in each village concerned in Marathi by posting it alongwith the notice published under sub-section (2) of Section 97, which shall be in Form 13 for three months in the village Chavdi. and where there is no Chavdi, in the office of the village panchayat, and if there be no village panchayat in some prominent place in such village and also on the notice board of the taluka office. The fact that the settlement report has been so published shall be announced in the village by beat of drum.

**10. Report to be forwarded to the State Government :-**

After the expiry of the three months from the date of notice published under sub-section (2) of Section 97, the Collector shall as soon as may be forward the settlement report and the objections, if any, received by him together with his remarks thereon to the Settlement Commissioner of the Division. The Commissioner shall then, submit them to the State Government with his own remarks and recommendations.

### **11. Reference of Revenue Tribunal :-**

(1) Any person desiring to move State Government to refer the settlement report to the Maharashtra Revenue Tribunal under Section 99 of the Code, shall deposit a sum of Rs. 200 in the Government Treasury. He shall state in his application to the State Government his objections to the report and the grounds therefor.

(2) On receipt of such application and on the applicant depositing the amount prescribed in sub-rule (1). the State Government shall direct that the settlement report together with the application shall be sent to the Maharashtra Revenue Tribunal for enquiry.

(3) On receipt of the settlement report together with the application, the Maharashtra Revenue Tribunal may call for such further information as it deem necessary from the State Government or the applicant or any other person. The Maharashtra Revenue Tribunal shall then fix the date, place and time for holding the enquiry and give a notice of the same to the State Government and to the applicant.

(4) The State Government may be represented at the enquiry by such officer as may be authorised by it. The applicant shall be entitled to put in a written statement at the enquiry.

(5) On the date fixed for holding an enquiry or on such date to which the enquiry may, from time to time, be adjourned, the Maharashtra Revenue Tribunal shall hear the applicant and the officer representing the State Government, and may make such further enquiry as it thinks fit.

(6) The Maharashtra Revenue Tribunal shall then submit to the State Government its opinion on the objections raised, and on such other matters as may have been referred to it by the State Government. Such opinion shall be submitted within two months from the date of the reference made to the Tribunal by the State Government.

(7) When more than one application has been received in respect of the settlement report pertaining to the same zone, group or village, the Maharashtra Revenue Tribunal may, in its discretion hold a joint enquiry in the matter.

(8) If the Revenue Tribunal's findings are entirely in favour of the applicant, the whole of the amount of the deposits shall be refunded to him. If his objections are only partially accepted, such portion of the amount as may be recommended by the Revenue Tribunal shall be refunded to him. If his objections are rejected in entirety, or found to be frivolous by the Revenue Tribunal, he shall not be entitled to get any refund of his deposit made under sub-rule (1).

## **12. Notice of introduction of Tribunal :-**

(1) The notice under Section 102 shall be in Form 14. and shall be published by the Collector in each village concerned in Marathi by posting it in the village Chavdi, and where there is no Chavdi, in the office of the village panchayat, and where there is no village panchayat in some prominent place in such village and also by beat of drum.

(2) Such notice shall also be published by the State Government in the Official Gazette.

## **13. Assessment of individual survey numbers and sub-division :-**

(1) When standard rates of assessment have been sanctioned by the State Government, the assessment to be imposed on each survey or sub-divisions shall be determined according to the relative classification value of the land comprised therein, in accordance with the tables of calculations prepared by the Settlement Commissioner.

(2) The assessment to be imposed on each survey number or subdivision after a revision settlement shall be worked out by increase or decreasing the old assessment in the same proportion as there is an increase or decrease in the new standard rates over the existing maximum or standard rates in respect of such lands:

Provided that, if the classification value of land comprised in such survey number or sub-division is changed or there are other good and sufficient reasons, the assessment shall be calculated in

accordance with the provisions of sub-rule (1).

**14. Assessment of agricultural lands under Section 68 :-**

The assessment of the amount to be paid as land revenue under Section 68 on all agricultural lands which are not wholly exempt from payment of land revenue and on which the assessment has not been fixed under the provisions of Chapter VI of the Code, shall be fixed in terms of each in accordance with the provisions of sub-rules (2) to (5).

(2) Subject to the provisions of any law for the time being in force and the provisions of sub-rule (3) of this rule, the Collector shall .-

(a) in the case of unassessed land in the village settled under Chapter VI of the Code, fix the standard rate of assessment per hectare at a rate equal to the standard rate applicable to the lands in such village; the assessment on each individual holding payable by the holder thereof shall then be fixed as provided in clause (e);

(b) in case of unsettled villages, arrange to form groups of villages homogenous as far as possible in respect of-

(i) physical configuration,

(ii) climate and rainfall,

(iii) prices, and

(iv) yield of principal crops:

(c) classify the lands into four classes, namely; dry crop, the rice, garden and warkas.

(d) fix the standard rate of assessment per hectare for each class of land in each such group, having regard to the standard rate in force in the settled village or villages in the neighborhood which in all material particulars most resembles such unsettled village or villages. Explanation For the purpose of clauses (a) and (d), in the case of a settled village in the districts of Nagpur, Chanda, Wardha, Bhandara and Melghat Taluka in Amravathi district, the standard rate in force shall be the rate, worked out for land possessing the soil units mentioned in column 3 of the Schedule in Rule 7, on the basis of the rate of assessment per hectare in force.

(e)

(i) Where the survey and classification of each individual holding



has already been made under Chapter V of the Code, fix for each individual holding the assessment payable by the holder thereof on the basis of the survey and classification so done at the standard rate fixed under clause (a) and (d);

(ii) where any survey and classification of each individual holding has not been made under Chapter V of the Code, classify each class of- (1) dry crop, (2) rice, (3) garden, and (4) Warkas land into three sub-classes, namely; (1) good (2) medium, and (3) inferior for taking into consideration the yield of the principal crops and then fix for each individual holding the assessment payable by the holder thereof by applying the standard rate appropriate to the group and class of lands determined under clauses (a) and (d), as the case may be, to good land.  $\frac{2}{3}$ rd of the said rate to medium lands and  $\frac{1}{3}$ rd of the said rate to inferior lands on the basis of the area of such holding as entered in the land revenue records, an area being converted into hectares where it is recorded in terms of other measures.

(3) In fixing the rate or amount of assessment under clauses (d) and (e) of sub-rule (2), the Collector shall have due regard to the rate or amount of assessment payable in respect of the land, or as the case may be, of the holding, at the time he fixes the assessment in respect thereof.

(4) The assessment fixed under clause (e) of sub-rule (2) shall remain in force for the current revenue year and thereafter shall continue in force, till it is revised by the Collector in accordance with sub-rule (5) or till the lands to which this rule applies are settled under Chapter VI of the Code, whichever is earlier.

(5) In revising the rate or amount of assessment, fixed under the foregoing sub-rules, the Collector shall have regard to the following factors, namely :-

(i) the rate of assessment prevalent in the area to which the group can be compared on the basis of homogeneity of soil and crop pattern;

(ii) the fact that survey and classification of each individual holding been made under Chapter V of the Code.