

**THE MIZORAM LAND SURVEY AND SETTLEMENT OPERATION
BILL, 2026.**

**A
BILL**

to provide for survey of lands, preparation of land records, in the State of Mizoram, and other matters connected therewith or incidental thereto.

Be it enacted by the Mizoram Legislative Assembly in the Seventy-seventh year of the Republic of India as follows:-

CHAPTER - I

PRELIMINARY

1. Short title, extent and commencement.-

- (1) This Act may be called the Mizoram Land Survey and Settlement Operation Act, 2026.
- (2) It shall extend to the whole of Mizoram except the areas included in the Lai, Mara and Chakma District Councils under the Sixth Scheduled to the Constitution of India.
- (3) It shall come into force from the date of notification published in the Official Gazette.

2. Definitions.-

In this Act, unless there is anything repugnant in the subject or context -

- (1) "*Assistant Commissioner (Revenue)*" means an Assistant Commissioner (Revenue) appointed by the State Government;
- (2) "*Deputy Commissioner*" means a Deputy Commissioner of a District;
- (3) "*Chief Survey Officer*" means an officer appointed as such by the Government for any survey operation.

- (4) "*Director*" means the Director of Land Revenue & Settlement, Mizoram;
- (5) "*Government*" means the State Government of Mizoram;
- (6) "*land*" means broadly any ground, soil or earth, whether covered or not, and which is or may be utilized for agricultural or non-agricultural purposes or purposes subservient thereto and includes benefits to arise out of such land, and things attached to the earth or permanently fastened to anything attached to the earth;
- (7) "*land-holder*" means holder of a parcel of land or a proprietor of land, who is responsible for the payment of land revenue;
- (8) "*land holding*" means a fixed portion of land held by the land holder as owner;
- (9) "*local authority*" means a Municipal Board/Council, any Urban Development Authority, Town Committee, Land Advisory Committee, Local Council or Village Council;
- (10) "*prescribed*" means prescribed by rules made under this Act;
- (11) "*record of rights*" means the record of various information on all land holdings within each specified locality, such as, reference number and date of Government approval for its initial allotment, survey number or plot number, purpose of holding, land-utilisation classification, grade, area, location address, geographical or geodetic reference, and the identity of the holder thereof with the nature of rights including encumbrance on the land, etc., maintained in paper or digitized form, and shall include the General Register;
- (12) "*Residential area*" means the areas contained within the perimeter of an area that are predominantly used for residential purposes, including homes, streets, and all other community facilities of a village.
- (13) "*Revenue Court*" means the Revenue Courts constituted by the government to settle land disputes.
- (14) "*survey*" includes all operations incidental to the identification, determination, measurement, demarcation and record of any land or boundary or boundaries or any part of a boundary and includes a re-survey either by means of ground truthing or aerial survey or hybrid method.
- (15) "*survey mark*" means any mark or object erected, made, employed or specified by a Survey Officer to indicate or determine or assist in determining the position or level of any points or points;

- (16) "*Survey Officer*" means any person or persons appointed as such by the Chief Survey Officer to exercise the power and perform the duties and functions of the Survey Officer under this Act. It shall include Assistant Survey Officer.

CHAPTER - II

SURVEY

3. Government to notify survey and settlement operations.-

- (1) The Government may, at any time, issue notification for survey or re-survey to be made on any land in the State or the boundary thereof.
- (2) In such notification, the Government may appoint Director or Deputy Commissioner or any other Officer as Chief Survey Officer to be responsible for such survey.
- (3) The Government may also issue an order for survey or re-survey on the request of-
 - (a) any Government department or any local authority, or any Government agencies and Semi Government bodies, etc. to whom land can be allotted under the provisions of Mizoram Land Revenue Act and Rules.
 - (b) other person or group of persons or any other organization which can be allotted land under Mizoram Land Revenue Act and Rules who agree to pay such amount as may be directed by the Government towards the cost of survey.

4. Role and functions of Chief Survey Officer.-

- (1) Chief Survey Officer shall be responsible for the overall administration and supervision of survey and re-survey conducted under this Act.
- (2) Chief Survey Officer shall perform the following functions:
 - (a) Issue notice for survey and re-survey, specifying the areas to be surveyed, the purpose of the survey, and the time frame for completion.
 - (b) Appoint Survey Officer, Assistant Survey Officer and other personnel as necessary for the conduct of survey and re-survey.

- (c) Ensure that survey and re-survey are conducted in accordance with the provisions of this Act and the rules made thereunder.
 - (d) Supervise and monitor the progress of survey and re-survey, and take corrective action as necessary.
 - (e) Review and approve survey records and maps prepared by Survey Officer.
 - (f) Publication of the draft survey records and invite claims and objections from the land owners and interested persons.
 - (g) Disposal of claims and objections received in connection with the survey.
 - (h) Final publication of the approved survey records and maps.
 - (i) Ensure that survey records are maintained accurately and up-to-date.
 - (j) Perform such other functions as may be specified under this Act or assigned by the government.
- (3) Chief Survey Officer may, subject to such conditions and limitations as may be specified, delegate his duties to the Survey Officer or any other authorized official.
- (4) Chief Survey Officer shall ensure that surveys and re-surveys are conducted in a transparent and participatory manner, and that all stakeholders are informed and involved in the process.

5. Role and functions of Survey Officer.-

- (1) Survey Officer shall assign specific functions and duties to the Assistant Survey Officer and Survey Technicians for the conduct of survey and re-survey.
- (2) Survey Officer shall prepare a work plan for the team of survey technicians to ensure the smooth execution of their tasks.
- (3) Survey Officer shall ensure the availability and proper functioning of all survey instruments required by the survey team.
- (4) Survey Officer shall lead and supervise the team of survey technicians, ensuring that field data is collected accurately and efficiently.

