

GOVERNMENT OF TRIPURA



COMPILATION OF VARIOUS ORDERS/ MEMORANDA/INSTRUCTIONS ISSUED

ON

REVISION OF RECORD-OF-RIGHTS.

FOR GUIDANCE OF FIELD OFFICERS

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SDM's Office, Dhamanagar,
North Tripura.

DIRECTORATE OF LAND RECORDS & SETTLEMENT

A C A R T A L A

1989

In preparation of the revision of the
rights stated in October 1971, the
State has been asked to provide
information on the field as well as for removal of cases
from their hands.

From a review of the material it was found necessary to compile all these
materials and make them readily
available to the field.

Accordingly, the material was compiled and
State materials were made readily
available.

It is hoped that this will be of assistance
to the field in the preparation of the report.

Director of Land Records & Survey

1971-72

*Star on basis of the Camp
Lekhori, Tripura West*

PREFACE

Book No 1

In implementation of the programme of revision of record-of-rights started in October, 1978 various/Memoranda/Instructions have been issued from time to time for proper guidance of the staff working in the field as well as for removal of some confusions from their mind.

From sometime past it was felt necessary to compile all those Memoranda/Circulars to the extent possible to make them readily available with the staff concerned.

Accordingly an up-to-date compilation containing the various Orders/Memoranda/Instructions etc. have been brought out.

It is hoped that all the staff concerned in the revision of record-of-rights will make best use of this compilation.

Agartala,
17-5-'89.

S. B. Sen
Director of Land Records & Settlement.

CONTENTS

SL. No.	Subject	G.O. No./Date of Memo/Letter No.	Page No.
A. ENTRIES OF KHASARA			
1.	Recording of name of possessors with status in khasara.	G.O. No. 1	1
2.	List of names of paddy classified as H.Y.V. for recording in khasara.	G.O. No. 29	15
3.	Recording of land deserted by Bangladesh Nationals.	G.O. No. 3	1
4.	Transfer/surrender/eviction of Land in violation of the provisions of the Act.	G.O. No. 4	
B. ENTRIES OF KHATIAN			
5.	Procedure of recording of Land deserted by Bangladesh Nationals.	G.O. No. 2, 6	1, 3
6.	Method to be followed in entries of the name of Club in khatian.	G.O. No. 11	6
7.	The land in the name of T.T.C. to be recorded in the name of respective Deptt.	G.O. No. 12	6
8.	Some instructions regarding entries on observation of the Revenue Minister,	G.O. No. 13 dt. 19th April, '79	7 27
9.	Opening of khatian in the name of Gaon Panchayet.	G.O. No. 14 G.O. No. 35 Memo dt. 22nd March '79	7 18 26
10.	Exparte attestation of khatian and recording of the names of purchasers without deed.	G.O. No. 25	13
11.	Recording of specific caste of sch. caste in khatian.	Memo dt. 29th Dec. 1980	38
12.	Procedure to be followed in attestation of records.	Memo dt. 3.8.81 dt. 2.3.84 dt. 3.3.84	42 70 71
13.	Entries of different occupants in Col. 24 of khatian.	Memo dt. 19.4.83 Note for order dated 4.8.79	48 97
14.	Procedure of recording of land held by Deptts. of the Government.	Memo dt. 29.6.83 ,, dt. 27.7.83 ,, dt. 17.12.83 Note for order dated 5.4.80	60 61 67 98

Sl. No.	Subject	G.O. No./Date of Memo/Letter No,	Page No,
15.	Recording of alluvial land.	Memo dt. 14.12.83 Note for order dated 29.11.80	65 99
16.	Addendum of O & M. regarding filling up of cols of khatian.	Addendum.	91
17.	Addendum of O & M about entries of raiyets of under raiyets.	Addendum dt. 18.4.83	91
18.	Addendum of O & M regarding the contents of page 16.	Addendum dt. 14.6.83	92
19.	Recording of Land used as brick field on temporary contract.	Note for order dated 5.1.80	94
C. CLASSIFICATION OF LAND			
20.	Classification of Nal, Lunga and Tilla to be written below the classification made on utilisation.	G.O. No. 5	2
21.	New classification for 'Pump House' 'Information Centre', 'Rubber Plantation' 'Nayanjuli'.	G. O. No. 19, 38 Note for order dt. 28.3.80, 12.4.80	11, 21 95 99
22.	Actual class of land to be taken into consideration for conversion in hectare.	Note for order dated 27.7.81 Note for order dt. 27.7.81	108 109
D. PREPARATION OF REGISTERS			
23.	Method in preparation of Family land statement.	G.O. No. 7	3
24.	Preparation of plot Index in a ended form.	G O. No. 30	16
25.	The names of unauthorised occupants to be made in separate statement instead of khatian.	G.O. No. 36, 37, 39 Letter dt. 28.3.80	19, 21, 22 112
26.	Maintenance of movement register in camps.	Memo dt. 12.4.83 Memo dt. 19.6.84	56 77
27.	Maintenance of a chart in camp showing different statistics.	Memo dt. 4.6.83	58
28.	Maintenance of inspection book in camp.	Memo dt. 20.2.84	69

