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Converting Agricultural Land To Non-Agricultural Land | Vakilsearch

Staff Desk

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If you wish to know the procedure for converting an agricultural land for commercial or residential purpose you have come to the right place. In this article we will explain the entire procedure to you in detail.

In May 2020, the Karnataka Government announced an important reform to improve the land market and help farmers in the state. The cabinet decided to open the land market by allowing non-agriculturists to purchase agricultural land, remove income restrictions imposed on the buyers' of non-agricultural income and increase the maximum permissible size of holdings for an individual or family. The government plans to amend the Karnataka Land Reform Act, 1961, to reflect these changes.

Need for Conversion of Agricultural Land to

Non-Agricultural Land

The law prohibits the construction of houses, factories, and industries on agricultural land, regardless of who owns it.

Construction should begin only after agricultural land has been converted to non-agricultural land. However, even today, only dry or barren land patches are preferred for conversion on a large scale.

It is critical to exercise extreme caution when purchasing a property for construction/residential purposes.

If a piece of land was originally designated as agricultural land, it should be transformed to non-agricultural land before it can be used for non-agricultural purposes whatever it may be.

Always ensure that the land on which the construction is taking place is non-agricultural, as failure to do so can put you in a lot of trouble. The Land of **Agriculture Land Property** can be Converted for Commercial Purpose Online.

Unlike in most other states in Rajasthan, owners must approach the tehsildar to convert land parcels of up to 2,500 square meters. An owner must obtain permission from the sub-divisional officer for plots larger than that (but not exceeding 10,000 sq. m.). Permission is usually obtained from the collector or the Rajasthan state government for longer stretches of land.

Procedure for Converting Agricultural Land To Non-Agricultural Land

1. It is compulsory for one to obtain consent which is absolutely necessary from the local authorities to effect a 'change of land

use.’ An application form has to be sent to the Commissioner of the Land Revenue Department clarifying the reason behind seeking conversion of land.

2. The following documents should be attached with the application letter seeking a change of land use:

- Original [Sale deed](#) (or gift/partition deed)
- Mutation Letter
- RTC (record of rights, tenancy and crops)
- Certified survey map
- Latest receipt of tax paid
- ID proof

3. Fee Payment: When agricultural land is converted to non-agricultural land a mandatory fee is necessary to be paid depending on the kind of the property and its locality.

4. Details such as the extent of land, mortgages, kind of crops and soil grown there, the names of the previous and present owners, etc. need to be mentioned in the application. You can also make [property registration](#) with few Experts.

5. Certified copies of the documents as mentioned earlier can be acquired from the Tahasildar or Revenue Office. All the unpaid dues should be paid, and copies of payment proof need to be added.

6. It is the Deputy Commissioner or Collector who is authorized to permit the conversion of agricultural land to non-agricultural land. The Deputy Commissioner or Collector will permit conversion only if they’re convinced that all the necessary pre-conditions to change

of land usage have been met and there are no pending dues or litigation on the land.

7. The conversion ought to be permissible as per the master plan of the land. A conversion order permitting the change in land from agricultural to non-agricultural will then be issued if all criteria for conversion are satisfied.
8. Once a conversion certificate is granted, the farmland is officially converted to non-agricultural land.

In Odisha, the state government: <https://odisha.gov.in/> has created an online single-window portal, GO SWIFT (short for Government of Odisha Single-Window for Investor Facilitation and Tracking), which allows for land conversion among other things.

The Bottom Line:-

According to law, if any violation is found with respect to the procedure to be followed when applying for and executing a conversion, there will be severe penalties.

For example, if any agricultural land in Telangana or Bihar is converted to non-agricultural use without first obtaining permission from the Revenue Officer, the land will be deemed to be converted. In the event of a deemed conversion, the Revenue officer will levy a fine of 50% of the conversion fee for that land. And this penalty must be paid by the landowner. If a penalty remains unpaid after the penalty payment deadline, the land will be recoverable under the provisions of the Revenue Recovery Act.

Read more:-

- [Register your property for rent](#)
- [How to apply for Online Mutation in Bihar?](#)

- [How to apply for Patta-Chitta application online?](#)
- [Rules for property registration](#)
- [Property sale deed](#)
- [**What is GHMC Property tax?**](#)