

# THE ASSAM DISTRICT LAND TRIBUNAL BILL, 2025

A

## BILL

to provide for the establishment and constitution of District Land Tribunals for adjudication of matters relating to alienation of land in tribal belts and blocks.

Preamble

Whereas, it is expedient to establish independent District Land Tribunals for enforcing land rights in tribal belts and blocks and preventing unauthorized alienation and encroachment and to give effect to the recommendations of the Committee on Clause 6 of the Assam Accord, 1985 and connected therewith or incidental thereto.

It is hereby enacted in the Seventy-sixth Year of the Republic of India as follows:-

### Chapter-I

#### Preliminary

Short title,  
extent and  
commencement

1. (1) This Act may be called the Assam District Land Tribunal Act, 2025.

(2) It shall extend to the whole of the State of Assam and the protected areas for one or more districts notified under Chapter X of the Assam Land and Revenue Regulation, 1886 except for the Sixth Scheduled areas.

Assam  
Regulation  
1 of 1886

(3) It shall come into force on the date of its notification in the Official Gazette.

Definitions

2. In this Act, unless the context otherwise requires:-

(a) "Member" means a member of the Tribunal;

(b) "Person" means an individual, a family, joint family, trustee, company, body corporate, partnership firm, society or an association of individuals whether incorporated or not;

(c) "prescribed" means prescribed by rules made under this Act;

(d) "Regulation" means the Assam Land and Revenue Regulation, 1886;

Assam  
Regulation  
1 of 1886

(e) "Rules" means the rules made under this Act;

(f) "State Government" means the Government of Assam;

(g) "Tribal Belts and Blocks" means such areas notified under Chapter X of the Assam Land and Revenue Regulation, 1886;

(h) "Tribunal" means the District Land Tribunal constituted under this Act;

(i) "Unauthorized Occupant" means any person or

organization or a company or a body corporate in occupation, of lands in tribal belts and blocks, without the sanction or authority of the Government or such other authority duly authorised on its behalf;

- (j) "Year" means the Financial Year.

## Chapter-II

### CONSTITUTION, COMPOSITION AND TENURE OF MEMBERS OF THE TRIBUNAL

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| Constitution of District Land Tribunals | 3. | The State Government shall, by notification in the Official Gazette, constitute a District Land Tribunal for one or more districts for adjudication of disputes and enforcement of land rights under this Act.  |
| Composition of the Tribunal             | 4. | The Tribunal shall consist of the following Members, namely:-<br><br>(1) The Member of the Tribunal, shall be a retired District or Additional District Judge, not exceeding 63 years on the 1st January of the year in which the appointment is made.<br><br>(2) The Member Secretary for the Tribunal shall be the Revenue officer nominated by the Government, not below the rank of Assistant Commissioner. |
| Tenure and conditions of Service        | 5. | (1) The Member of the Tribunal shall hold office for such term as may be specified in the notification, ordinarily not exceeding five years or upto the age of 65 years whichever is earlier.<br><br>(2) The Member shall be entitled to such honorarium, allowances and facilities as may be prescribed by the Government from time to time.   |

## Chapter-III

### Jurisdiction, Powers and Procedure for filing complaints

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| Jurisdiction           | 6. | The Tribunal shall have the power and jurisdiction to entertain appeals and petitions and revise decisions in revenue cases arising under the provisions of the enactments specified in the Regulation and shall also have such power and jurisdiction as may be conferred on it by any other law for the time being in force by the Government from time to time.                        |
| Powers of the Tribunal | 7. | The Tribunal shall have powers to:-<br><br>(a) summon and enforce attendance of witnesses;<br><br>(b) require production, inspection, scrutiny and verification of documents;<br><br>(c) issue interim and final orders;<br><br>(d) pass such orders, as the Tribunal deems fit and proper and as may be expedient and consistent with the provisions of this Act and extant regulations. |

Procedure for  
filing appeal  
revision and  
complaints.

8. (a) Any aggrieved person or persons may file an appeal or revision or complaint before the Tribunal in such procedure, as may be notified by the Government.
- (b) The Tribunal shall endeavor to dispose of all complaints within ninety days.

Nature of  
Proceedings

9. (1) Proceedings before the Tribunal shall be deemed to be quasi-judicial proceedings and revenue cases of judicial nature.
- (2) The Tribunal shall have the powers of a civil court under the Code of Civil Procedure, 1908, for the purposes of inquiry, enforcement and adjudication.