Sl. No.	Subject	G.O. No./Date of Memo/Letter No.	Page No.
29.	Preparation of village note.	Addendum dated 7.1.81 Note for order dt. 15.11.80	90 131
30.	Preparation of Family land statement in the name of holders who are residing in Bangladesh.	Extract of minutes of meeting dt. 8.9.81 Note for order dated 10.6.82	113 109
E. RECORDING OF TEA ESTATE LAND			
31.	Opening of khatian in the name of Tea Estate against the land allowed to retain.	G. O. No. 8 Memo dt. 26.3.84 Note for order 14.11.80	4 73 104
32.	Final publication of Tea Garden khatians of last settlement and thereafter revision of R.O.Rs.	Meme dt. 18.3.83	52
33.	Recording of Tea Garden land transferred in violation of provisions of section 178	Note for order dated 10.6.81	106
F. DISPOSAL OF CASES			
34.	Procedure in disposal of dispute cases involving Govt. khas land.	G. O. No. 9	5
35.	Recording of land of 'Gap' plot of last settlement operation.	G.O. No. 24, 26	13 14
36.	Disposal of dispute cases entered in bujharat stages.	Memo dt. 9th Feb, 1979 ,, dt. 30.4. 1980 ,, dt. 2.4.83	25 43 54
37.	Limitation period u/s 96 of the TLR & LR Act 1960 in case of sou-moto proceeding.	Memo dt. 18.12.89	33
38.	Issue of notice to land holders well-ahead of the date of hearing of case.	Memo dt. 10.1.89 dt. 26.3.84	34 94
39.	Procedure for disposal of Revenue cases.	Memo dt. 19.5.81 Letter dated 28.8.80	40 114
40.	Disposal of cases u/s 120 and recording their status in revisional operation.	Memo dt. 22.6.83 Memo dt. 20.1.83 Letter dated 2.12.80 Letter dt. 30.7.83	60 75 119 120
41.	Filing of objection u/s 42(1) and acceptance thereof	Memo dt. 14.5.84	76

Sl. No.	Subject	G.O. No./Date of Memo/Letter No.	Page No.
G. ALLOTMENT OF LAND AND CANCELLATION THEREOF			
42.	The procedure to be followed in cancellation of allotment of land.	G.O. No. 10 Memo dt. 19.11.79 Memo dt. 19.3.80	5 32 35
43.	Allotment of land after final publication of records and incorporation thereof in records.	G.O. No. 34	17
44.	Recording of status of allottees of different period.	G.O. No. 41 Memo dt. 17.3.83 Note for order dated 15.1.81 Note for order dated 19.3.81 Note for order dated 18.1.84	23 52 102 105 111
45.	Realisation of premium and maintenance of register thereof.	G.O. No. 42	23
46.	Allotment of land to be made in a mouzawise proceeding.	Memo dt. 8.3.79 „ dt. 31.10.80 „ dt. 3.3.84	26 38 91
47.	Allotment of land recorded in the khatian of Relief and Rehabilitation Deptt.	Memo dt. 8.5.79	28
48.	Allotment of land procedure to be followed for collection of premium.	Memo dt. 31.10.81	44
49.	Classification of forest trees and disposal thereof in allotment of land.	Memo dt. 18.3.82	46
50.	Instruction to allot land to both husband & wife.	Memo dt. 27.2.84	70
51.	No land should be allotted where Forest trees exist.	Extract af Memo of Rev. Minister dated 23.8.83	85
52.	Priority in allotment of land to the jhumias.	Letter dated 5.1.87	87
53.	Meeting of Sub-Divisional allotment committee once in a month.	Letter dated Dec. 1983	89
54.	No premium to be charged for Jhumia, Landless agri worker and artisan for house site.	Extract dated 14.4.84	89

