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GOVERNMENT OF ASSAM  
REVENUE ( REFORMS ) DEPARTMENT DISPUR

NO. RRG. 3/2003/12

Dated Dispur, the 4th December/03

From : Shri M.K.Barooah, IAS,  
Commissioner & Secretary to the Government of Assam,  
Revenue Department, Dispur.

To : 1) All Deputy Commissioners,  
2) All Settlement Officers,  
3) All Sub-Divisional Officers.

Sub : MATTERS RELATING TO CONVERSION OF LAND ETC. IN TOWN ETC.

Sir,

In inviting a reference to the subject quoted above, I am directed to say that Land Policy 1989 and the subsequent Government Notifications have laid down guideline as to how to convert the Annual Land into periodic in towns and 10 km radius of Guwahati and 3 km radius of other towns. It has been observed that in most of the cases in such areas, the AP holders are found occupying only a portion of their holdings while the rest portion has been transferred to others. Such transfers are not valid in the eye of law and this attracts the penal provisions in the Revenue Law in respect of that the concerning patta.

After careful examination, Government have decided to modify this procedure for towns and 10 km radius of Guwahati Town and 3 km radius of the other towns. The benefit of the continuous holding of any land under any Annual patta should go to the pattader at least in respect of the portion of the land that is still under his possession. As such, Government have decided to exclude the land still under possession of the original pattaders or his heir, from the non renewal proceeding. For this purpose the plot should be divided in terms of transferred and non-transferred land and propose for conversion to PP only in respect of the occupied portion of the land. 100 percent of the current market value of the land should be realized as premium for such conversion. While ~~xxx~~ in other cases, where no transfer has been made, the prevailing rate of 50 percent shall continue until further order. In respect of the lands falling out side the towns but within 3 km radius of towns, the premium should be realized at the rate of 15 percent of the market value of land for conversion from AP to PP and in respect of the land falling within 10 km radius of Guwahati, premium should be realized at the rate of 25 percent market value of that land.

Yours Faithfully,

*M.C.*  
COMMISSIONER & SECRETARY TO THE GOVERNMENT  
OF ASSAM, REVENUE DEPARTMENT, DISPUR.

Dated Dispur, the 4th December/03.

Memo No. RRG.3/2003/12-A  
Copy to :-

- 1) The Commissioner of Division,



GOVERNMENT OF ASSAM  
REVENUE ( REFORMS ) DEPARTMENT  
DISPUR

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NO.RRG. 68/2003/138. Dated Dispur, the 5th January'2005.

From : C.K.Das  
Additional Chief Secretary (Revenue)

To : All Deputy Commissioners (Except Deputy Commissioners of Hills District and BTA Districts. )

Sub : Conversion of Annual Patta.

Ref : Government notification No.RRG.3/2003/12 dated Dispur the 4th December 2003.

Sir,

In continuation of this Department's letter under reference , I am directed to clarify that the Annual Patta land which is partly transferred shall be divided into two portions namely the transferred part and the untransferred part-under the possession of the pattader and should be brought under separate dags accordingly if not already demarcated by separate dags. Then the transferred part shall be made sarkari under NR proceedings and the remaining part shall be kept in the same patta if not applied for conversion. A note in the Chitha corresponding to the dags and a note Annual Patta Jamabandi should clearly indicate that the land area of the patta was reduced due to transfer so that such pattaders cannot evade paying 100 percent premium for conversion in future. This shall be applicable in respect of all the towns including Guwahati and within ten Kilometre radius of Guwahati and 3 Kilometre radius of other towns. The procedure for conversion of Annual Patta land which is exclusively under the possession of the pattader has not been changed only the premium for conversion shall be realised at the reduced rate as specified in the Government letter under reference. The extent of land that can be converted now will be within the limit of one and a half bighas up to 3 kilometre radius all towns & 10 Kilometre radius of Guwahati.

The receipt of this letter may kindly be acknowledged.

Yours faithfully,

*[Signature]*  
Additional Chief Secretary (Revenue )  
Government of Assam

Memo No.RRG.68/2003/138-A, Dated Dispur, the 5th January'2005.

- Copy to:
- 1) All Divisional Commissioners,
  - 2) P.S. to Minister , Revenue, Assam, Dispur.

