



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

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No. 6 Dispur, Friday, 2nd January, 2026, 12th Pausa, 1947 (S. E.)

GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

REVENUE & DISASTER MANAGEMENT DEPARTMENT

SURVEY & SETTLEMENT BRANCH

NOTIFICATION

The 26th December, 2025

No. ECF 718445/2025/43.-

Subject: Exclusion of Labour Lines as an activity Ancillary to Special Cultivation, Acquisition of land by Collector under Section 7-A of the Assam Fixation of Ceiling on Land Holdings Act, 1956 and disposal thereof.

Whereas the Assam Fixation of Ceiling on Land Holdings (Amendment) Act, 2025 (Assam Act No. XXVII of 2025) has been amended to exclude 'Labour Lines' from the definition of activities ancillary to tea as special cultivation, and the **Gazette Notification of the same, subsequent to the Governor's assent, was published on 10th December, 2025,**

Whereas the Assam Fixation of Ceiling on Land Holdings (Amendment) Act, 2025 (Assam Act No. XXVII of 2025) has been amended to insert a section 7-A empowering the State Government to acquire lands under labour lines of tea estates , with provision of compensation thereof as may be determined by the Government under section 12 of the Act;

Whereas the Assam Fixation of Ceiling on Land Holdings (Amendment) Act, 2025 (Assam Act No. XXVII of 2025) has been amended to insert a section 17-A empowering the Government to give settlement of such lands to tea garden workers residing and in occupation of such lands;

Whereas tea garden workers, for the purposes of the Assam Fixation Of Ceiling On Land Holdings Act, 1956, shall include those workers residing within designated labour lines of a tea estate and whose occupation or entitlement to land is affected or recognized under the provisions of Section 7-A and Section 17 of the said Act, and the definition of tea garden worker will be as defined in the Act (as amended)

Whereas, in furtherance of the objectives and purposes of the Act, the Assam Fixation of Ceiling on Land Holdings Rules, 1957 has been amended, with due approval of the Cabinet on 18 December, 2025, by inserting a new Rule, namely Rule 18A, prescribing the manner of acquisition of lands under labour line, and another new Rule, namely Rule 18B, prescribing the settlement of acquired labour line of Tea estate lands

And whereas, it is necessary to ensure a uniform, transparent, and time-bound procedure for the acquisition of lands under labour lines, payment of compensation, and their subsequent disposal to eligible tea-garden-worker families in accordance with the objectives of the Act;

Now, therefore, in exercise of powers conferred by Section 7-A read with Section 17, Section 17 A of the Assam Fixation of Ceiling on Land Holdings Act, 1956 (as amended), and **Rule 18A and Rule 18B of the Assam Fixation of Ceiling on Land Holdings (Amendment) Rules, 2025**, the Governor of Assam is pleased to **notify the procedures and processes for acquisition of the labour lines of the Tea Estates and settlement of such acquired lands with the Tea Garden workers under the provisions of the Act (as amended) and the Rules (as amended) :**

1. Initiation of Acquisition Proceedings by Collector/ District Commissioner under Section 7-A of the Act and Rule 18 A of the Rules (as amended)

i)The Collector/ District Commissioner, within his jurisdiction, shall identify tea estates having labour lines, and map their boundaries using

RTK Rover based survey wherever required with due support from the office of the Director of Land Records & Surveys etc, Assam.

ii)A composite record of ownership, lease status, and occupancy shall be prepared with assistance from Labour Welfare Department and tea garden management.

iii)The Collector/ District Commissioner shall publish a Notice of Acquisition in Form X (Annexure-I) to be displayed in the offices of the District Commissioner, Co-District Commissioner, Circle Officer, Mauzadar, Gaon Pradhan and such other conspicuous places of the tea gardens and labour line areas where land is to be acquired.

iv)Claims and objections shall be invited in Form Y (Annexure-II) within 15 days of publication of Form X.

v)The Collector/District Commissioner shall hear and dispose of claims within 15 days from the date of receipt of the application by reasoned orders. In all cases, the decision of the Collector/ District Commissioner shall be binding and final upon all parties.

vi)After disposal of the claims and objections, if any, the Collector/ District Commissioner shall publish a Final Statement in Form Z (Annexure-III) in the same manner as stated above at Sl (iii), declaring the scheduled land to be vested in the Government, free from all rights, titles and encumbrances with effect from the date of publication of the said statement

vii)Compensation shall be assessed as per section 12 of the Assam Fixation of Ceiling on Land Holdings Act,1956 to be paid in pursuance of the provisions of section 13 of the Act.

