



**GOVERNMENT OF ASSAM
REVENUE & DM DEPARTMENT: REFORMS BRANCH
ASSAM SECRETARIAT (C), DISPUR, GUWAHATI-06**

ORDERS BY THE GOVERNOR

NOTIFICATION

21-08-2023

RDM-12011(17)/15/2022-LR-REV-R&DM/14: In cancellation of the earlier Govt. Notification No. RDM-12011(17)/15/2022-LR-REV-R&DM/14 dated 11/08/2023, The Governor of Assam is pleased to revise and re – fix the rates of premium for settlement of land, the quantum of land for settlement and level of approval on the subject as shown below:

I. The concept of Revenue Town as enshrined in Section 3 of the Assam Land Revenue Re-Assessment Act, 1936 and Rule 64 of Rules framed under ALRR, 1886 will continue to prevail.

II. Rates of premium for settlement of land, quantum of land for settlement and level of approval for Homestead land-

SL No	Categories	Level of Approval		Admissible Quantum for Settlement (Homestead)		Peripheral area	Settlement premium			
		Town Area	Peripheral Area	Town Area	Peripheral Area		Encroached		Un-encroached	
							Town Area	Peripheral Areas	Town Area	Peripheral Areas
i.	Municipal Corporation	Government of Assam	Government of Assam	1katha 5 lessa (Maximum 2 katha with 150% of Zonal Value as premium for the excess land)	1katha 10 lessa (Maximum 2 katha with 150% of Zonal Value as premium for the excess land)	From the boundary of the Municipal Corporation to the Metropolitan Development Authority area boundary.	RCC – 100% of Zonal Value Any other structure other than RCC – 30% of Zonal Value		100% of Zonal Value	
ii.	District Headquarter Municipal Towns,	Government of Assam	Government of Assam	1katha 10 lessa	2 katha (Maximum	From the boundary of such Municipal town upto the	RCC – 100% of Zonal Value Any other structure other than R		100% of Zonal Value	

	Rangia and Palashbari Towns, having Master Plan area			(Maximum 2 katha with 150% of Zonal Value as premium for excess land)	Maximum 3 katha with 150% of Zonal Value as premium for excess land)	Master Plan area boundary.	CC- 30% of Zonal Value			
iii.	District Headquarter Municipal Towns for which Master Plan area is not notified	Government of Assam	Government of Assam	1katha 10 less a (Maximum 2 katha with 150% of Zonal Value as premium for excess land)	2 katha (Maximum 3 katha with 150% of Zonal Value as premium for excess land)	5 kms from the boundary of such district headquarter municipal towns for which Master Plan area is not notified.	RCC – 100% of Zonal Value Any other structure other than RCC- 30% of Zonal Value	100% of Zonal Value		
iv.	Other Municipal Towns	Government of Assam	District Commissioner	1 katha 10 less a (Maximum 2 katha with 150% of Zonal Value as premium for excess land)	No peripheral area	No peripheral area	RCC – 100% of Zonal Value Any other structure other than RCC- 30% of Zonal Value	No peripheral area	100% of Zonal Value	No peripheral area
v.	Revenue Towns showing urbanization and industrial growth	Government	District Commissioner	1 katha 10 less a (Maximum 2 katha with higher premium of 150% of Zonal Value as premium for excess land)	No peripheral area	No peripheral area	RCC – 100% of Zonal Value Any other structure other than RCC- 30% of Zonal Value	No peripheral area	100% of Zonal Value	No peripheral area

				ss land)						
vi.	Other Revenue Towns	Government	District Commissioner	2 katha	No peripheral area	No peripheral area	Rs. 500/- per bigha	No peripheral area	Rs. 500/- per bigha	No peripheral area

III. Rates of premium for settlement of land, quantum of land for settlement and level of approval for Trade/Commerce land-

SL No	Category	Town		Periphery		Rural Area		Quantum of land	Level of Approval
		Encroached	Un - encroached	Encroached	Un - encroached	Encroached	Un - encroached		
i.	Municipal Corporation	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	75% of Zonal Value	As per requirement	Government of Assam
ii.	District Headquarter Municipal Towns, Rangia and Palashbari Towns, having Master Plan area	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	75% of Zonal Value		
iii.	District Headquarter Municipal Towns for which Master Plan area is not notified	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	75% of Zonal Value		
iv.	Other Municipal Towns	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	75% of Zonal Value	100% of Zonal Value	75% of Zonal Value		
v.	Revenue Towns showing urbanization and industrial growth	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	75% of Zonal Value	100% of Zonal Value	75% of Zonal Value		

vi.	Other Revenue Towns	100% of Zonal Value	100% of Zonal Value	100% of Zonal Value	75% of Zonal Value	100% of Zonal Value	75% of Zonal Value		
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IV. Bajali, Hojai and Biswanath Municipal Board Areas shall be considered as District Headquarter for the above purpose.

V. The rate of premium for settlement of land shall be as applicable on the date of SDLAC that recommended the settlement for the first time.

VI. The premium structure will be applicable only for settlement of lands other than those to be settled under Mission Basundhara 2.0

VII. The above level of approval and admissible quantum of settlement for town and periphery area will be applicable for all settlement of land, including cases under Mission Basundhara 2.0

VIII. The list of Municipal Corporation, Municipal Towns, Revenue Towns as applicable now is placed at ***Annexure I***.

IX. Subject to Notifications of new master plans notified by DoHUA from time to time, towns will move to other categories when master plans keep getting notified by DoHUA in future course.

The above premium rates, quantum of land for settlement and level of approval comes into force with effect from the date of publication of this notification in the Official Gazette.

(Gyanendra Dev Tripathi, IAS)
Principal Secretary to the Govt. of Assam
Revenue & D.M. Department, Dispur.

Memo: RDM-12011(17)/15/2022-LR-REV-R&DM/14-A.

21-08-2023

Copy to for kind information:

1. The P.S. to the Hon'ble Minister, Revenue & D.M. Department, Assam for kind appraisal of Hon'ble Minister
2. The Principal Secretary to the Hon'ble Chief Minister, Assam
3. The Principal Secretary of Autonomous Council Districts (All)
4. The Director of Land Records & Surveys etc., Assam
5. The Deputy Commissioners (All)
6. The Secretary Co-ordination to Chief Secretary, Assam
7. The Sub – Divisional Officers (All)
8. P.S to the Chairman, Assam Board of Revenue for kind appraisal of the Chairman
9. P.S to the Commissioner & Secretary to the Govt. of Assam, Legislative Department for

I/255212/2023

- kind appraisal of the Commissioner & Secretary
10. P.S to the Commissioner & Secretary to the Govt. of Assam, Judicial Department for kind appraisal of the Commissioner & Secretary
 11. All Secretary/Joint Secretary/Deputy Secretary/Under Secretary of Revenue & D.M. Department.

By orders etc.,

Joint Secretary to the Govt. of Assam,
Revenue & D.M. Department, Dispur.