

GOVERNMENT OF MANIPUR
SECRETARIAT: LAND RESOURCES DEPARTMENT

NOTIFICATION

Imphal, the 24th June, 2026

No. MISCRE-1/8/2026-REV-REVENUE: Feedback are hereby invited from the public on the Draft Policy on "Deregulation of Change of Land Use in Planned Areas of Manipur". This policy draft integrates national trends toward deregulation with successful state models while seeking to streamline Manipur's specific procedures in respect of Planned Areas of Manipur. All stakeholders are invited to review this comprehensive framework and provide detailed feedback on:

- The practical mechanism for validating conformity with the Master Plan in planned areas.
- The feasibility of adapting the streamlined approach (self-declaration/intimation) across various land types.
- Suggestions regarding the implementation timeline and necessary digital backbone to support these proposed efficiencies.
- Any other aspect of the proposed implementation.

A draft amendment of the Manipur Conservation of Paddy Land and Wetlands Act, 2014 is also enclosed along with the draft policy note. Objections and suggestions, if any, may be addressed to the Secretary (Land Resources), Government of Manipur, 2nd Floor, South Block, Manipur Civil Secretariat, Mantripukhri – 795002 or by email at support.lrmanipur@gmail.com on or before 7th July, 2026.

Objections and suggestions, which may be received from any person with respect to the above before the expiry of the period specified above will be considered.


24/6/2026

(Th. Kirankumar)
Secretary (Land Resources)
Government of Manipur

Copy to:

1. Secretary to Chief Minister, Manipur
2. Staff Officer to Chief Secretary, Government of Manipur
3. Administrative Secretaries, MAHUD/Agriculture/Law, Government of Manipur.
4. Director, IT, Government of Manipur. He is requested to upload a copy of this notification on the manipur.gov.in portal for information to all public
5. Guard file

DRAFT POLICY – DEREGULATION OF CHANGE OF LAND USE IN PLANNED AREAS OF MANIPUR

1. Introduction

The conservation of agricultural land, particularly paddy lands and wetlands, is paramount for sustaining the growth of the State of Manipur. The existing legal framework governing Change of Land Use (CLU) consisting of the Manipur Land Revenue and Land Reforms Act, 1960 along with the Manipur Conservation of Paddy Land and Wetland Act, 2014, aims to regulate the reclamation or conversion of these vital resources. However, there are challenges in implementation in the existing framework.

Historical Context & Regulatory Shift: Globally and nationally, there is a clear philosophical shift away from strict controls toward fostering economic activity through deregulation and compliance reduction, aligning with national goals like "Viksit Bharat." The **Deregulation Task Force** constituted by the Cabinet Secretariat of Government of India strongly recommended simplifying and digitizing the land use change process during Phase 1 to reduce administrative burdens and improve turnaround times. Building on this principle, Phase 2 suggests simplifying or eliminating the necessity for CLU applications in all unplanned areas, as well as in planned areas where the proposed use is already demonstrably consistent with the established Master Plan.

Problem Statement: The requirement to convert land from agricultural to non-agricultural use remains a significant regulatory bottleneck for industrial and residential expansion across the state. Existing procedures are often viewed as complex and time-intensive, with processes that can sometimes feel constrained by administrative requirements. Additionally, requiring a separate CLU application for a proposed use that is already sanctioned or conforms to the Master Plan creates unnecessary duplication of effort.

Study of Best Practices in Other States: Reviewing successful reforms in other states indicates a trend towards simplification:

- **Karnataka:** In areas where the proposed use of land matches the Master Plan, no permission is required. The land will be treated as deemed to have been converted for the same use as the Master Plan duly published under the provisions of the Karnataka Town and Country Planning Act, 1961. A self-declaration along with payment of premium would be sufficient for deemed conversion.
- **Punjab:** CLU Process has been merged with layout/building plan approval process. Conversion and other requisite charges to be collected in lump sum before approval is granted. Competent authority is responsible to complete the CLU process within 45-60 days of receiving the application.
- **Maharashtra:** No CLU Permission is required if use is as per sanctioned plan. Upon publication of the final development plan, land is deemed to be converted to the designated use under the plan, subject to payment of fees.

