

No. 255(2)/LXXIX-V-1-2026-1(ka)-22-2025

Dated Lucknow, January 2, 2026

IN pursuance of the provisions of clause (3) of Article 348 of the Constitution of India, the Governor is pleased to order the publication of the following English translation of the Uttar Pradesh Grameen Abadi Abhilekh Adhiniyam, 2025 (Uttar Pradesh Adhiniyam Sankhya 4 of 2026) as passed by the Uttar Pradesh Legislature and assented to by the Governor on January 2, 2026. The Rajaswa Anubhag-14 is administratively concerned with the said Adhiniyam.

THE UTTAR PRADESH RURAL ABADI RECORDS ACT, 2025
(U.P. Act no. 4 of 2026)

[As passed by The Uttar Pradesh Legislature]

AN

ACT

to provide for making records of habitation of the land, buildings and other appurtenant immovable assets, located in rural abadi areas of Uttar Pradesh, for updating of the records, for management and taxation in the abadi areas and for matters connected therewith or incidental thereto.

IT IS HEREBY enacted in the Seventy-sixth year of the Republic of India as follows:-

CHAPTER-1

PRELIMINARY

1. (1) This Act may be called the Uttar Pradesh Rural Abadi Records Act, 2025.	Short title, extent and commencement
(2) It shall extend to the whole of the State of Uttar Pradesh.	
(3) It shall come into force with effect from the date of its publication in the Official Gazette.	
2. In this Act, unless stated otherwise requires,-	Definitions
(a) "Abadi", means such area of a village which is,-	
(i) recorded as abadi in the record of rights of the village maintained according to Section 31 of the Uttar Pradesh Revenue Code, 2006 (U.P. Act no. 8 of 2012); or	
(ii) privately held agricultural land area which is used as habitation; or	
(iii) land allotted for habitation; or	
(iv) land which is permissible for habitation under Section 67-A of Uttar Pradesh Revenue Code, 2006 (U.P. Act no. 8 of 2012);	
(b) "Abadi plot" means the parcel of land demarcated as such in the map prepared after survey of the abadi;	
(c) "Abadi plot owner" means a person whose name is lawfully and incontrovertibly recorded in the rural abadi record prepared after the Abadi Survey and Record Operations under this Act;	
(d) "Abadi Survey Form" means one or more forms appended to the Rules and Regulations of this Act;	
(e) "Act" means the Uttar Pradesh Rural Abadi Records Act, 2025;	

(f) "Assistant Record Officer" means the Sub Divisional Officer of the concerned Tehsil, unless any other officer is designated as Assistant Record Officer, by the State Government;

(g) "Board" means the Board of Revenue, Uttar Pradesh;

(h) "Central Government" means the Government of India;

(i) "Code" means the Uttar Pradesh Revenue Code, 2006 (U.P. Act no.8 of 2012);

(j) "Lekhpal" means the Lekhpal appointed as per the Uttar Pradesh Lekhpal Service Rules, 2006;

(k) "Record Officer" means the Collector of the District;

(l) "Revenue Inspector, Naib Tehsildar, Tehsildar(Judicial) and Tehsildar" means the Revenue Inspector, Naib Tehsildar, Tehsildar(Judicial) and Tehsildar as referred to in sub-section(17) of Section 4 of the Uttar Pradesh Revenue Code, 2006 (U.P. Act no. 8 of 2012);

(m) "Section" means a Section of this Act;

(n) "State Government" means the Government of Uttar Pradesh;

(o) "Survey Number" means the recorded survey number of any plot of land as prepared and maintained in the records of rights or maps prepared under Section 30 of the Uttar Pradesh Revenue Code, 2006 (U.P. Act no.8 of 2012);

(p) "Technical agency" means any agency nominated by the State Government for survey work;

(q) "Village" means village as defined in sub-section (20) of Section 4 of the Uttar Pradesh Revenue Code, 2006 (U.P. Act no.8 of 2012).

CHAPTER-2

ABADI SURVEY

Record of Abadi

3. (1) There shall be a record of the abadi, which shall be called 'Gharauni', subject to such exemptions as may be prescribed.

(2) The Gharauni shall contain the following particulars, namely:-

- (a) name of the owner and address;
- (b) share of other owners in the abadi plot;
- (c) plot Number, dimensions and area of the abadi plot;
- (d) locational details of the abadi plot;
- (e) sketch of the abadi plot;
- (f) other particulars as may be prescribed.

(3) A compilation of all the Gharaunis of a village shall be called the Register of Gharaunis.

(4) There shall be a Cadastral Map called the Abadi Map.

Survey and Record Operation

4. A Survey and Record Operation shall be conducted for preparation of 'Gharauni', in such manner as may be prescribed.

Survey officers

5. The State Government may designate Assistant Record Officer in any district, as required, for Survey and Record Operations.