Sl. No.	Subject	G.O. No./Date of Memo/Letter No.	Page No.
55.	Recording of allotted land transferred in violation of condition of allotment.	Note for order dated 2.2.80	100
56.	Recording of land allotted before last settlement but not recorded.	Note for order dated 31.3.81	107
H. JAMABANDI STATEMENT :			
57.	Preparation of Jamabandi schedule in duplicate.	Memo dt. 6.6.83 Memo dt. 15.10.84	59 78
58.	No assessment of land revenue for land held by Deptts. Municipality etc.	Memo dt. 29.10.84	81
I. LAND REVEUE AND THEIR REALISATION :			
59.	Instruction regarding entries of enforcement of land revenue assessed in revisional operation.	G. O. No. 15	8
60.	Clearance of Land Revenue during sanction of mutation.	Memo dt. 21.3.83 " dt. 3.4.80 " dt. 12.4.83	35 36 55
61.	Determination of revenue during revision of record-of rights.	Memo dt. 28.5.80	37
62.	Abolision of road cess.	Memo dt. 22.5.83	58
J. JUNCH, RE-ARRANGEMENT AND FRAMING OF KHATIAN :			
63.	Re-arrangement of khatian and preparation of khatian Index on alphabetical order.	G.O. No. 17 Memo dt. 2-8-84	9 78
64.	Procedure of framing of records for publication.	G.O. No. 23, 27 Memo dt. 24-3-83 " dt. 24-3-84 " dt. 4-8-84 Letter dt. 15-12-82	12, 14 54 73 78 115
65.	Junch of records	Memo dt. 23-9-81 " dt. 29-12-83 " dt. 16-3-84	43 68 72
66.	Consignment of records published finally.	Memo dt. 23-11-81	45
67.	Preparation of photostat copies of of khatian.	Memo dt. 4-4-83 " dt. 24-2-84	55 70

Sl No.	Subject	G.C. No./Date of Memo/Letter No.	Page No.
68.	Final publication of records after furnishing certificate on the body of the khatian.	Memo dt. 31-3-84	74
69.	Junch and correction of records to remove the mistakes.	Letter dated 7-12-83	117
K. INKING AND COMPARISON OF BOUNDARY OF SHEETS			
70.	Register of sheets along Indo-Bangladesh boundary line.	G.O. No. 18	10
71.	Inking of sheets in blue cobalt after the bujharat stage	G.O. No. 40 Letter dated 21-12-83	22 118
72.	Care in preservation of maps and and fixation of liability.	Memo dt. 28-3-80	36
73.	Details to be mentioned in margin of sheets.	Memo dt. 11-3-83	51
74.	Survey and plotting of boundary pillars along the Bangladesh boundary.	Memo dt. 14-12-83	65
L. FOREST LANDS			
75.	Categorisation of the land of Forest Deptt.	G. O. No. 20	11
76.	Recording of land of Forest villagers allotted by Forest Deptt.	Memo dt. 17.1.79	25
77.	Recording of "erst-while" protected forest area.	Memo dt. 18.10.84 Letter dated 30.10.78	80 85
78.	Rescindment of the Notification regarding protected Forest.	Order dt. 9.8.82	84
M. CERTIFIED COPY AND PARCHA			
79.	Issue of parcha to interested persons once at any stage.	G.O. No. 21	11
80.	Maintenance of Register of parcha in Halka Camps.	Memo dt. 18.9.79 Memo dt. 3.8.81	30 41
81.	Officers authorised to issue certified copies u/s 76 of Evidence Act.	Notification dt. 10.8.79 " dt. 4.3.83	83 84
N. BARGADARS			
82.	Procedure of recording of non-tribal in land held by Tribals.	G.O. No. 22 Memo dt. 27.8.79	12 28