#### Chapter-IV

##### Appeals, Execution and Costs

Appeals

10. (1) An appeal shall lie under this Act:
- (a) to the District Land Tribunal, from any original order passed by any officer including the District Commissioner, and
- (b) to the Gauhati High Court from any original or appellate order passed by the District Land Tribunal.
- (2) Except in regard to orders relating to periodically settled land, an order passed on appeal under clause (a) of sub-section (1) above shall be final.

Costs

11. In any proceeding, the District Land Tribunal may award such costs as it thinks fit and determine by whom such costs are to be paid and where there are several persons liable, the amount to be paid by each such person. Any cost awarded by the District Land Tribunal shall be recoverable as if it were an arrear of land revenue.

#### Chapter V

##### Miscellaneous

Protection of  
action taken in  
good faith

12. No suit or legal proceeding shall lie against the Tribunal or its Member or officer for acts done in good faith under this Act.

Power to make  
rules

13. (1) The State Government may, by notification in the Official Gazette, make rules consistent with the provisions of this Act, for carrying out the purposes of this Act save in regard to the matters specified in section 14.
- (2) All rules under this section shall be laid for not less than fourteen days before the Assam Legislative Assembly as soon as possible after they are made and shall be subject to such modifications as the Legislative Assembly may make during the session in which they are so laid or the session immediately following.

Review of the  
orders of the  
Tribunal

14. The Tribunal may, either on its own motion or on the application of any party interested, within 30 days, review its own decision or order in any case and pass in reference thereto such order or orders as it thinks fit:

Provided that no such application made by any party shall be entertained unless the Tribunal is satisfied that there has been a discovery of a new and an important matter or evidence which after the exercise of due diligence was not within the knowledge of such party, or could not be produced by him, at the time when its decision was made, or there has been some mistake or error apparent on the face of the record, or for any other sufficient reason.

Provided further, that no such order shall be varied or revised unless notice has been given to the parties interested to appear and an opportunity has been given to be heard in support of such order within 30 days.

Removal of  
difficulties

15. If any difficulty arises in giving effect to the provisions of this Act, the State Government may, by order published in the Official Gazette, make such provisions not inconsistent with this Act and extant regulation as appear to be necessary for the removal of the difficulty.

Repeal and  
Savings


16. (1) Section 169 of the Assam Land and Revenue Regulation, 1886 is hereby repealed.

Assam  
Regulation  
1 of 1886

- (2) Notwithstanding such repeal:

(a) any rule made, any order issued, any notification published, any proceeding commenced, any action taken, or anything whatsoever done under the section repealed, shall continue and be deemed to have continued and have effect as if made, issued, published, commenced, taken or done under the provisions of this Act;

(b) any action taken, order made or other acts and things done by any officiating or purporting to act under the Acts repealed shall be valid and shall be deemed always to have been valid and shall not be called in question in any court on the ground of incompetency of the Officer to act under the Acts so repealed.

  
VETTED BY THE  
LEGISLATIVE DEPARTMENT  
ON 23.11.2025

## Statement of Objects and Reasons

The proposed **Assam District Land Tribunal Bill, 2025** seeks to establish **independent District Land Tribunals** across the State for adjudication of matters relating to alienation of land in protected areas, eviction of unauthorized occupants, and other connected issues. The legislation aims to strengthen land governance by providing a specialized, quasi-judicial mechanism to enforce land rights of protected classes, and address violations under Chapter X of the Assam Land and Revenue Regulation, 1886. This is in implementation of Clause 6 of the Assam Accord, 1985 and matters incidental thereto, reaffirming the Government of Assam's commitment to inclusive land governance and the protection of people belonging to protected classes.

The proposed legislation aligns with the commitments made in the Assam Budget Speech 2025-2026, wherein announcement was made for setting up a Task Force to propose for suitable legislative provisions for setting up of Land Tribunals at the district level, with respect to complaints regarding violation of the provisions of Chapter X of the Assam Land and Revenue Regulation, 1886. The Bill thus fulfills an important policy objective towards inclusive land governance, protection of vulnerable communities, and modernization of the State's land administration framework.

