



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग आठ

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असाधारण क्रमांक ४

प्राधिकृत प्रकाशन

महाराष्ट्र विधानमंडळाचे अधिनियम व राज्यपालांनी प्रख्यापित केलेले अध्यादेश व केलेले विनियम आणि विधि व न्याय विभागाकडून आलेली विधेयके (इंग्रजी अनुवाद)

In pursuance of clause (3) of article 348 of the Constitution of India, the following translation in English of the Maharashtra *Gunthewari* Developments (Regularisation, Upgradation and Control) (Amendment) Bill, 2021 (L.A. Bill No. II of 2021), introduced in the Maharashtra Legislative Assembly on the 2nd March 2021, is hereby published under the authority of the Governor.

By order and in the name of the Governor of Maharashtra,

BHUPENDRA M. GURAO,

I/c. Secretary (Legislation) to Government,  
Law and Judiciary Department.

L. A. BILL No. II OF 2021.

*A BILL*

*to amend the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001.*

WHEREAS it is expedient to amend the Maharashtra *Gunthewari* Developments (Regularisation, Upgradation and Control) Act, 2001, for the purposes hereinafter appearing; it is hereby enacted in the Seventy-second Year of the Republic of India as follows :—

1. This Act may be called the Maharashtra *Gunthewari* Developments Short title. (Regularisation, Upgradation and Control) (Amendment) Act, 2021.

(१)

2. In section 3 of the Maharashtra *Gunthewari* Developments (Regularisation, Upgradation and Control) Act, 2001, in sub-section (1),— Mah. XXVII of 2001.

(a) for the words, figures and letters “the 1st January 2001” the words, figures and letters “the 31st December 2020” shall be substituted;

(b) in the second proviso, in clause (a), for the words, figures and letters “the 1st January 2001” the words, figures and letters “the 31st December 2020” shall be substituted.

STATEMENT OF OBJECTS AND REASONS.

The Maharashtra *Gunthewari* Developments (Regularisation, Upgradation and Control) Act, 2001 (Mah. XXVII of 2001) has been enacted for regularisation and upgradation of certain *Gunthewari* developments and for the control of *Gunthewari* developments and for matters connected therewith in the State, as there had been a growing tendency to form plots unauthorisedly by subdividing private lands and transfer them to needy persons for the construction of dwelling units. The *Gunthewari* developments existing as on the 1st January 2001 were allowed to regularised and upgraded under the said Act.

2. Although, *Gunthewari* developments are unlawful and there is an obvious need to curb such developments, it has, at the same time, to be appreciated that, it is neither practicable nor desirable to demolish, on a mass scale, the old and long existing constructions made on such plots. This is especially so because the formal housing market has failed to meet the demands of economically weaker sections of the society for shelter in terms of both quantity and price. *Gunthewari* developments are a form of informal housing and have to be viewed as a positive response, however flawed and imperfect, of the common people to meet their shelter needs.

3. The people belonging to lower income group and middle income group, due to lack of proper implementation of the said Act and regularisation of *Gunthewari*, are deprived from Government benefits or got limited benefits of Government Schemes. Hence, taking into consideration the basic needs for housing of economically weaker sections and general public belonging to middle income group and also the rising demands from the public in this respect, it is considered expedient to regularise and upgrade the *Gunthewari* developments existing as on the 31st December 2020, by suitably amending the said Act.

4. The Bill seeks to achieve the above objectives.

Mumbai,

Dated the 1st March 2021.

EKNATH SHINDE,

Minister for Urban Development.