Sl. No.	Subject	G.O. No./Date of Memo/Letter No.	Page No.
83.	Recording on Bargadars on fixed procedure and fixed rent.	Memo dt. 29.8.79 " dt. 12.9.79 " dt. 29.12.79	29 30 33
84.	Recording of Bargadars in allotted land against provision of section 14(1) of LR & LR Act.	Note for order dated 5.6.81	106
85.	Furnishing of list of Bargadars to the S. D. O. for financial assistance.	Extract of minutes of meeting dated 21.11.80	113
O. TRANSFER OF TRIBAL LAND			
86.	Recording of land in possession of non-tribals in violation of the provision of section 187 of the TLR & LR Act.	G.O. No. 28	15
87.	Restoration of tribals on khas land transferred to non-tribals.	Memo dt. 18.4.79	27
88.	List of transfer of land against the provision of section 187 to be sent after attestation stage.	Amendment of O & M.	9
P. MUTATION			
89.	Non-application of Hindu Succession Act to Hindu Tribals.	Memo dt. 26.9.79	32
90.	Instruction of Revenue Deptt. in sanctioning of mutation.	Memo dt. 16.10.81	43
91.	Succession certificate for disposal of mutation cases.	Memo dt. 8.6.84	76
91.	(i) Procedure of preparation of mutation register and entries thereof and in khatian.	G.O. No. 16 G.O. No. 31	8 16
Q. A.D.C.			
92.	Extension of help to the zonal Committee constituted by the A.D.C.	Memo dt. 20-1-83	50
93.	Allotment of land to non-tribal within A.D.C.	Memo dt. 8-12-83 " dt. 15-10-84	64 79
94.	Revision of R. O. Rs. in villages within A.D.C.	Letter dt. 5-10-83 Memo dt. 5-2-81	88 86
95.	Suspension of allotment within A.D.C. except tribals.	Letter dt. 5-2-81	87

Sl. No.	Subject	G.O. No./Date of Memo/Letter No.	Page No.
96.	Allotment of land in second schedule.	Letter dt. 2-1-81	115
		„ dt. 9-9-83	116
R MISCELLANEOUS			
97.	Maintenance of diaries by the Amin showing no. of plots in bujharat.	Memo dt. 1-3-79	26
		„ dt. 30-4-80	36
98.	Memo for co-operation of all Deptt. in preparation of record-of-rights.	Memo dt. 7-9-79	28
99.	Compilation of statistics in Jarip Forms.	Memo dt. 31-10-80	39
		„ dt. 26-6-81	41
		„ dt. 18-8-81	42
		„ dt. 28-1-82	45
		„ dt. 2-4-82	46
		„ dt. 21-3-83	53
		„ dt. 21-3-83	54
		„ dt. 3-5-83	56
100.	Revenue Inspector, Tehsilder to be allowed to inspect records in camps.	Memo dt. 28-5-81	40
101.	Powers of Survey Officer u/s 52 and fixation of boundaries of holding.	Memo dt. 17-6-82	50
102.	Maintenance of order sheet of mouza file "A".	Memo dt. 9-2-83	51
		„ dt. 17-5-83	57
		Adden dt. 16-1-85	92
103.	Entries in Easement Form	Memo dt. 5-8-83	61
104.	Norms for different workers	Memo dt. 9-9-83	63
		Memo dt. 12-6-84	77
105.	Staff alerted to stay at their places of works.	„ „ 15-12-83	66
106.	Maintenance of diaries by all staff.	Memo dt. 3-3-84	71
		Memo dt. 29-10-84	81
		Memo dt. 6-2-85	83
107.	Responsibilities on preparation of record-of-rights of different officer defined.	Memo dt. 30-4-84	75
108.	Moharars without license should not be allowed to represent at the attestation camp.	Memo dt. 24-10-84	80
109.	Members of C. R. E. F. to be considered as ex-service personnel in allotment of land.	Memo dt. 29-10-84	81

Sl. No.	Subject	G.O. No./Date of Memo/Letter No.	Page No.
110.	Transfer of khas water areas to Fishery Deptt.	Memo dt. 5-11-84 ,, dt. 3-1-85	82 82
111.	Amalgamation of stages for revisional operation	Notification dated 2-9-78	83
112.	Proposal for amendment of Rule 67 & 68 has not been accepted.	Letter dt. 6-5-83	88
113.	Deletion of word "বিহীন ধান" from Annexure—I of O & M.	Letter dated 15-11-80	101
114.	Extraction area by direct measurement instead of mechanical method in conjuisted areas.	Note for order	104
115.	Maintenance of boundary & Tripura Pillars.	Letter dt. 11-1-79	114
116.	Convension table from acre to hectare.	Letter dt. 24-11-83	116
117.	Certificate of check records by the Settlement Officer before F. P.	Letter dated 11-10-84	118
118.	Officer authorised to issue notice in T.L.R. & L.R. Form No. 14 & 15.	Memo dt. 3-3-84	72
119.	Notification of Forest Deptt.	,, dt. 29-4-52	84
120.	Rev. Minister's more for recording of Deptt. Land.	,, dt. 2-11-78	85
121.	Minister of the meeting held by the Chief Minister on 8-3-80.	,, dt. 27-5-80	86
122.	Demarcation of boundary of National Highway & updating Rev. records.	Letter dt. 3-12-84	89
123.	Collection of Agri. Stocks in T.S.S. Form No. 52.	Letter dt. 11-2-81	103
124.	Modification regarding entry in Col. 15 of Khatian	Memo dt. 19-6-84	112
125.	Corrigendum regarding recording of allotted land during Revisional Operation	Corrigendum dt. 8-8-84	113
126.	Assessment of Land owned by S.T. & S.C. recording thereof in the R.O.R.S.	Letter dt. 2-9-80	119

