

Land-Use (NA) Conversion Application

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This guide explains what the tool produces, how to use the output, and what to watch for. The actual output (draft/report) is generated on the tool page.

Background

Prepares an application to convert agricultural land to non-agricultural (NA) use — residential, commercial or industrial — checking the eligibility and zoning, computing the conversion fee/premium, and assembling the title, survey and NOC documents for the collector or revenue authority, so the plot can be legally developed or sold as NA.

Purpose of this tool & output

Prepare an agricultural-to-non-agricultural (NA) land-use conversion application with the eligibility, fee computation and document set

How the output is used

Use the eligibility/zoning check, the conversion-fee computation and the document set to file the NA-conversion application with the collector/revenue authority, and to get the order that lets the plot be legally developed or sold as NA.

Who receives it

The Collector / the competent revenue authority (or the town-planning authority where applicable) that grants the NA (non-agricultural) conversion order.

How to submit / file it

Apply to the collector/revenue authority with the title and 7/12 or RoR, the survey/site plan, the zoning/layout position and the NOCs; pay the conversion fee/premium; the NA order issues after scrutiny.

Fees & charges

The conversion fee/premium is set by the state on the land value/area and the intended use, plus any development charges; a consultant fee may apply.

Who should vet it

A property lawyer or a town-planning/revenue consultant — to confirm the zoning eligibility, compute the conversion fee, and assemble the NOCs.

Important cautions

Land in a zone that does not permit the intended use cannot be converted, and building on unconverted land is illegal and unsaleable; the fee and the NOCs vary widely by state. Verify the zoning and the current fee before applying.

Companion documents

No related documents are listed on the portal for this tool.

This is AI-assisted guidance. Verify with a qualified professional before any binding decision. Fees, authorities and processes vary by state and change over time — confirm with your state authority.