2. Settlement and Disposal under Section 17-A of the Act and Rule 18 B of the Rules(as amended)

i)After acquisition of the labour line lands, the District Commissioner shall give settlement to the tea-garden-worker families residing in the labour lines.

ii)Each tea garden worker family shall be entitled to the actual quantum of homestead land under their possession, subject to the maximum of 1 Bigha (one bigha) per such family (irrespective of Urban, Periphery or Rural Areas)

iii)The settlement shall be heritable but shall remain non-transferable by way of sale,lease,gift or any other form of alienation for 20 years, or as notified by the Government from time to time.

iv)Mortgaging of the settled land shall be permissible with nationalized banks or cooperative societies registered under the Assam Co-operative Society Act, 1949 (Assam Act I of 1950), or such other financing institutions as may be approved by the State Government, or as notified by the Government from time to time.

v)Any sale, transfer, or alienation of such land, after the expiry of the stipulated period of restriction i.e. 20 years or as notified by the Government from time to time, shall be permissible only in favour of a tea garden worker as defined in the Act and residing in the same tea estate.

The District Commissioners as Collectors under the Assam Fixation Of Ceiling On Land Holdings Act,1956 Act (as amended) shall ensure complete compliance of the directives issued in this notification. **Further, the Gazette Notification dated 10th December, 2025 with regard to the amendment of the Act as already cited above, and the Gazette Notification with regard to the Rules (as amended) may be referred to during implementation of the acquisition and settlement process**

This Notification comes into force with immediate effect.

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

ANNEXURE - I
FORM X
(See Section 7-A of the Assam Fixation of Ceiling on Land
Holdings Act, 1956)

****NOTICE OF ACQUISITION****

Whereas the land described in the Schedule below situated within the labour lines of the tea estate specified is required to be acquired under Section 7-A of the Assam Fixation of Ceiling on Land Holdings Act, 1956 (as amended), notice is hereby given that the said land with schedule as shown below is proposed to be acquired.

All persons interested in the said land may submit claims and objections in writing to the undersigned within fifteen (15) days from the date of this notice.

Schedule:

1. Name of Tea Estate: _____
2. Revenue Circle and Mauza: _____
3. Dag Nos. and Patta Nos.: _____
4. Area proposed for acquisition: _____
5. Name of Owner/Lessee: _____

Given under my hand and seal this ____ day of _____, 2025.

(_____)
Collector of District

ANNEXURE - II
FORM Y
(See Section 7-A of the Assam Fixation of Ceiling on Land
Holdings Act, 1956)

****FORM OF CLAIMS AND OBJECTIONS****

To,
The Collector,
_____ District

Sir/Madam,
In response to the Notice of Acquisition published on _____, I hereby
submit my claim/objection regarding the land described below:

1. Name of Applicant: _____
2. Address: _____
3. Nature of Interest (Owner/Lessee/Occupant/others): _____
4. Particulars of Land (Dag No./Patta No./Area): _____
5. Grounds of Claim or Objection: _____
6. Documents enclosed: _____

Date: _____
Signature of Applicant: _____

ANNEXURE - III
FORM Z
(See Section 7-A of the Assam Fixation of Ceiling on Land
Holdings Act, 1956)

****FINAL STATEMENT OF ACQUIRED LAND****

In pursuance of Section 7-A of the Assam Fixation of Ceiling on Land Holdings Act, 1956(as amended), the following lands described below are hereby declared as acquired and vested in the Government of Assam free from all right, titles and encumbrances.

Schedule:

1. Name of Tea Estate: _____
2. Circle and Mauza: _____
3. Dag No(s) and Patta No(s): _____
4. Total Area Acquired: _____
5. Name of Previous Owner/Lessee: _____
6. Compensation Payable: Rs. _____

Given under my hand and seal this ____ day of _____, 2025.

(_____)

Collector of District