The establishment of District Land Tribunals is necessitated to ensure speedy, transparent, and effective adjudication of cases concerning protected areas, and to overcome delays inherent in the existing system where revenue authorities, burdened with multiple administrative responsibilities, serve as appellate authorities under Section 169 of the Regulation. The Bill seeks to repeal Section 169 of the Assam Land & Revenue Regulation, 1886 and replace the existing appeal mechanism with the newly constituted Tribunals.


The establishment of District Land Tribunals will significantly enhance the protection of land rights of protected classes, prevent unauthorized encroachment, ensure consistent enforcement of land laws, and reinforce the Government's initiatives under Mission Basundhara 3.0 and other digital land governance reforms. The Tribunals, vested with the powers of a civil court, will ensure transparency, accountability, and timely disposal of cases, thereby

strengthening public trust in land governance.

The Bill further provides for appeal to the Hon'ble Gauhati High Court, thus ensuring judicial oversight while maintaining the autonomy of the Tribunals.

The Revenue & Disaster Management Department, therefore, proposes to introduce the Assam District Land Tribunal Bill, 2025 in the ensuing session of the Assam Legislative Assembly for consideration.

The Bill seeks to give effect to the aforesaid objects.

  
(Keshab Mahanta)

**HON'BLE MINISTER**

Revenue & D.M. Department



Secretary

Assam Legislative Assembly

## **Financial Memorandum for setting up of District Land Tribunal**

The Assam District Land Tribunal Bill, 2025 proposes establishing District Land Tribunals in 11 districts within the Tribal Belt and Block areas to adjudicate disputes related to land alienation, eviction of unauthorized occupants, and other matters under Chapter X of the Assam Land and Revenue Regulation, 1886. The number of districts shall be subject to modification as may be notified by the Government from time to time.

No new posts or infrastructure are being created; existing revenue officers and facilities will be utilised. Each Tribunal will be headed by a retired District/Additional District Judge.

The financial implications are limited to recurring administrative expenses. The total tentative annual cost per Tribunal is estimated at ₹21,40,000 (Twenty One Lakh Forty Thousand) covering Honorarium, POL, House Rent allowance, Medical allowance, Refreshment allowance, Contingency resulting in an approximate total annual expenditure of ₹2,35,40,000 (Two crore thirty-five lakh forty thousand) only for 11 Tribunals.

The proposal aligns with the Government's policy of fiscal prudence while establishing an effective mechanism for speedy disposal of land disputes in protected belts and blocks.

  
(Keshab Mahanta)

**HON'BLE MINISTER**  
Revenue & D.M. Department

### Memorandum of Delegated Legislation

The Assam District Land Tribunal Bill, 2025 contains provisions empowering the Government to frame rules and issue notifications for the effective implementation of the Act.

These delegated powers cover procedural and administrative matters relating to the functioning of District Land Tribunals, including the procedure for filing appeals, revisions and complaints and other aspects such as the manner of appointment and service conditions of the Tribunal's Member.

The Bill also allows the State Government to publish an order in the Official Gazette to make provisions necessary to remove any difficulty in implementing the Act, as long as these provisions do not go against the Act or existing regulations.

The above provisions of the Bill regarding delegated legislation are thus of normal type and are mainly intended to cover matters of procedure.

  
(Keshab Mahanta)

**HON'BLE MINISTER**

Revenue & D.M. Department

**Existing Provision Proposed to be Repealed**

Sl.No	Existing Provision	Proposal
1	<p>Assam Land and Revenue Regulation, 1886 Section 169:</p> <p style="text-align: center;"><b>CHAPTER – X</b></p> <p><b>Protection of Backward Classes</b></p>	<p>The existing Section 169 of ALRR, 1886 is proposed to be repealed and in its place, the proposed “Assam District Land Tribunal Bill, 2025” will come into operation after it is passed.</p> <p>The Assam District Land Tribunal Bill, 2025 is attached in <b>Annexure-A</b>.</p>
	<p><i>“169. (1) An appeal shall lie under this Chapter:</i></p> <p style="padding-left: 40px;"><i>a. To the Deputy Commissioner, from any original order passed by any officer subordinate to him, and</i></p> <p style="padding-left: 40px;"><i>b. To the Board, from any original order passed by the Deputy Commissioner.</i></p> <p><i>(2) Except in regard to orders relating to periodically settled land, an order passed on appeal under subsection (1) clause (a) shall be final.</i></p> <p><i>(3) In regard to orders relating to periodically settled land, an appeal will lie to the Board from an appellate order of the Deputy Commissioner.</i></p>	