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

Agartala.

No. 5813—15/F. 1(58)—Estt./78

dated, the 24th/27th October, 1978.

GENERAL ORDER NO. 1
(Technical)

In column No. 8 of khasra, the names of the possessors will be written along with the status over the names such as :—

রায়তি দং

ভোর দং

এলটা দং

পাই খালাসী দং

অকুবি দং

বন্ধকী দং

কোফা দং

বেআইন দং

বর্গা (চুক্তি) দং

চলকর দং

বর্গা (ভাগী) দং

১০৭ ধারার বিরুদ্ধে দং

অধি অকুবি দং

১৮৭ ধারার বিরুদ্ধে দং

অভ্যুত্তি দং

১০৫ ধারার বিরুদ্ধে বর্গা দং

Sd/— Sudhir Sharma
Director of Land Records & Settlement
Govt. of Tripura.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

Agartala.

No. 8264—67/F.1(58)—DLRS/Estt./78

the 5th December, 1978.

GENERAL ORDER NO. 2
(Technical)

"Omitted due to the issue of G.O. No. 7 under Directorate No. 2102—12/F. 1(58)—DLRS/LR/78 dt. 24/2/79."

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

Agartala.

No. 8250—53/F. 1(58)—DLRS/Estt./78

dated 5th December, 1978

GENERAL ORDER NO. 3
(Technical)

Subject :— Recording of land deserted by Bangladesh Nationals.

There may be some cases specially bordering villages where Bangladesh Nationals left their lands held by them within this State without any lawfull transfer, These lands cannot be recorded

as Govt. khas till the lands are declared as khas through a proceeding for arrear of land Revenue or for any other reasons. Where such lands are not possessed by the land holder/holders through their co-sharers or bargadars, the entry for such land in record-of-rights will be as follows :—

i. Where the land is lying vacant, the entry in column 24 of the khatian against specific plot will be “বাংলাদেশ নাগরিক কর্তৃক পরিত্যক্ত।”

ii. Where the land is under the possession of any individual/individuals other than the co-sharers or bargadars of the land holders, the entry against specific plot in column 24 of the khatian will be “বাংলাদেশ নাগরিক কর্তৃক পরিত্যক্ত।” দং পিং সাং

When co-sharers are in physical possession, the absentee co-sharers will remain in column 13 of the khatian with note “বাংলাদেশ নাগরিক হেতু অমুক গং দখল নাই।” The cases of bargadars in such land should be dealt in similar manner as in the case of other area.

Sd/— Illegible. 23.11.78
Director of Land Records & Settlement
Government of Tripura.

N.B. Further instruction contained in General Order No. 6

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

Agartala,

No. 3907—10/F.1(58)—DLRS/Estt./78

dated, the 12th December 1978.

GENERAL ORDER NO. 4
(Technical)

“Omitted due to the issue of the corrigendum under Directorate No. F. 6(17)—DLRS/LR/78 dated 19-4-1982”

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

Agartala.

No. 1413—14/F.1(58)—DLRS/Estt./78

dated, the 29th Jan/6th Feb. 1979.