6. The State Government may order for Survey and Record Operation of the abadi of part or whole of a District, by notification, on receipt of the proposal from the Board.	Notification
7. (1) After the notification is issued by the State Government for the Survey and Record Operation, the Record Officer shall declare the dates of the abadi survey.	Conducting Survey and Record operation
(2) On declaration of the dates for Survey and Record Operation by Record Officer, the Assistant Record Officer shall conduct Survey and Record Operation with the help of technical agency.	
8. The person, recorded as owner in the Gharauni, shall be deemed to be the owner of the abadi plot.	Rights of Abadi plot owner
9. The preliminary Abadi Record (Gharauni) will be published by Assistant Record Officer in the open meeting of Gram Sabha.	Publication of Abadi Record
10. (1) Any person aggrieved with any entry made in the Gharauni, may file an objection regarding any errors of survey of his or her plot, before the Record Officer within the stipulated time as may be prescribed.	Disposal of Objections before Closure of Survey and Record Operation
(2) The Record Officer, upon receiving any objection or on taking cognizance of any error or omission in the Gharauni, shall take a decision on the basis of concurrence or consent of all the concerned parties, for the rectification of the error in the Gharauni, as the case may be.	
(3) The decision of the Record Officer shall be recorded by the Assistant Records Officer in the relevant column of Rural Abadi Records, and the Gharauni shall be amended accordingly.	
(4) In case any entry in the Gharauni regarding abadi plot is disputed, it shall be marked as disputed in the relevant column of the Abadi Survey Form and recorded as such in the Gharauni.	
11. (1) After completion of the Survey and Record Operation, the Record Officer shall send the proposal regarding closing the Abadi Survey and Record Operation to the Board.	Closure of Survey and Record Operation
(2) The State Government shall issue a notification to close Abadi Survey and Record Operation, after the receipt of the proposal from the Board.	
12. After closure of Survey and Record Operation, any interested person can apply to the Record Officer for the survey of the abadi plot owned by him, and Record Officer shall do as may be prescribed.	Survey for Individual plots

CHAPTER-3

UPDATION AND MUTATION IN GHARAUNI

Correction and
Updation in
Gharauni after
Closure of Survey
and Record
Operation

13. (1) An application can be made to the Assistant Record Officer in the prescribed manner for,-

- (a) Correction of any clerical error or omission;
- (b) For updation of phone number and address.

(2) On receipt of any application under sub-section (1) or, on coming to his notice about any error or omission in the Gharauni, the Assistant Record Officer shall conduct such inquiry as he deems necessary. After due consideration, he shall take a decision and update the entry in the Gharauni.

Undisputed
mutation

14. (1) For undisputed matters that result in change in the name of the abadi plot owner in the Gharauni due to,-

- (i) Succession; or
- (ii) Registered sale deed; or
- (iii) Registered gift deed; or
- (iv) Auction conducted by Government or Government undertaking; or
- (v) Land Acquisition; or
- (vi) Registered Will; or
- (vii) Court decree; or
- (viii) Partition or sub-division; or
- (ix) Written Family settlement, the mutation of the same in the Gharauni shall be done in the manner as may be prescribed.

(2) In undisputed matters of Succession, the Revenue Inspector shall update the record, in such manner as may be prescribed.

(3) In undisputed matters other than sub-section (1) (i), the Tehsildar/Naib Tehsildar shall record the updation, in such manner as may be prescribed.

(4) For undisputed mutation of jointly owned property, the consent of share holders is mandatory.

(5) In case of a dispute in mutation, the Sub Divisional Officer/ Assistant Record Officer shall declare and record the matter as disputed.

Disputed cases to
be heard by
competent court

15. In disputed matters of updation or mutation, the parties concerned may seek relief from the competent court.

Determination of
fees

16. After approval of the State Government, the Board, may determine such fee for Survey, mutation, updation, maintenance of records *etc.* and for obtaining a copy of the Gharauni or any other abadi record.

CHAPTER-4

MISCELLANEOUS

17. (1) If any difficulty arises in giving effect to the provision of this Act, the State Government may, by order, published in the Official *Gazette*, make such provisions not inconsistent with the provision of this Act as may appear to be necessary for removing the said difficulty:

Provided that no order shall be made under this section after the expiry of two years from the date of commencement of this Act.

(2) Every order made under this section shall, as soon as may be after it is made, be laid before both Houses of the State Legislature.

18. No suit, prosecution or other legal proceeding shall lie against any officer for anything which is in good faith done or intended to be done in pursuance of the provisions of this Act or the rules made there under.

19. The State Government may make rules to carry out the provisions of this Act.

20. The Rural Abadi records (Gharauni) prepared through Survey and Record Operation under the regulations issued by the State Government *vide* notification no. 675/1-14/2020, dated October 8, 2020 under sub-section (2) of Section 43 and sub-section (1) of Section 234 of the Code, shall be deemed to have been made under this Act.

21. The Board may, with prior approval of the State Government, make regulations to carry out the provisions of this Act.

22. The State Government may issue such directions as it deems necessary for carrying out the provisions and purposes of this Act and the rules and regulations made there under.

Power to Remove
difficulties

Protection of
action taken in
good faith

Power to make
Rules

Savings

Power to make
Regulations

Power to issue
directions

STATEMENT OF OBJECTS AND REASONS

The Government of India has started a scheme called 'SWAMITVA SCHEME' to prepare ownership records of rural abadi areas by surveying them with the latest drone technology to prepare proper records for their legitimation. After the ownership records are prepared under this scheme, there is a need to make proper provision for transfer, amendment or updation due to inheritance/succession and sale etc. in the State.

Since, there was no Act in the State to regulate the aforesaid matter. Therefore in view of the above, it has been decided to enact an Act to maintain records of residence of land, building and other attached properties situated in rural inhabited areas of Uttar Pradesh, to update the records and to provide for management and taxation in inhabited areas and matters related to or incidental thereto.

The Uttar Pradesh Rural Abadi Records Bill, 2025 is introduced accordingly.

By order,
J.P. SINGH-II,
Pramukh Sachiv.