

INDIAN TEA ASSOCIATION

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Circular No. 21/2025-26

8th July 2025

ALL MEMBER COMPANIES WITH INTEREST IN ASSAM

Alternative Economic Activities in Tea Gardens: The Assam Fixation of Ceiling on Land Holdings (Expanded Ancillary Purposes) Rules, 2025

Members reference is invited to ITA Circulars No. 51/2022-23 dtd. 4th August 2022 & No. 152/2022-23 dtd. 30th March 2023, regarding the Ordinance and Enactment respectively of the Assam Fixation of Ceiling on Land Holdings (Amendment) Act 2022.

The Revenue and Disaster Management Dept., Govt. of Assam has now notified the corresponding Assam Fixation of Ceiling on Land Holdings (Ancillary Purposes) Rules vide Gazette Notification dated 16th June 2025 (Copy attached), which lays down the procedure for approval for alternative business activities in tea gardens in Assam, covering specific purposes which include the following:

- Promotion of eco-friendly tea tourism;
- Cultivation of agricultural crops which includes cash crops, horticultural crop, floriculture, medicinal plants, agar wood, sandal wood and bamboo;
- Animal Husbandry and fisheries;
- Green power and Non-conventional Energy Sources;
- Social infrastructure and services which include wellness centre, school, college, university, medical, nursing, paramedical institutions, cultural and recreational exhibition centre and Govt. offices set up by Tea garden authority or a Govt. entity;
- Food processing, Blending and Packaging Units.

(Ref ITA Circular No 152 dtd 30.3.2023 with Gazette Notification dtd 14.10.2022)

The salient features of the aforesaid gazetted Rules of 2025, which have come into effect from 16th June 2025 are as follows:

- Rule 3A inserted in the principal Rules of 1957, for use of upto 5% of the total garden area for the aforesaid specific purposes;
- The Management (TG owners) concerned, to submit their proposals for use of upto 5% of the total TG area for the specific purposes as above through an online portal to be notified by the State Government;

- The proposal from the Management will be followed by a physical enquiry / verification by the District Commissioner (DC) through the Jurisdictional Circle Officer. After the enquiry/verification, the Dist. Level Committee will scrutinize the project proposal and submit its recommendation to the DC;
- The DC will thereafter submit the proposal to the Revenue & DM Dept. for placing it before the State Level Committee, This Committee, to be chaired by the Chief Secretary shall after examining the proposal give its recommendation to the Revenue & DM Dept for the approval of the departmental Minister;
- On receipt of approval from the departmental Minister, the Revenue & DM Dept. shall issue directions to demarcate the area intended to be used for specific purposes, creating an auxiliary patta with a new / separate Dag depending upon whether the land is contiguous or scattered, in the land records.

The aforesaid is for Members' information.



Debasish Chakravarti
Secretary

Encl: As stated

Copy to: Chairman, Vice Chairman and Addl. Vice Chairman

Secretaries, ABITA & SVBITA
Secretaries, Zone 1, Zone 2 and Zone 3

DC:HC
hc:documents:CC&Circular:ita:cir



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

নং 430 দিশপুৰ, সোমবাৰ, 16 জুন, 2025, 26 জেঠ, 1947 (শক)
No. 430 Dispur, Monday, 16th June, 2025, 26th Jaistha, 1947 (S. E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
REVENUE & DISASTER MANAGEMENT DEPARTMENT

NOTIFICATION

The 11th June, 2025

No. ECF. 607578/2025/24: In exercise of the powers conferred under section 40 read with sub-section (2) of section 4 of the Assam Fixation of Ceiling on Land Holdings Act, 1956, the Governor of Assam is hereby pleased to make the following rules further to amend the Assam Fixation of Ceiling on Land Holdings Rules, 1957, hereinafter referred to as the principal rules, in the manner hereinafter appearing, namely:—

- | | | | |
|------------------------------|----|------|--|
| Short title and commencement | 1. | (1) | These rules may be called the Assam Fixation of Ceiling on Land Holdings (Expanded Ancillary Purposes) Rules, 2025 under Chapter II, Section 4 in sub-section (2) of the Assam Fixation of Ceiling on Land Holdings Act, 1956. |
| | | (2) | They shall come into force on the date of their publication in the Official Gazette. |
| Insertion of rule 3A | 2. | | In the principal rules, after rule 3, the following new rule shall be inserted, namely:- |
| | | | “3A for the use of maximum five percent of the total garden area,- |
| | | (i) | The Tea Garden owner shall submit proposal for usages of five percent of the total garden area for the specific purposes as mentioned in third proviso of sub-section (2) of section 4 of the Act through an online portal as may be notified by the Government for the purpose. |
| | | (ii) | On receipt of the proposal from the owner of the Tea Garden, the jurisdictional District Commissioner shall make a physical inquiry through the jurisdictional Circle Officer. |

- (iii) On receiving the verification report of total Tea Garden area (Plantation + Ancillary area) and the additional 5% area from the Jurisdictional Circle Officer, the jurisdictional District Commissioner shall place the proposal before a District Level Committee which shall consist of the following members, namely:-

(i)	District Commissioner	Chairperson
(ii)	District Development Commissioner / ADC (Development)	Member
(iii)	General Manager, Industry	Member
(iv)	General Manager, APDCL	Member
(v)	Joint Director, Health Service	Member
(vi)	District Agriculture Officer	Member
(vii)	District Veterinary Officer	Member
(viii)	Circle Officer	Member
(ix)	Inspector of School	Member
(x)	Additional District Commissioner (Revenue)	Member Secretary

- (iv) The District Level Committee as constituted above shall scrutinize the project proposal of maximum 5% of total garden area for the purposes as specified in third proviso of sub-section (2) of section 4 of the Act and shall submit its recommendation to the jurisdictional District Commissioner.

- (v) After receipt of the recommendation from the District Level Committee, the jurisdictional District Commissioner shall submit the proposal to the Government in Revenue and Disaster Management Department for placing before the State Level Committee which shall consist of the following members, namely:-

(i)	Chief Secretary, Assam	Chairperson
(ii)	Senior Most Secretary, Industries, Commerce and Public Enterprise Department	Member
(iii)	Senior Most Secretary, Tourism Department	Member
(iv)	Senior Most Secretary, Agriculture Department	Member

(v)	Senior Most Secretary, Animal Husbandry and Veterinary Department	Member
(vi)	Senior Most Secretary, Power (E) Department	Member
(vii)	Senior Most Secretary, Education Department	Member
(viii)	Senior Most Secretary, Health and Family Welfare Department	Member
(ix)	Senior Most Secretary, Revenue and Disaster Management Department	Member Secretary
(x)	Representative of Tea Board of India	Member

- (vi) On receipt of the proposal from the jurisdictional District Commissioner, the Revenue and Disaster Management Department shall examine the proposal and thereafter shall place the proposal before the State Level Committee.
- (vii) The State Level Committee chaired by the Chief Secretary of Assam shall after examining the proposal give recommendation to the Revenue and Disaster Management department which shall be complied by the department with the approval of the Minister-in-charge of the department.
- (viii) On receipt of approval from the departmental Minister the Revenue and Disaster Management Department shall issue necessary directions to demarcate the area intended to be used for the specific purposes as mentioned in the third proviso of sub-section (2) of section 4 of the Act, creating an auxiliary patta adding "A" after the original patta number with a new separate Dag if the land is contiguous and separate Dags if, such land parcels are scattered, in the land records."

GYANENDRA DEV TRIPATHI,

Principal Secretary to the Government of Assam,
Revenue & Disaster Management Department.