GENERAL ORDER NO. 5
(Technical)

In order to find out the total area of land in this state according to the topographical features, 3(three) main categories viz. ‘Nal’, ‘Lunga’, and ‘Tilla’, have been approved. Every entry in the khatian column No. 23 and in the khasra column No. 3 should have after it within bracket one of these three categories mentioned, for example, if a homestead is found on ‘Nal’ land, then the entries will be ‘বাস্ত’ (নাল), or if a ‘pond’ is found over ‘tilla’ land then the entries will be ‘পুকুর’ (টিলা), or if a mosque is found on a ‘lunga’ land the entries will be ‘মসজিদ’ (লুঙ্গা)

2. In case of roads and other path-ways (including kachha roads, village tracts, footpath etc.,) public waterways (including rivers, chharas, nalas etc.) and railway line this type of entry within bracket i.e. ‘nal’, ‘Lunga’. ‘tilla’, will not be made.

3. All previous records wherein Bujharat has been completed, may be corrected accordingly.

4. This is in addition to instructions at pages 38 and 44 of the organisation and Methodology.

Sd/— Illegible 29.1.79
Director of Land Records & Settlement
Government of Tripura.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

Agartala.

No. 1601—07/F. 1(58)—DLRS/LR/78

dated the 9th Feb. 1979

GENERAL ORDER NO. 6
(Technical)

Subject : Recording of land held by Bangladesh Nationals.

During the last Settlement Operation, Bangladesh Nationals holding the land within this state were recorded as "Jiratia tenants" since ownership of immovable properties in India by the other nationals was not barred by any law in force. There is no such provision defining the status of "Jiratia tenant" in the T.L.R. & L.R. Act, 1960. The aforesaid Act provides only the "Rayati Status" for such type of holders. Therefore, the word "Jiratia" will be deleted from the record-of-rights by substituting it with the word "Rayati". The entries in other columns will be similar to the entries applicable for a rayati khatian.

2. This refers to G.O. (Technical) No. 3 communicated to all concerned.
3. A list of such land should be prepared and sent to the collector of the District under intimation to this Directorate.

Sd/— S. Sharma

Director of Land Records & Settlement
Government of Tripura.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

Agartala.

No. 2102—12/F. 1(58)—DLRS/LR/78

dated, the 24th Feb. 1979.

GENERAL ORDER NO. 7
(Technical)

In view of the specific provision of section 31 of the Tripura Land Revenue and Land Reforms Act, 1960 the preparation of 'Settlement Register' as prescribed in rule 52 of the Tripura Land Revenue and Land Reforms Rules, 1961 is not obligatory during revision of record-of-rights. So, collection of Agri. stocks (Cattle Statement) in T.S.S. Form No. 52 should be discontinued.

However, family land statement in the proforma below should be prepared during the revision of record-of-rights. The "family" for the purpose of this statement will mean as per definition in the Tripura Land Tax Bill, 1978, i.e. the person, the wife or husband, as the case may be, and minor children but excluding married minor daughters.

This will supersede the instructions contained in G.O. No. 2(Technical) communicated under this Directorate No. 8246—67/F. 1(58)—DLRS/ESTT/78 dated 5.12.78.

Sd/— Illegible

Director of Land Records & Settlement
Government of Tripura.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT
FAMILY LAND STATEMENT

Village Tehsil Revenue Circle

Sl. No.	Land held in the village				
	Name with father's/Husband's name (as the case may be) of the members of the family holding settled land.	Total members of the family	Village in which reside	Khatian No.	Area A.D.
1	2	3	4	5	6

Sub-Division District

Land held in the other villages				
Name with father's/Husband's name (as the case may be) of the members of the family other than in Col. 2 holding land	Name of village/ villages where land situated	Khatian No.	Area A.D.	Remarks
7	8	9	10	11

N.B. Further instruction contained in Memo No. 15422—39/F.1(58) DLRS/LR/78 dt. 28.6.83

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

Agartala.

No. 1888—98/F. 1(58)—DLRS/LR/78

dated, the 21st Feb. 1979.

GENERAL ORDER NO. 8
(Technical)

Subject : Recording of land allowed to retain by the Tea Estate.

Consequent upon the publication of notification under section 134(1) of the Tripura Land Revenue & Land Reforms Act. 1960, in respect of an area, the Tea gardens holding lands as intermediaries are entitled to retain land comprised in a Tea Plantation, Mill, Factory or workshops as in the opinion of the Government under section 136(1)(f) subject to the exemption under section 178 from the operation of section 164 of the Act. In such cases, they will hold land directly under the Government from the vesting date as raiyats. The appropriate entries in col. 13 of the khatian for such retained land of gardens may be made in the following order :

Name of the Owning Co./Owner

Address :—

(Local name of the Tea garden)

For example in the case of a Tea garden locally known as Narendrapur Tea garden (as ascertained from the Co.'s records) and owned by Maheshpur Tea Industry private limited having registered address as 188/3, Anoarswa Road, Calcutta the entries in Col. 13 of the khatian may be as follows :

স্বাক্ষরিত দং

টি এণ্ড ইণ্ডাস্ট্রি প্রাইভেট লিমিটেড,

১৮৮/৩, আনোয়ারশা রোড,

কলিকাতা... ..

