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NOTIFICATION

No. H. 11018/3/2019-REV, the 17th April, 2023. In exercise of the powers conferred by section 132 of the Mizoram Land Revenue Act, 2013 (Act No. 5 of 2013), the Government of Mizoram is pleased to make the following rules further to amend the Mizoram (Land Revenue) Rules, 2013, namely:-

1. Short title, extent and commencement:

- (1) These rules may be called the Mizoram (Land Revenue) (Amendment) Rules, 2023.
- (2) It shall have the like extent as the Principal Rules.
- (3) It shall come into force from the date of its publication in the Official Gazette.

2. Amendment of rule 3.-

In rule 3 of the Mizoram (Land Revenue) Rules, 2013 (hereinafter referred to as the Principal Rules), after sub-rule (7), the following sub-rules shall be inserted, namely:-

“(8) For allotment or settlement of any category of land to any organizations or institutions or firms or companies or NGOs or individuals, the Government shall, by notification from time to time in the Official Gazette, classify the land to which the Act applies, into various grades as it deems fit for the determination of land valuation, land revenue, taxes, etc. Such classification shall be based on the physical features, nearness to road, railway station, bus route; availability of irrigation facilities, transport and communication, water supply and electricity, basic amenities like public office, hospital, educational institutions, development activities, industrial improvements and the purpose for which the land is being put to use.

(9) The Government shall, by notification from time to time in the Official Gazette, fix the rate of land value per hectare or square metre for different grades of land under each different class of lands based on the current market value of the land.”

3. Insertion of new rule 15A.-

After rule 15 of the Principal Rules, a new rule 15A shall be inserted as follows, namely:-

“15A. Terms and conditions in respect of Property Card in Village-inhabited area (Abadi) for residential purposes:

- (1) For settlement of house site in Village-inhabited area for residential purpose, an application is to be filed as prescribed in Form-7A. For granting conversion of House Pass into Property Card a pass holder shall comply with the conditions prescribed by the Government from time to time.
- (2) Land to be settled with the holder is for dwelling purpose and the land shall not be utilized for another purposes.
- (3) Conversion of land held under House Pass into Property Card shall be confined to the area recorded under House Pass:

Provided that in case there is excess or surplus area inside the survey and demarcation of land recorded under House Pass if the pass holder wishes to convert his House Pass into Property Card, the House Pass holder shall have to pay a redemption fee and land revenue for the excess area. The redemption fee shall be determined by the Government whereas land revenue payable shall be calculated from the date of allotment of land into House Pass. The said amount shall be deposited before finalization of the case. The case may be considered subject to a maximum limit as prescribed in sub-rule (2) of rule 12 of these rules. In case of refusal to grant conversion, the same will be refunded within one month.

- (4) For settlement of a house site land held under a House Pass, there must be a house constructed by a House Pass holder within the period of five years from the allotment or the land shall have been properly fenced within the boundaries of the allotted land with durable materials such as heartwood and bamboo, etc. and the land should also be prepared for construction of a house.
- (5) No transfer of the land, either in part or in whole shall be made except in accordance with the provisions of the Act.
- (6) The Card holder shall comply with any order issued by the Government or Officer so authorized for improvement of sanitation and to keep the land free from danger to life and properties such as epidemic disease, fire, etc.
- (7) The land may partly or wholly be acquired by the Government of Mizoram or Officer so authorized for public purposes or for infrastructural development on payment of reasonable compensation.
- (8) Property Card or rights over land shall be cancelled by the Revenue Authority if it is found that the Property Card is obtained in violation of any provisions under section 33 of the Act.
- (9) In the Property Card, the nature of title, annual land revenue and tax payable per year, location, area, site plan, classification of land and such other particulars, if any, should clearly be mentioned. In addition, No Objection Certificate, Non-Encumbrance Certificate and Land Valuation Certificate may also be issued as prescribed in Form-6, 6A and 6B whenever necessary.
- (10) The Competent Authority, on being satisfied that the applicant fully agrees to the terms and conditions prescribed under these rules, and after obtaining his signature on the Property Card as a token thereof, shall issue the said Card as prescribed in Appendix-IIA.
- (11) The Property Card may be changed or altered in accordance with the Act and rules as amended from time to time."

4. Insertion of new Appendix.-
After Appendix – II of the Principal Rules, Appendix – IIA shall be inserted, namely:-

APPENDIX – IIA



Photo of
Card
Holder

GOVERNMENT OF MIZORAM
LAND REVENUE AND SETTLEMENT DEPARTMENT

PROPERTY CARD
[See section 23A and 23B of the Act read with rule 15A]

District : _____ Property Card No. : _____ of _____
Sub-Division : _____ Revenue Circle : _____
Revenue Village : _____

PARTICULARS OF PROPERTY CARD HOLDER

Name	Father's/Mother's Name	Address	Phone No.	Aadhar No.

SCHEDULE OF LAND

Plot No.	Location	Area in sq.m.	Grade	Annual Land Revenue	Nature of title	Classification of land
					Permanent Settlement	Residential

Site Plan : Annexed/Overleaf

Date:

Name and Signature of Issuing Office
Seal

5. Insertion of new Form – 7A.-
After Form – 7 of the Principal Rules, Form 7A shall be inserted, namely:-

“ FORM-7A

APPLICATION FOR PROPERTY CARD
[See rule 15A(1)]

- | | | | |
|-----|--|---|-------|
| 1. | Diltu Hming (hawrawppuiin) | : | _____ |
| 2. | (a) Pianni, thla leh kum | : | _____ |
| | (b) Pianna khua | : | _____ |
| 3. | Tuna chenna hmun | : | _____ |
| 4. | Chenna hmun nghet | : | _____ |
| 5. | (a) Pa hming (hawrawppuiin) | : | _____ |
| | (b) Nu hming (hawrawppuiin) | : | _____ |
| 6. | Mobile Number | : | _____ |
| 7. | Aadhar Number | : | _____ |
| 8. | Diltu chu Tribal nge Non-Tribal | : | _____ |
| 9. | Diltu chu Mizorama piang a nih loh chuan
Domicile Certificate a nei em? | : | _____ |
| 10. | House Pass Number leh kum | : | _____ |
| 11. | House Pass validity | : | _____ |
| 11. | House Pass neihna hmun | : | _____ |
| 12. | Pass neihna Village Council hming | : | _____ |
| 13. | Ramri - (a) Hmar lam | : | _____ |
| | (b) Chhim lam | : | _____ |
| | (d) Khawchhak lam | : | _____ |
| | (c) Khawthlang lam | : | _____ |
| 14. | Ram tha taka enkawl a ni em? | : | _____ |
| 15. | A hnuai document te hi thil tel a ni em? | : | _____ |
| | (a) House Pass (Attested Copy) | : | _____ |
| | (b) Electoral Photo Identity Card (Attested Copy) | : | _____ |
| | (c) Aadhar Card (Attested Copy) | : | _____ |
| | (d) Chhiah pekna hnukung ber | : | _____ |
| | (e) Tribal/Domicile Certificate | : | _____ |

A chungaw sawite khi a dik vek tih ka hriattir e. Thil dik lo tar lan a nih erawh chuan allotment emaw, settlement pawh tihfel ni mah se, sut let leh theih a ni tih ka hria a, ka pawm bawk e.

Date :
Place :

Diltu Signature:.....

Dr. Lalzirmawia Chhange,
Secretary to the Govt. of Mizoram,
Land Revenue & Settlement Department.