



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

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GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
REVENUE & DISASTER MANAGEMENT DEPARTMENT
SURVEY & SETTLEMENT BRANCH
EXECUTIVE ORDER

The 14th February, 2026

No. ECF. 741586/2026/17.- In pursuance of the Government of Assam's vision to promote citizen-centric digital governance under the ongoing e-Governance and Mission Basundhara initiatives, it has been decided to introduce **"Demarcation of Land"** as an Online Service through the Sewa Setu platform.

The objective is to ensure transparency, accountability, timeliness, and legal compliance in the delivery of demarcation services to the public.

This service shall be applicable across all districts of Assam, except Sixth Schedule Areas, and shall be accessible to citizens through the Sewa Setu portal, whereby applications shall be submitted online and processed end-to-end digitally at the Circle level.

The following workflow shall be adopted for uniform implementation across the State:

I. Who Can Apply

i. All persons recorded as Pattadars in the Record of Rights (Jamabandi) and having possession over the land covered by a dag shall be eligible to apply for the online demarcation service.

ii. Single pattadars seeking demarcation of part of a dag may also apply, subject to verification of records and field conditions.

II. Documents for Application

- Up-to-date Land Revenue Paying Receipt. Where land revenue is not up-to-date, the system shall auto-calculate arrears, which along with current revenue and prescribed application fees shall be payable online.
- Contact details and addresses of co-pattadars and adjacent dag pattadars, wherever available, for automated notification and ease of communication.
- PAN verification along with Aadhaar authentication of the applicant.
- Self-certification by the applicant that no boundary dispute is pending before any court of law at the time of application.
- Upload of photographs(maximum size 10 MB) of the land proposed for demarcation, enabling visibility of prevailing geographical and environmental conditions.

III. Process Flow

1. Application Scrutiny

i. Applications shall be received in the account of the Land Record Assistant (LRA).

ii. The LRA shall verify the land schedule, revenue clearance, land record entries, and submit the scrutiny report to the Circle Officer (CO). Where required, the LRA shall also collect and enter contact and address details of co-pattadars and adjacent dag pattadars.

First Proceeding by the Circle Officer

A. The CO shall verify whether the applied dag is updated in BHUNAKSHA, and proceed as follows:

i. Where the dag is already available in Bhu-Naksha, demarcation shall proceed directly.

ii. Where the dag is not available in Bhu-Naksha, it shall first be digitally updated on the map (without requiring physical partition or hearing) before proceeding for demarcation.

B. If found in order, the CO shall fix the date and time for field demarcation and issue notices to the applicant, co-pattadars, and adjacent dag pattadars through electronic communication, Notice Board display, display in public places and physical copies.

C. A 21-day notice period shall be maintained before field demarcation for claims and objections`. During this period, the applicant shall be permitted only once to seek rescheduling of the demarcation date and time by submitting an online request citing valid reasons. Such request shall be made at least 2 days prior to the scheduled date.

D. Upon receipt of a valid rescheduling request, the CO shall fix a new date and time accordingly.

2. Field Verification

i. On the day of demarcation, the LRA shall extract geo-coordinates using the GNSS Rover interface provided through NIC.

ii. Geo-tagged and time-stamped photographs of the field visit shall be captured as proof of demarcation.

iii. Demarcation shall be conducted only after valid OTP authentication of the applicant.

iv. Demarcation shall be carried out using GNSS Rover, capturing boundary points as per BHUNAKSHA data.

v. A digital field report containing findings and remarks shall be generated automatically and submitted to the CO.

vi. Where the extent or configuration of land involved is large or technically complex, requiring specialised survey inputs, the CO may deploy or assign a Survey Team for completion of the demarcation.

vii. In cases where adverse weather or field conditions prevent demarcation, geo-tagged evidence shall be uploaded, and the visit may be rescheduled by the CO.

3. Final Processing

i. Upon receipt of the field report, the CO shall examine the same and issue the Demarcation Certificate based strictly on field inputs.

ii. In cases of negative or inconclusive findings—technical, legal, or environmental—the CO may reschedule demarcation or assign re-verification through a Surveyor.

iii. Prior to issuance of the certificate, the CO shall ensure that:

(a) the applicant is in lawful possession of the land,

(b) land schedule particulars are correct and verified, and

(c) land revenue dues are duly cleared.

iv. Repeated or Successive Applications: Where demarcation has already been carried out for the same land parcel within the preceding 6 (six) months, any fresh application shall be entertained only upon submission of specific grounds justifying the necessity of re-demarcation. The CO may reject frivolous or redundant applications at the scrutiny stage. In appropriate cases, enhanced user charges as may be notified separately may be levied for repeated requests.

IV. Handling of Claims & Objections

i. An online objection mechanism shall remain open during the notice period. Claims & Objections, if any, may be submitted by any pattadar, co-pattadar, adjacent pattadar, their legal heirs, or legally authorised representatives, and must be filed not later than 2 days prior to the scheduled demarcation date.

ii. Upon receipt of a valid claim or objection, the timeline shall be paused and examined by the CO before rescheduling.

iii. Where disputes persist despite reconciliation or conciliation, the demarcation report shall be issued strictly as per field verification.

iv. The Demarcation Certificate shall contain a disclaimer clarifying that it is based solely on field measurement and boundary identification as per available records and geospatial data, and does not constitute determination of title. The process of demarcation under this service shall not involve handing over or taking over of possession in any manner whatsoever.

v. The certificate shall also specify permissible technical error margins.

V. User Charges

<u>Category</u>	<u>Rate per Dag</u>	<u>Rate for Subsequent Dag(s)</u>
<u>Rural Areas</u>	₹2000	₹1000
<u>Urban Areas</u>	₹5000	₹2500

VI. Timeline

The service shall ordinarily be delivered within 45 days from the date of application, excluding periods paused due to valid objections or adverse conditions, subject to an overall maximum of 90 days.

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