(প্রঃ নরেন্দ্রপুর চা বাগান)

Sd/—Illegible

Director of Land Records & Settlement
Government of Tripura.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

Agartala,

No. 3286—3302/F. 6(29)—DLRS/LR/79

dated, the 29th March, 1979.

GENERAL ORDER NO. 9
(Technical)

Instructions issued vide “Revision of Record-of-Rights (1978—79) Organisation and Methodology” from this Directorate contains instruction under the heading “Disputes” at page 43 that no land from khas khatian should be transferred in the khatian of individual without any entry of disputes in the “dispute list” and decision thereof passed by the kanungo during the stage of Bujharat in a summary manner.

It has been decided by the Govt. that all disputes between Govt. and private persons relating to khas land entered in the “dispute list” during Bujharat are required to be heard and decided by the Settlement Officer concerned who have been vested with the power of the Collector U/S 11(3) of the T.L.R. & L.R. Act, 1960.

Sd/— Sudhir Sharma,
19-3-79

Director of Land Records & Settlement
Govt. of Tripura.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

Agartala,

No. 3369—91/F. 6(18)—DLRS/LR/78

dated, the 21st March, 1979.

GENERAL ORDER NO. 10
(Technical)

It is seen that after the last Settlement Operation many allottee khatians have been opened for the land allotted by the collectors. But during revision of record-of-rights in many of the cases, it is reported that the land recorded in favour of the allottees are not under their physical possession. There are some other cases where the allottees are already in unauthorised occupation of other plots of govt. khas land. But instead of allotting and recording of those in their favour, they have been allotted some other lands which are under unauthorised occupation of others. The lands, so recorded, have been shown in the map with imaginary plots. Some of the areas are yet full of forest and there is no indication of possession of any one. It is also reported that some of the allottees are not interested to reclaim the allotted land for cultivation or for the purpose for which the lands were allotted.

The following instructions are issued in this regard :—

1. The allotments will be cancelled in accordance with the allotment rules, by the Settlement Officer, who are vested with the powers of Collector U/S 14 of the Tripura Land Revenue and Land Reforms Act, 1960. The land may be allotted to the deserving persons.

2. The name of the allottees, whose allotments have been cancelled, will be listed and circulated by the Settlement Officers, to all D.M.s/S.D.O.s and S.O.s so that they are not allotted land again in some other places. There should be a master list of such persons in all concerned offices.

In cases where allottees can be traced or where they are not in possession out of ignorance of the boundary of the allotted land efforts should be made to bring them on to the land or to allot land which they are possessing after cancelling previous allotment. Help of panchayats should invariably be sought for this.

Sd/— Sudhir Sharma
Director of Land Records & Settlement
19.3.79.

N.B. Further instruction contained in Directorate Memo. Nos. 15326—33/F. 6(28)/DLRS/LR/79 dt. 19-11-1979 and No. 9846—52/F. 6(28)—DLRS/LR/79/Shadow dt. 19/3/1979.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

No. 5402—09/F. 1(58)—DLRS/LR/78

Agartala.
dated, the 11th May, 1979.

GENERAL ORDER NO. 11
(Technical)

It has been observed that the name of the Secretary/President may have been recorded along with the name of Club/Institution in Record-of-rights during preparation of records. The executives of such institutions are changeable annually or periodically as per constitutions of the institutions. In such cases, recording of the names of the present Secretary/President in record-of-rights may lead to future complication.

To avoid all such complications, the entry in case of such institution should be as per example given below.

সম্পাদক/প্রেসিডেন্ট
নেতাজী ক্লাব
সাং—বামুটীয়া
পোঃ—বামুটীয়া

Sd/—Illegible
Director of Land Records & Settlement
Government of Tripura.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

No. 5400—19/F. 8(3)—DLRS/LR/71

Agartala.
dated, the 11th May, 1979.

