

GOVERNMENT OF ODISHA

REVENUE AND DISASTER MANAGEMENT DEPARTMENT

No.RDM-LRGE-EXINST-0002-2025- 22206 /R&DM, Dated

19 JUN 2025

From

Shri Deoranjana Kumar Singh, IAS

Additional Chief Secretary to Government

To

All Collectors

Sub: Rectification of Swatwa in RoR of leasehold government land

Madam/Sir,

It has come to the notice of the Government that in some cases, lease of Government land sanctioned in favour of various organizations, industrial and commercial concerns and public sector undertakings, corporations, local authorities and entrepreneurs etc. for non-agricultural, commercial and industrial purposes etc. have been wrongly and illegally recorded under "Sthitiban" status in the Record-of-Rights. This wrong recording of government lease-hold land is a serious illegality and irregularity and is causing serious problems like potential land embezzlement, misuse and also causing legal issues like increased litigation.

2. As per Paragraph 26 of the "ସରକାରୀ ଜମି ରେକର୍ଡ କରିବା ପ୍ରଣାଳୀ", "xxxx କେବଳ ଚାଷ ଓ ଚାଷର ଆନୁଷ୍ଠାନିକ ଉଦ୍ଦେଶ୍ୟରେ ଯେଉଁ ଜମି ଦିଆଯାଏ, ସେହି ଉଦ୍ଦେଶ୍ୟରେ ବିନିଯୋଗ ଜମି ପାଇଁ ଆଇନ ଅନୁସାରେ ସ୍ଥିତିବାନ/ ରୟାତି ସ୍ୱତ୍ତ୍ୱ ମିଳିଥାଏ । କିନ୍ତୁ ଅଣ-ଚାଷ ଉଦ୍ଦେଶ୍ୟରେ ଜମି ଦିଆହେଲେ ସେଥିପାଇଁ "ସ୍ଥିତିବାନ" ସ୍ୱତ୍ତ୍ୱ ମିଳେନାହିଁ । ଏହିସବୁ ସ୍ଥଳରେ ଏକ ଲିଜ୍ ଦଲିଲ (Lease deed) ସମ୍ପାଦନ କରାଯାଏ ଏବଂ ଉକ୍ତ ଲିଜ୍ ଦଲିଲର ସର୍ତ୍ତାବଳୀ ଅନୁଯାୟୀ ସ୍ୱତ୍ତ୍ୱ ଓ ଅଧିକାର ନିୟନ୍ତ୍ରିତ ହୁଏ ।

ଉପରୋକ୍ତ ସ୍ଥଳରେ ବିଧିବଦ୍ଧ ଭାବରେ ଜମି ଦିଆଯାଇ ଲିଜ୍ ଦଲିଲ ସମ୍ପାଦନ କରାଯାଇଥିଲେ, ସଂପୃକ୍ତ Lessee ବା ପଟ୍ଟାଦାରଙ୍କ ନାମରେ ସ୍ୱତନ୍ତ୍ର ଖାତା ପ୍ରସ୍ତୁତ ହେବ । ଜମିର "ସ୍ୱତ୍ତ୍ୱ" "ପଟ୍ଟାଦାର" ବୋଲି ଉଲ୍ଲେଖ ରହିବ । ବିଶେଷ ଅନୁସଙ୍ଗରେ ଉଲ୍ଲେଖ ରହିବ "ଏହି ଜମିରେ ଅଧିକାର ଓ ଜମା ପଟ୍ଟାର ସର୍ତ୍ତାବଳୀ ଦ୍ୱାରା ନିୟନ୍ତ୍ରିତ ହୁଏ । ପଟ୍ଟାର ମିଆଦ ଏତେ ତାରିଖରେ ଶେଷ ହେବ" । xxx"

3. Further, as per Para 1 of the erstwhile Revenue & Excise Department letter No. 6533/R dated 30.01.1989, "xxxx the State Government leases out lands to various organisation, different industrial, commercial and public sector undertakings, corporations, local authorities and entrepreneurs etc. for various non- agricultural, commercial and industrial purposes etc. In such cases, a lease deed is executed laying down the terms and conditions of the lease and the incidence and use of the land is governed by such terms and conditions. Only after the lease deed is executed in such cases, the status of

the land should be recorded as "Pattadar" and not as "Sthitiban".

4. Thus, in order to ensure the integrity of land records and to protect the government land, it is imperative to undertake a careful scrutiny of the RoRs relating to leasehold properties of Government and rectify all those wrong recording, wherever detected.

5. You are, therefore, requested to instruct all the Tahasildars to verify the RoRs relating to leasehold property and rectify all those improper recording committed illegally by unscrupulous officers, officials and elements wherever detected and to record the land in "Pattadar Status" in a time bound manner. The Additional District Magistrate (Revenue) will lead this effort and provide a certificate of completion to that effect with countersignature of the Collector concerned.

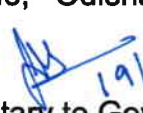
Further, you are requested to submit action taken report in the matter to this Department within a month positively.

Yours faithfully,


19/06/2025
Additional Chief Secretary to Government

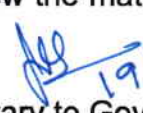
Memo No. 22207 /R&DM, Dated 19 JUN 2025

Copy forwarded to the Secretary, Board of Revenue, Odisha, Cuttack, for information and necessary action.


19/06/2025
Special Secretary to Government

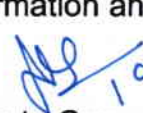
Memo No. 22208 /R&DM, Dated 19 JUN 2025

Copy forwarded to all RDCs with a request to closely review the matter and ensure its compliance.


19/06/2025
Special Secretary to Government

Memo No. 22209 /R&DM, Dated 19 JUN 2025

Copy forwarded to all Sub-Collectors/ all Tahasildars for information and necessary action.


19/06/2025
Special Secretary to Government

