

GOVERNMENT OF ASSAM
REVENUE & D.M. DEPARTMENT: REFORMS BRANCH
DISPUR, GUWAHATI-781006

eCF No.565802/I/774337/2024 Dated Dispur, the 18-10-2024

NOTIFICATION

Declaration of services under Revenue & DM Department as per provision of the Assam Right to Public Services Act, 2012.

With a view to provide the delivery of Public Service to the eligible citizens within stipulated time limit, the following service of the Revenue & DM Department has been notified under Section 4 of the Assam Right to Public Services Act, 2012.

Service Name: Ownership rights to occupancy tenants in town lands which were erstwhile rural lands:

The Assam (Temporarily Settled Areas) Tenancy Act, 1971 was amended by insertion of section 23A vide the Assam (Temporarily Settled Areas) Tenancy Act, 2024 for conferring ownership rights to the occupancy tenants whose lands are subsequently included in town areas.

Any occupancy tenants who are in continuous possession of such lands and whose names are recorded in the records of rights of tenants as per section 55 of the Act and whose land has been subsequently included in town land irrespective of present usage of such land, if desires to acquire the ownership rights, may make application to the District Commissioner.

On receiving such application, the District Commissioner gives notice to the landlord and other persons having interest in the land and takes hearing on the objections if any. The District Commissioner forwards the findings of the enquiry to the Revenue & DM Department, Govt. of Assam for approval with his recommendation if found in order.

After approval of the Government, the District Commissioner sends payment notice to the applicant for payment of compensation amount assessed as per the provisions of the Act payable to the landlord along with **10%** of the current zonal valuation of the land payable to the Government as fees. The applicant then makes payment through e-Payment procedure. The District Commissioner confirms the payment of compensation and forwards it to the Circle Officer for correction of the land records. The Circle Officer updates the land Records after due correction and generates Periodic Patta for signature of the District Commissioner and issues to the applicant.

Eligibility Criteria:

1. The occupancy tenant should be in continuous possession of such lands.
2. The applicant's name should be recorded in the records of rights of tenants prepared as per section 55 of the Act.

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Procedural Steps:

1. Applicant will apply online thorough Sewa Setu portal at <https://sewasetu.assam.gov.in> along with the required documents by self or through PFC/CSC.
2. The applicant completes the e-KYC process through Adhaar on a voluntary

basis.

3. Application lands at the login of Circle Officer.
4. The Circle Officer conducts preliminary verification and if found in order forwards to the Land Record Assistant for report.
5. Land Record Assistant physically verifies the scheduled land for confirmation of possession and takes geo-tagged photograph of the scheduled land.
6. The Circle Officer verifies the report received from the Land Record Assistant and forwards the proposal to the District Commissioner with his findings and comments.
7. District Commissioner generates notice to applicant (Tenant), along with landlord and persons having interest in the land.
8. The District Commissioner receives objections raised within 30 days if any, conducts hearing and disposes of all objections.
9. The District Commissioner forwards the findings of the enquiry to the Revenue & DM Department, Govt. of Assam for approval with his recommendation if found in order.
10. The Government may approve or reject the proposal of the District Commissioner, on the basis of available reports.
11. After approval of the Government, District Commissioner sends payment notice to the applicant for payment of compensation amount payable to the landlord and fees payable to the Government.
12. Applicant makes payment through e-Payment procedure.
13. The District Commissioner confirms the payment and forwards it to the Circle Officer for correction in the land records.

The Circle Officer updates the land records and generates Periodic Patta for signature of District Commissioner and issues to the applicant.

Documents to be annexed with Application

1. Copy of Rayati Khatian
2. Rent receipt (if any)
3. Certificate as proof of legal heirs (If applied by legal heirs)

User Fees:

User fees of Rs. 100/-

Citizen Charter: Annexure-I

Principal Secretary to the Govt. of Assam,
Revenue & Disaster Management Department
Dispur, Guwahati-06

Memo No. eCF No.565802/I/774337/2024-A Dated Dispur, the 18-10-2024

Copy to for kind information:

1. The Chairman, Assam Board of Revenue, Pan Bazaar, Guwahati-01.
2. The Principal Secretary to Hon'ble Chief Minister, Assam.

3. The Commissioner & Secretary to the Govt. of Assam, Administrative Reforms & Training Department, Dispur, Ghy-06.
4. The Director of Land Records & Survey etc., Assam, Rupnagar, Ghy-32.
5. The District Commissioners/Settlement Officers (All Districts except Sixth Schedule areas).
6. The Director of Printing and Stationery, Bamunimaidam, Guwahati-21with a request to publish the above-mentioned notification in the next issue of Assam Gazette.
7. The Director of Land Requisition Acquisition & Reforms, Assam, Rupnagar, Ghy-32
8. Co-District Commissioners (All).
9. All Circle Officers.

By orders etc.,

Joint Secretary to the Govt. of Assam,
Revenue & DM (Reforms) Department

Annexure-I

Citizen Charter:

Notified Public Service	Designated Public Servant (DPS)	Designation of Appellate Authority	Stipulated time line	Documents to be enclosed along with the Application	Application Fees
Ownership rights to occupancy tenants in town lands which were erstwhile rural lands:	District Commissioner	Principal Secretary, Revenue & DM Department	Mission period	<ol style="list-style-type: none"> 1. Copy of Rayati Khatian 2. Rent receipt (if any) 3. Certificate as proof of legal heirs (if applied by legal heirs). 	Rs.100/-