*[Signature]*  
Additional Chief Secretary (Revenue)  
Government of Assam



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GOVERNMENT OF ASSAM  
REVENUE (REFORMS) DEPARTMENT  
DISPUR

NO.RRG.3/2003/19,

Dated Dispur, the 26th May/2005.

FROM : SHRI U. HAZARIKA, ACS,  
Under Secretary to the Government of Assam,  
Revenue (Reforms) Department, Dispur.

TO : All Deputy Commissioners (Except Deputy Commissioners  
of Hill Districts and BTA Districts).

SUB : MATTERS RELATING TO CONVERSION OF LAND  
IN TOWNS ETC.

REF : Govt.Circular NO.RRG.3/2003/12, dated 04-12-2003  
and RRG.68/2001/139, dated 11th January/2005.

Sir,

In inviting a reference to the subject quoted above, I am directed to say that Government have issued clear directions as to how to convert the annual lands in towns and within 10 KM radius of Guwahati and 3 KM radius of other towns through the Government circulars under reference. It is reiterated here again that non alienated annual patta land converted within the 10 KM radius of Guwahati and 3 KM radius of other town shall bear premium at the rate of 25 percent and 15 percent of the market value of the land respectively. You are therefore requested to convert such land expeditiously and submit report to the Government for onward submission to the Hon'ble Chief Minister, Assam.

The receipt of this letter may kindly be acknowledged.

Yours faithfully,



Under Secretary to the Government of Assam,  
Revenue (Reforms) Department.

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GOVERNMENT OF ASSAM  
REVENUE (REFORMS) DEPARTMENT  
DISPUR

NO.RRG.68/2001/158,

Dated Dispur, the 13th December/2005.

FROM : C. K. DAS,  
Additional Chief Secretary to the Government of  
Assam, Dispur, Guwahati- 6.

TO : The Deputy Commissioner,  
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SUB : ALLOTMENT, CONVERSION AND SETTLEMENT OF LAND.

REF : Government last message NO.RRG.68/2001/157, dated  
21-09-2005.

Sir,

In inviting a reference to the subject quoted above, I am directed to say that progress in respect of allotment of land to landless, conversion of allotment to Annual Patta and conversion of Annual Patta to periodic has been very slow and at this pace Government objective to give speedy justice to the landless and poor farmers shall be defeated. Most of the Districts have reported about keeping ready the allotment and settlement certificates. These should be distributed immediately.

The usual fortnightly report should be submitted about the progress on the matter without fail. The progress as on 15-12-2005 may be sent to this Department by 10th December/2005.

Yours faithfully,

*13/12/05*  
Additional Chief Secretary (Revenue),  
Government of Assam

Memo NO.RRG.68/2001/158-A,  
Copy to :-

Dated Dispur, the 13th December/2005.

The Director of Land Records and Surveys, Assam,  
for information and necessary action.

By Order etc.,

*13/12/05*  
Deputy Secretary to the Govt. of Assam,  
Revenue (Reforms) Department.



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GOVERNMENT OF ASSAM  
REVENUE (SETTLEMENT) DEPARTMENT  
DISPUR ::: GUWAHATI.  
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NO.RSR.9/88/Pt.II/64

: Dated Dispur, the 25th May, 1999.

From : Shri D. Chutia, ACS,  
Deputy Secretary to the Govt. of Assam,  
Revenue (Settlement) Department.

To : (1) The Deputy Commissioner, .....  
(2) The Settlement Officer, .....  
(3) The Sub-Divisional Officer, .....

Sub : Revision and re-fixation of rates of premium for  
settlement of land and conversion of lease both in  
rural and urban areas and conversion of A.P. land  
into P.P.

Sir,

In supersession of the previous orders of the Govt. on the subject communicated by this Department's letter NO.RSR.9/88/Pt-II/27 dated 23rd Oct, 1989 and letter NO.RSR.9/88/Pt-II/28 dated 23rd Oct, 1989 the Governor of Assam is pleased to revise and re-fix the rates of premium for settlement of land and conversion of lease both in Urban and rural areas and conversion of A.P. land into periodic as shown below :-

(1) On Settlement of land in Guwahati City and in all Municipal and Revenue Towns.

