



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

নং 28 দিশপুৰ, মঙ্গলবাৰ, 20 জানুৱাৰী, 2026, 30 পূহ, 1947 (শক)

No. 28 Dispur, Tuesday, 20th January, 2026, 30th Pausa, 1947 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

REVENUE & DISASTER MANAGEMENT DEPARTMENT

SURVEY & SETTLEMENT BRANCH

NOTIFICATION

The 11th December, 2025

eCF. 637248/II/1351558/2025.-

Whereas, clause (i) of Section 16 of *The Assam Regulation of Reclassification and Reclassification-cum-Transfer of Lands Act, 2015* empowers the Government to exempt lands used for certain purposes as may be notified by the Government from time to time from the provisions of the Act;

Whereas, the Government of Assam has notified Industrial Zones vide *Notification No. RLA.192/2017/32 dated 08.03.2018*, with an intent to encourage rapid industrialisation in a planned and sustainable manner;

Whereas, industrial entrepreneurs operating within such notified industrial zones presently undergo cumbersome procedures for land reclassification, causing delay, increasing compliance burden, and adversely impacting the ease of doing business;

Whereas, the State Government has an active policy to encourage the Micro, Small and Medium Enterprises (MSMEs) as they have a significant impact in employment generation as well as wealth creation for the residents of the state

Whereas, currently the Micro, Small and Medium Enterprises (MSMEs) sometimes are unable to take advantage of bank linked credit schemes on account of the lands under their title not being reclassified in time

Whereas, there is a need to reduce time-consuming procedures for land reclassification, and is expedient to introduce a simplified and digitally enabled regime for timely reclassification in the interest of industrial promotion and compliance reduction;

Now therefore, in exercise of powers under the *The Assam Regulation of Reclassification and Reclassification-cum-Transfer of Lands Act, 2015*, the Governor of Assam is pleased to notify the following **exemptions, relaxations and reclassification provisions** for lands situated within notified Industrial Zones and for MSMEs.

1. Reclassification for Notified Industrial Zones

- a. Applicants for reclassification of lands situated within the notified Industrial Zones as per *Notification No. RLA.192/2017/30 dated 18.01.2018* (and any other Industrial Zone as may be declared by the Government from time to time) may through the Sewa Setu portal submit applications for suo moto reclassification of lands **as Industrial Class**.
- b. Lands under the notified Industrial Zones intending to be reclassified for Industrial purposes are exempt from scrutiny or prior approval under Sections **4, 5 and 10** of the 2015 Act.
- c. Suo moto reclassification shall be subject to the **payment of applicable premium** as notified by the Government from time to time.
- d. Lands falling under Jalatak/wetland categories shall continue to be governed under *Notification No. eCF.523216/2024/3 dated 09.01.2025*.
- e. Industries engaged in the following prohibited activities shall **not be eligible** under this Notification:
 - i. Plastic carry bags of less than 20 microns;
 - ii. Coke;
 - iii. Saw mill;
 - iv. Coal to washed coal/sized coal;
 - v. Conversion of coke to coal;

vi. Brick kiln.

- f. Lands marked as **Green Belt / Eco-Zone / Eco-Sensitive Zone** in Master Plans notified by GMDA or under the Assam Town and Country Planning Act, 1959 (as amended) shall be **excluded** from this exemption.

2. Reclassification of Lands for Industrial Purposes for MSMEs

- a. Applicants for reclassification of lands from Micro, Small and Medium Enterprises (MSMEs) may through the Sewa Setu portal submit applications for reclassification of lands **as Industrial Class**.
- b. All such applications for re-classification shall be processed within **45 working days**; failure to do so shall result in **automatic deemed reclassification** shall be subject to the payment of applicable premium as notified by the Government from time to time
- c. Such deemed reclassification shall constitute exemption from the requirements under:
- Section 4 (prior permission),
 - Section 5 (procedural restrictions),
 - Section 10 (mandatory establishment and penalties).
 - This exemption is also applicable both retrospectively as well as prospectively
- d. Lands notified as Green Belt/Eco-Sensitive zones shall not be eligible.

3. Conditions Governing Suo Motu Reclassification in case of Industrial Zone and MSMEs:

- a. Misuse of land for purposes other than approved industrial/MSME use shall attract penalty as per the Act and applicable zonal value.
- b. Any land under litigation or restricted under environmental/statutory laws shall remain outside the purview of this Notification.

4. Online Portal and Digital Workflow

To operationalize this Notification, a dedicated online portal shall be developed to enable:

- a. Submission of applications and self-declarations;
- b. Automated premium calculation and online payment;
- c. Suo-moto approval for the lands situated within the notified Industrial Zones
- d. Auto-approval after 45 working days (for MSMEs);
- e. Digital update of land records post reclassification.

This notification is issued in public interest with immediate effect to promote industrial growth, reduce compliance burden, and streamline land reclassification procedures in the State of Assam.

LAMCHONGHOI SWEETY CHANGSAN,
Additional Chief Secretary to the Government of Assam,
Revenue & Disaster Management Department.