GENERAL ORDER NO. 12
(Technical)

It has been brought to our notice that there are khatians in the name of Tripura Territorial Council. Since all assets and liabilities of the Territorial Council have been vested in the Govt. of Tripura long back, the question of retaining in the khatians the name of Territorial Council does not arise. The lands held in the khatians of Territorial Council should be transferred to the khatian of respective deptts.

Sd/— Illegible
Director of Land Records & Settlement
Government of Tripura.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

No. 6163—70/F.1(58)—DLRS/LR/78

Agartala.
dated, the 5th June, 1979.

GENERAL ORDER NO. 13
(Technical)

In pursuance to the observation made by the Revenue Minister in his tour note dt. 5-4-79 communicated under No. F.7(3)—RM/78/2756—2811 dt. 31-1-79 the following instructions should be observed during the bujharat work in revision of record-of-rights.

1. In each page of khasra volume, the entry of 10 plots should be made instead of 15 plots to provide enough space for correction of subsequent stages.
2. Decimalisation of shares in both old and new khatians should be made simultaneously.
3. The table in-charge and assistant must put their initials with date in each page of khatians and khasra according to the instruction contained at page 43 of the Organisation & Methodology.
4. There must not be any pending works related to the field Bujharat Works.

Sd/— D. Roy
25-5-79

Director of Land Records & Settlement
Government of Tripura.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

No. 6976—82/F.8(44)—DLRS/LR/73

Agartala.
dated, the 22nd June, 1979.

GENERAL ORDER NO. 14
(Technical)

It appears that the management of some lands have been entrusted to the different gaon Panchayets by the Revenue Deptt. according to the provision of section 14(2) (b) of the Tripura Land Revenue and Land Reforms Act, 1960. For recording of such entrusted lands during the revisional operation, the Revenue Department Memorandum No. F.34(23)/REV/79 dt. the 22nd March. 1979 may be referred to and following entries should be made in the khatian.

In 'Column' — 9 to 11		বেতলব, বেতলব, বেতলব
" " 13		দং জিপুরা সরকারের পক্ষে গ্রাম পঞ্চায়েত
		সং
		পোঃ
" " 15		দখলকার

Sd/— D. Roy
12.6.79

Director of Land Records & Settlement
Government of Tripura.

N.B. Further instruction contained in G.O. No. 35

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

No. 9192—9212/F.6(17)—DLRS/LR/78

Agartala,
dated, 30th July, 1979,

GENERAL ORDER NO. 15
(Technical)

The revenue payable for each holding by the land holders to be assessed during attestation by the Revenue Officer under Section 38 of the Tripura Land Revenue & Land Reforms Act, 1960 shall take effect from 1st Baisakh of the year next to the year of attestation.

Since the Revenue Officer may not be in a position to ascertain the actual area held by a land holder in the State in absence of the return from the land holders, it is decided to have one entry in column 12 of the khatian in addition to the entry of the year of effect of the land revenue. The entry in column 12 will be as follows :

১৬(২) ধারা সাপেক্ষে ১লা বৈশাখ
১৩০০ ... বাং

Sd/—D. Roy
27.7.79

Director of Land Records & Settlement
Government of Tripura.

N.B. Further instruction contained in Memo No. 1402—67/F.6(94)—DLRS/LR/85 dt. 27-1-86.

GOVERNMENT OF TRIPURA
DIRECTORATE OF LAND RECORDS & SETTLEMENT

No. 9266—83/F.6(29)—DLRS/LR/78

Agartala,
dated, the 6th Aug, 1979.

GENERAL ORDER NO. 16
(Technical)

The Organisation and Methodology contains instruction at page 34 that all cases of transfer by purchase, inheritance etc. should be entered in the mutation register in T.L.R. & L.R. form 20 of the mouja upto column 9. It has also been decided that the mutation cases received/collected up to the Attestation stage should be disposed of during attestation. This decision has also been communicated to all S.O.s vide this Directorate letter No. 2576—79/F.6(29)—DLRS/LR/79 dated 5.3.79. Now it is emphasized that the corresponding note of the case numbers should be made in pencil as indicated below in the blank space where the expression 'subordinate interest' (অধীনস্থ স্বত্ব) is noted in the khatian.

$\frac{MR}{1}$

$\frac{MR}{2}$

$\frac{MR}{3}$

The denomination will mean the serial number of the cases.

All supervising Officers should check up the entries during their inspections and see that the entries are up-to-date.

Sd/— D. Roy
4.8.79

Director of Land Records & Settlement
Government of Tripura.