<u>Class of land</u>	<u>Un-Encroached land</u>	<u>Encroached land</u>
(a) For residential purpose.	100% of prevailing market price of the land	150% of the Prevailing market price of the land.
(b) For trade, Commerce or Industry	150% of the prevailing market price of the land.	200% of the prevailing market price of the land.

(2) Settlement of land within the radius of 3 Kms from the periphery of Municipal or Revenue Towns and 10 Kms from the periphery of the Guwahati City.

<u>Class of land</u>	<u>Un-Encroached land</u>	<u>Encroached land.</u>
(a) For residential purpose	75% of the prevailing market price of the land	150% of the prevailing market price of the land.
(b) Trade, Commerce or Industry purpose	100% of the prevailing market price of the land.	175% of the prevailing market price of the land.
(c) Agricultural purpose	50% of the prevailing market price of the land	75% of the prevailing market price of the land.



( -2- )

(3) Settlement of land in rural areas but outside the radius of 10Kms from the periphery of Guwahati City and 3 Kms from the periphery of other Municipal or Revenue Town.

	<u>Un-Encroached land</u>	<u>Encroached land.</u>
(a) Trade/Commerce/ Industry	75% of the prevailing market price of the land	100% of the prevail- ling market price of the land.

(4) Settlement of land for the propose of Special Cultivation of Coffes and Rubber by small growers in rural areas.

30% of the prevailing market price of the land.

(5) Settlement of land for cultivation of oranges and other citrous gardens in compact blocks in rural areas.

30% of the prevailing market price of the land.

(6) Settlement of land with non-Govt. educational institutions other Socio-cultural institutions, trusts, etc of public nature and local bodies which are devoted to public purposes and which yield no return to private individuals in both urban and rural areas.

30% of the prevailing market price of the land.

Rates of premium for conversion of A.P. land into P.P.

- (1) On conversion of Annual Patta land into periodic in Guwahati City.
- (a) Residential purpose 50% of the prevailing market price of the land.
- (b) Trade/Commerce  
or Industry  
purpose. 100% of the prevailing market price of the land.
- (2) On conversion of A.P. lands into periodic in all Municipal and Revenue Towns.
- (a) Residential 50% of the prevailing market price of the land.
- (b) Trade/Commerce  
or Industry  
purpose. 100% of the prevailing market price of the land.
- (3) On conversion of Annual Patta land into periodic patta within the radius of 10 Kms from the periphery of Guwahati City and within the radius of 3 Kms from the periphery of any other Municipal or Revenue Towns.
- (a) Residential  
purpose 50% of the prevailing market price of the land.
- (b) Trade/Commerce  
Industry purpose 100% of the prevailing market price of the land.
- (c) Agricultural  
purpose. 50% of the prevailing market price of the land.



- 4. On conversion of Annual Patta lands into periodic in rural areas.
  - (a) Residential purpose Rs.40/- per bigha.
  - (b) For trade commerce or Industry purpose. Rs.75% of the prevailing market price of the land.
  - (c) For Agricultural purpose. Rs.20/- per bigha.

The above rates come into force with effect from the date of issue of this order.

Yours faithfully,

*lh*  
 Deputy Secy. to the Govt. of Assam,  
 Revenue (Settlement) Department.  
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Memo NO.RSR.9/88/Pt.II/64-A : Dated Dispur, the20th May, 1999.  
Copy to :-

- (1) The Chairman, Assam Board of Revenue, Panbazar, Guwahati-1.
- (2) The Commissioner, Lower Assam Division, Guwahati/Upper Assam Division, Jorhat-I/North Assam Division, Tezpur/Hills & Barak Valley-Division, Dispur.
- (3) The Planning & Development Commissioner, Assam, Dispur.
- (4) The Finance Commissioner, Assam, Dispur.
- (5) The Director of Land Records, Assam, Rupnagar, Guwahati-32.
- (6) The Addl. Director of Land Records, Assam, Guwahati-21.
- (7) The Asstt. Director of Land Records, Assam, Guwahati-21.
- (8) The Director of Land Reforms etc., Assam, Ambari, Guwahati-1.
- (9) The Principal, Assam Survey & Settlement Training Centre Dakhingaon, Guwahati-28.
- (10) The P.S. to the Minister, Revenue etc.

By order etc.

*lh*  
 Deputy Secy. to the Govt. of Assam,  
 Revenue (Settlement) Department.  
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