2. Proposed Key Reforms (Incorporating Deregulation Principles)

To align Manipur with best practices and embrace deregulation, the following key reforms are proposed:

A. Integration of Processes (Planned Areas - Conforming Use)

For areas covered by an approved Master Plan, Town Planning Scheme, or Local Area Plan, it is proposed that the CLU approval process be fully merged into the existing layout/building plan approval process for areas falling inside the Master Plan as declared under the Manipur Town and Country Planning Act, 1975. If the intended use demonstrably conforms to the Master Plan provisions, the application should not trigger a separate, standalone CLU review.

B. Simplified Approvals (Planned Areas - Self-Declaration)

Where a conversion is necessary but documented within development plans:

- A Self-Declaration submitted by the holder of the paddy land in the prescribed format to the Deputy Commissioner shall be deemed sufficient, provided it is accompanied by:
 1. Evidence confirming that the proposed use aligns with the notified Master Plan (ideally facilitated via a No Objection Certificate from the Town Planning Department).
 2. A receipt confirming payment of the prescribed conversion fee, calculated based on the existing market rate as per available sales data or Minimum Guidance Value.

C. Procedural Timeline and Record Keeping

Upon successful submission of the self-declaration and verification of the fee payment/NOCs, the land shall be **deemed converted**, and the competent authority will commit to updating all relevant land records (Jamabandi) within a strict timeframe of thirty days.

3. Feedback

This policy draft integrates national trends toward deregulation with successful state models while seeking to streamline Manipur's specific procedures. **All stakeholders** are invited to review this comprehensive framework and provide detailed feedback on:

- The practical mechanism for validating conformity with the Master Plan in planned areas.
- The feasibility of adapting the streamlined approach (self-declaration/intimation) across various land types.
- Suggestions regarding the implementation timeline and necessary digital backbone to support these proposed efficiencies.
- Any other aspect of the proposed implementation.

A draft amendment of the Manipur Conservation of Paddy Land and Wetlands Act, 2014 is also enclosed as Annexure to this draft policy note. Objections and suggestions, if any, may be addressed to the Secretary (Land Resources), Government of Manipur, 2nd Floor, South Block, Manipur Civil Secretariat, Mantripukhri – 795002 or by email at support.lrmanipur@gmail.com on or before **7th July, 2026**.

Objections and suggestions, which may be received from any person with respect to the above before the expiry of the period specified above will be considered.

THE MANIPUR CONSERVATION OF PADDY LAND AND WETLAND (THIRD AMENDMENT) ACT, 2026

An Act further to amend the Manipur Conservation of Paddy Land and Wetland Act, 2014.

Be it enacted by the Manipur Legislative Assembly in the Seventy-sixth Year of the Republic of India as follows:

1. Short Title and Commencement

(1) This Act may be called the **Manipur Conservation of Paddy Land and Wetland (Third Amendment) Act, 2026**.

(2) It shall come into force on such date as the State Government may, by notification in the Official Gazette, appoint.

2. Amendment of Section 3

In Section 3 of the Manipur Conservation of Paddy Land and Wetland Act, 2014 (hereinafter referred to as the Principal Act), after the existing proviso, the following new proviso shall be inserted:

"Provided further that the prohibition on the conversion or reclamation of paddy land shall not apply to land situated within a **Master Plan Area notified under the provisions of the Manipur Town and Country Planning Act, 1975**, where the proposed non-agricultural use is in strict conformity with the land use specified in the said Master Plan."

3. Insertion of New Section 9A

After Section 9 of the Principal Act, the following new section shall be inserted, namely: —

"9A. Deemed Conversion:

Notwithstanding anything contained in Sections 4, 7, 8, and 9, no separate permission or recommendation from the Local Level Monitoring Committee, District Level Committee, or State Level Committee shall be required for the conversion of paddy land if such land is allocated for non-agricultural use in a **Master Plan Area notified under the provisions of the Manipur Town and Country Planning Act, 1975**.

- For the purposes of sub-section (1), a **Self-Declaration** submitted by the holder of the paddy land in the prescribed form to the Deputy Commissioner through the appropriate authority for providing building permission shall be sufficient, provided it is accompanied by:
 - Evidence that the proposed use is in conformity with the notified Master Plan.
 - A receipt confirming the payment of the **prescribed conversion fee**, calculated at the prevailing circle rate per sq. meter or Minimum Guidance Value, whichever is higher.

Upon submission of the self-declaration and verification of the fee payment, the land shall be deemed converted, and the competent authority shall update the land records (Jamabandi) within thirty days."

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