

**THE TRIPURA LAND REVENUE AND LAND REFORMS
(FOURTEENTH AMENDMENT) BILL, 2026**

(AS INTRODUCED IN THE TRIPURA LEGISLATIVE ASSEMBLY)

THE TRIPURA LAND REVENUE AND LAND REFORMS

(FOURTEENTH AMENDMENT)BILL, 2026

A

BILL

to further amend the Tripura Land Revenue and Land Reforms Act, 1960.

BE it enacted by the Tripura Legislative Assembly in the Seventy-sixth year of the Republic of India as follows:

1. Short title and commencement :

- (i) This may be called "The Tripura Land Revenue and Land Reforms (Fourteenth Amendment) Act, 2026";
- (ii) It shall come into force on and from the date of its publication in the Tripura Gazette.

2. Amendment of Section 46:

In section 46 of the Tripura Land Revenue and Land Reforms Act, 1960, (hereinafter referred to as the Principal Act) after sub-section(6), the following new sub-section shall be inserted, namely:-

"46 (7) (i) There shall be a separate Record of Rights (Khatian) for an individual land owner in an Apartment Building.

(ii) The land of such Apartment Building shall be recorded jointly and proportionately in the name of all the individual flat owners in such Apartment Building.

3. Amendment of Section 168:

The explanation below section 168 of the Principal Act shall be substituted, with the following:-

“Explanation- In this section, “transfer” means transfer by act of parties (whether by sale, gift, mortgage with possession, exchange, lease or any other disposition) made inter-vivos and also to the Government or Private firms/ Entities/ Companies/ Co-operative Societies etc; and “partition” means any division of land by act of parties made inter-vivos.

4. Amendment of Section 178:

(1) After the proviso to clause (a) of sub-section (1) of Section 178 of the Principal Act, the following new proviso shall be inserted, namely:-

“Provided further that if any vacant tea garden land remains, for any reason it may be used for other commercial plantations with the prior permission of the Government”.

(2) The third proviso to clause (e) of sub-section 1 of the Section 178 of the Principal Act, which was inserted by the 11th Amendment Act, 2020, shall be substituted, with the following:-

“Provided further that, any land, being used for growing tea or purpose ancillary to or extension of the cultivation of tea, in respect of which exemption has been granted, may be allowed to explore tourism potential within the land for growing tea plantations from any future date, but the land meant for such tea tourism shall not exceed five percent of the total land area, subject to an upper limit of twenty acres over and above ceiling limit prescribed in section 164. Civil constructions, only for the purpose of such tea tourism may be done in such area, which shall not exceed 3.5 acres within the above limit and the remaining area should be kept open for landscaping and other beautification work.

Tea garden owner may transfer this land with the prior permission of the State Government for development and running of Tea Tourism Resorts and related projects.

Such proposed investments shall be subject to the protection of rights, welfare and promotion of employment of the existing tea garden workers in that tea garden and protection of environment.”

(3) Below the third proviso to clause (e) of sub-section (1) of the Section 178 of the Principal Act, the following new proviso shall be inserted, namely:-

“Provided again further that, any land being used for growing tea or purpose ancillary to or extension of the cultivation of tea, in respect of which exemption has been granted, may be allowed to explore for promotion and development of integrated industrial parks, integrated townships, and social infrastructure projects of urgent nature such as, health, educational infrastructure etc., within the land for growing tea plantations from any future date, but the land meant for such activity shall not exceed 10 % of total area, subject to an upper limit of fifty acres over and above ceiling limit prescribed in section 164 of the Principal Act.

Tea garden owner may transfer this land with the prior permission of the State Government for development and running such projects.

Such proposed investments shall be subject to the protection of rights, welfare and promotion of employment of the existing tea garden workers in that tea garden and protection of environment.”

STATEMENT OF OBJECTS AND REASONS

The Tripura Land Revenue and Land Reforms (Fourteenth Amendment) Bill, 2026 seeks to make provision under Section 46 for recording the land appurtenant to an apartment building jointly and proportionately in the names of all individual flat owners in the Record of Rights at the time of mutation. It also seeks to enable tea gardens to utilize vacant land for other plantation activities and to permit tea estate owners, with prior approval of the Government, to transfer or hand over the permissible area earmarked for Tea Tourism and Integrated Industrial Parks, Integrated Townships to a to the Government or Private firms/ Entities/ Companies/ Co-operative Societies etc; for its development, subject to the maximum area prescribed under the Act.

The objective of the proposed amendment in section 178 of the Tripura Land Revenue and Land Reforms Act, 1960 is to facilitate the regulated utilization of a limited portion of Tea Garden lands for Tea Tourism, Integrated Industrial Parks, Integrated Townships and urgent Social Infrastructure Projects, particularly in view of the limited availability of large, contiguous Government land parcels suitable for such projects. The amendment is intended to enable utilization of strategically located portions of Tea Garden lands while protecting the core tea plantation areas and the viability of the tea gardens.

The amendment also seeks to permit the utilization of vacant Tea Garden lands for other commercial plantations, with the objective of converting such idle land into productive assets. The proposed measures are intended to facilitate investment, employment generation, tourism development, agricultural diversification, higher income for Tea Gardens, value addition and overall economic development of the State, subject to the safeguards proposed in the bill.

The State Government of Tripura in Revenue Department, is therefore, proposed to insertion of new sub section 7 of Section 46 of the TLR & LR Act, 1960 to bring the provision of digital system to land of such apartment building shall be recorded jointly and proportionately in the name of all the individual flat owners in such Apartment Building in mutation of name in the revenue record of rights.

The Bill seeks to achieve the above objectives.

Minister-in Charge,
Revenue Department,
Government of Tripura

TECHNICAL REPORT

The subject matter of The Tripura Land Revenue and Land Reforms (Fourteenth Amendment) Bill, 2026 is relatable to Entry 18 of the State List (List-II) of the Seventh Schedule of the Constitution of India, and therefore the State legislature is competent to make a law on the subject.

2. None of the provisions of this Bill is repugnant to any provision of existing Central Act on the same subject or the Constitution of India.

3. The Bill does not attract the proviso to clause (b) of Article 304 of the Constitution of India and therefore previous sanction of the President of India is not required for introducing or moving of the Bill in the State Legislature.

4. It is not a Money Bill within the meaning of Article 199 of the Constitution of India, nor it is a Financial Bill, as it will not involve any additional expenditure from the Consolidated Fund of the State, if enacted and brought into operation. Therefore, prior recommendation of the Governor under clause (1) or (3) of Article 207 of the Constitution of India is not required for introduction, moving or consideration of the Bill in the House of the State Legislature.

Secretary,
Law Department,
Government of Tripura

FINANCIAL MEMORENDUM

The Bill, if enacted and brought into force, will not incur additional financial implication on the State's consolidated fund.

Secretary,
Revenue Department,
Government of Tripura

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