



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 22 Dispur, Saturday, 17th January, 2026, 27th Pausa, 1947 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

REVENUE & DISASTER MANAGEMENT (REFORMS) DEPARTMENT

NOTIFICATION

The 18th December, 2025

ECF No. 734976/II/1361355/2025.-

In the interest of public service and to ensure universal availability of legally valid, digitally signed land records with a view to enhancing transparency, minimizing disputes, and offering convenient access to land records, the following service of the Revenue & Disaster Management Department is hereby notified as an **online service**:

Service Name: Digital Patta as a Service (DPaaS)

The service named *Digital Patta as a Service (DPaaS)* is notified under Section 40 of the Assam Land and Revenue Regulation, 1886 read with Rule 62-A, as inserted vide Gazette Notification dated 13th May, 2024. This service enables the issuance of a Digital Patta (SVAMITVA - Land and Property Card) by integrating verified pattadar details, land attributes and boundaries using drone imagery and ULPIN, Aadhaar, mobile and address seeding, geotagged property information, and encumbrance and revenue linkage wherever applicable. The digitally generated patta shall carry full legal validity under Section 48(5) of ALRR, 1886 and Section 3(1) of the Information Technology Act, 2000 and shall be treated as a valid Record-of-Right for all official purposes.

Eligibility Criteria:

1. Applicant must be a recorded pattadar in Dharitree.
2. Land Revenue records must be updated (digital revenue receipt available).
3. Land should be free from ownership disputes or stay orders.

4. ULPIN must be generated or capable of generation.
5. Aadhaar authentication available on voluntary basis.

Procedural Steps:

1. The applications will be submitted online along with the required documents by self or through PFC/CSC (<https://basundhara.assam.gov.in>).
2. Before submitting the online application form, the applicant needs to complete the e-KYC process through Aadhaar on voluntary basis.
3. On registration of the Application, the application will land in the Land Records Assistant's (LRA) account.
4. The Land Records Assistant (LRA) will physically inspect the scheduled land to confirm that the landholder/settlement holder is in possession or that the land is being used for the intended purpose. During the inspection, the LRA will capture geo-tagged photographs of the land and upload the verification report directly in Dharitree for the Circle Officer's review.
5. Circle Officer then verifies the application along with LRA report, and forwards the same along with the findings to the District Commissioner for further approval.
6. The District Commissioner verifies the records and approves the issuance of the Digital Patta.
7. The system then auto-generates the document with a QR code and digital signature, and delivers it electronically to the citizen, who can download it at any time.

Documents to be uploaded with Application

8. Up-to-date Land Revenue Receipt (to be auto-fetched from e-Khazna, if digitally paid).

Timeline: 15 (Fifteen) working days.

User Fees: Nil

Citizen Charter: Annexure- I

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

Annexure-I**Citizen Charter**

Service	Digital Patta as a Service
Eligibility	1. Applicant must be a recorded pattadar in Dharitree. 2. Land Revenue records must be updated (digital revenue receipt available). 3. Land should be free from ownership disputes or stay orders. 4. ULPIN must be generated or capable of generation. 5. Aadhaar authentication available on voluntary basis.
Documents required	1. Scanned copy of the Pattadar's physical Periodic Patta lease document/Patta. 2. Up-to-date Land Revenue Receipt (to be auto-fetched from e-Khazna, if digitally paid). {optional}
Timeline (in days)	15
Workflow	LRA → CO → DC
Appellate Authority	Director, Land Records & Surveys, etc., Assam
Fees (in Rs.)	NIL