

No. K-14022/2/2025-ESTT-LR&S
GOVERNMENT OF MIZORAM
LAND REVENUE & SETTLEMENT DEPARTMENT

Aizawl, the 23rd September, 2025

OFFICE MEMORANDUM

Subject: Updation of Land Records and Revocation of Freezing Orders following Completion of Land Acquisition Processes.

Whereas lands are acquired for public purposes under due process of law and notified as “frozen” under various Government Notifications for the purpose of acquisition for public infrastructure projects.

And whereas the land acquisition processes for such projects result in three possible outcomes, namely –

1. **Entire landholding acquired,**
2. **Only a portion of the landholding acquired,**
3. **Landholding not acquired** due to change in project alignment, though original land documents had been collected during preliminary proceedings.

The absence of a standard process has led to delays in record updation and complications in claims.

Now, therefore, the Government hereby lays down a uniform procedure for updating land records, handling original land documents, and revoking freezing orders in such cases to ensure clarity in ownership, prevention of future disputes, and proper collection of land revenue. The following procedure shall be adopted by all concerned authorities in such cases.

PROCEDURE OF UPDATION OF LAND RECORDS AND REVOCATION OF FREEZING ORDERS

The Competent Authority for Land Acquisition (CALA) shall, within thirty (30) days of completion of the acquisition process, furnish to the concerned Assistant Commissioner (Revenue) a certified statement of the acquisition status of each plot and all original land documents collected during the process.

The Assistant Commissioner (Revenue) shall update the land records in accordance with the following points herein, and ensure timely revocation of freezing orders.

1. Whole Land Acquired:

- a. Upon full payment of compensation and completion of acquisition proceedings, the ownership of the land shall vest in the acquiring agency or the Government.
- b. Mutation in favour of the Government/acquiring agency shall be completed by the concerned Assistant Commissioner (Revenue) without delay.
- c. Original land documents collected (LSC, Lease Deed, Periodic Patta, etc.) shall be retained in Government custody as part of permanent acquisition records.
- d. After completion of mutation for all affected holdings in the frozen area, the competent authority may issue a **Notification revoking the freezing order** for the said area.

2. Partial Land Acquired:

- a. The concerned Competent Authority for Land Acquisition (CALA) shall, upon completion of acquisition proceedings, open an Acquisition-Updation file for each affected land holding.
- b. The CALA shall reconcile the extent of land acquired with the compensation paid and prepare a statement showing the original area, acquired area and balance (residual) area.
- c. The CALA shall formally communicate acquisition status to the concerned Assistant Commissioner (Revenue), along with all collected original documents, to enable record updation and revocation of freezing orders.
- d. The Assistant Commissioner (Revenue) shall verify existing land records and prepare a checklist of original land documents required from the landholder for the purpose of updation.
- e. The Survey Team shall measure the acquired area and the balance area, prepare an updated map, and assign new survey numbers if needed.
- f. Original documents shall be kept in office custody of the Assistant Commissioner (Revenue) with a stamp **“Not to be returned – retained for official record”** to prevent repeated compensation claims.
- g. The acquired area shall be mutated in favour of the acquiring agency/Government, with a reference to the acquisition notification and date. The balance area shall be mutated in the name of the landholder with revised boundaries, and land revenue assessment shall be recalculated.
- h. New Land Pass/Certificate of updated land records and maps shall be issued to the landholder in lieu of the original documents retained by the Department.
- i. Land revenue collection for the residual area shall be resumed immediately after updation.

- j. The Assistant Commissioner (Revenue) shall furnish a compliance report to the CALA after updation of land records.
- k. **Revocation of the freezing order shall be issued only after completion of all mutation and updation.**

3. Land Not Acquired (Change of Alignment):

- a. If the land was initially included in the project area and documents collected, but later excluded due to change in alignment, such land shall be restored to the original landholder in the land records.
- b. Updated land documents shall be issued after necessary verification.
- c. The freezing order for such land shall be revoked immediately after confirmation that no part of the holding is under acquisition.

The concept of realizing Administrative Cost for land acquisition and the subsequent mutation/updation of land records is introduced with the intent to expedite the process and to ensure that no additional burden is imposed upon the State Exchequer.

Therefore, all necessary expenses incurred for mutation and updation of land records arising out of land acquisition proceedings shall be borne from the Administrative Cost of the concerned project, as no separate budgetary provision exists for this purpose. Accordingly, it is hereby advised that sufficient funds be earmarked from the Administrative Cost of the project for mutation and updation of land records immediately upon completion of the land acquisition process, so as to ensure the maintenance of accurate land records.

Sd/-VANLALMAWIA

Secretary to the Govt. of Mizoram
Land Revenue & Settlement Dept.

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Copy to:

- 1. Minister of State, Land Revenue & Settlement Department, Govt. of Mizoram.
- 2. Secretary, Land Revenue & Settlement Department, Govt. of Mizoram.
- 3. Director, Land Revenue & Settlement Department.
- 4. All District Collectors/CALAs.
- 5. All Settlement Officers, Land Revenue & Settlement Department.
- 6. Website Manager, for uploading in the Department's website.
- 7. Guard File.

Digitally signed by
Lalhruai Tluanga
Date: 23-09-2025

17:10:08
(LALHRUAI TLUANGA)

Under Secretary to the Govt. of Mizoram
Land Revenue & Settlement Department