- (5) Survey Officer is responsible for documenting all survey data, including measurements, coordinates, and notes from the field.
- (6) Survey Officer shall verify any land disputes, if any, within the survey area and shall endeavour to resolve them.
- (7) Survey Officer shall prepare the survey records and maps and submit it to the Chief Survey Officer.
- (8) Survey Officer shall perform any other duties assigned by the Chief Survey Officer.

CHAPTER III

DEMARICATION OF SURVEY AREAS

6. Demarcation of City/Town areas.-

- (1) For the purpose of survey and settlement in City/Town, the area to be included within the City/Town limits shall be identified and demarcated.
- (2) In undertaking such demarcation, the existing Master Plan or City Development Plan for the City/Town, as adopted by the Government, may be followed.
- (3) In Cities or Towns where there are no Master Plan or Development Plan, the area to be included within the city or town may be demarcated in consultation with Urban and Regional Planning Authorities.

7. Demarcation of Village areas.-

- (1) The village boundary shall be as notified by the government from time to time.
- (2) The areas contained within the perimeter of an area that are predominantly used for residential purposes, including homes, streets,

and all other community facilities of a village shall be demarcated as the residential area.

- (3) For demarcation of a village residential area, the Master Plan or other Development Plan prepared for the village may be followed.
- (4) The Government may, by notification, designate areas within the village boundary for the following specific purposes:
 - (a) government land
 - (b) agricultural & allied purposes
 - (c) forest reserves or ecological zones, in accordance with the provisions of the Forest Act
 - (d) industrial purposes and utilities in accordance with the relevant Industrial policy of the Government outside the village residential area
 - (e) Economic Zones or Special Economic Zones.

8. Base Maps for Survey Areas.-

Prior to the commencement of survey operations under sections 6 and 7, as notified under section 3(1), the maps prepared for the area of interest by Land Revenue & Settlement Department, Mizoram Remote Sensing Application Centre (MIRSAC) or any other external agency designated by the Government shall be adopted as the base maps for the survey.

9. Overriding power of re-survey records.-

Notwithstanding anything contained in any other law for the time being in force, or in any survey record prepared prior to the conduct of a re-survey, the record of such re-survey shall have an overriding effect and shall be deemed to be the authoritative and conclusive evidence of land boundaries, ownership, classification, and other relevant particulars.

Provided that the existing ownership of land within the re-survey area shall be duly taken into account during the conduct of such re-survey. The owner of any affected land shall be given due notice of any proposed change or alteration in the existing ownership or boundary, and shall be afforded a reasonable opportunity of being heard by the Survey Officer.

Provided further that any representation or objection made by the land owner which cannot be settled by the Survey Officer shall be treated as a claim and objection and shall be placed before the Chief Survey Officer for consideration and final decision.

CHAPTER IV

PROCEDURE FOR CONDUCT OF SURVEY

10. Survey Officer may enter upon land.-

- (1) After issue of the notification under section 3(1), the Survey Officer or his subordinates shall have power to enter upon the land under survey, examine and measure such land and make clearance, by cutting down or removing any trees, jungle, fences, standing crops or other material obstructions to the boundaries or other lines, which may be necessary for the purpose of the survey.
- (2) Survey Officer shall, after assessing the loss occasioned by any clearance as referred to in sub-section (1), determine and offer a reasonable amount as assessed, which shall be met from the funds earmarked for survey operations.
- (3) Any person aggrieved by the decision made under sub-section (2) may, within 30 days from the date of such decision, prefer an appeal to the Chief Survey Officer.

11. Erection of survey marks and maintenance thereof.-

- (1) Survey Officer may cause to be erected temporary survey marks in such manner as may be prescribed on any lands surveyed or to be surveyed under this Act and may require any land holder to maintain such marks until the survey operation is concluded or until permanent survey marks are erected.
- (2) Survey Officer may at any time cause to be erected on any land which has been surveyed under this Act, permanent survey marks in such manner as may be prescribed.

Provided that 10 (ten) days before the erection for any permanent survey mark, the Survey Officer shall, for the information of all concerned, cause to be posted in his office and at such other place or places as the Survey Officer may direct, besides causing public announcement in the village concerned by such village authority as the Survey Officer may direct a specification of the marks which he proposed to erect on any land and an estimate of the cost.

- (3) Every land holder shall preserve permanent survey marks lawfully erected on his land and shall give immediate notice to the Survey Officer or such other authority as may be prescribed, if such marks are injured, destroyed or removed.

12. Preparation of survey maps, field books and registers, etc.-

Survey Officer shall in accordance with rules made by the Government in that behalf, prepare or cause to be prepared maps, field books and such registers and other documents as may be prescribed for all lands which are to be, or have been surveyed and demarcated under this Act.

13. Preparation of cadastral map.-

When a notification is published under Section 3(1), the Cadastral Survey operation shall be conducted in the following manner:

- (1) Survey operations may be carried out by a team of qualified surveyors to prepare a cadastral map and to accurately fix the locations of boundary pillars using modern survey equipment reference to any control point.
- (2) Mapping of residential areas, agricultural lands, and other public or Government lands may be undertaken using Ortho-Rectified Imagery (ORI), supported by ground truthing surveys to ensure spatial accuracy.

14. Survey and Demarcation of parcels of land within Survey Operation area.-

- (1) Under the Cadastral Survey operation, every parcel of land, whether individual, government, organizational or vacant land within the operation area shall be demarcated. Such demarcated parcels shall be assigned distinct plot numbers for identification and record.

- (2) The Survey Officer shall demarcate the parcels of land within the operation area and prepare the corresponding survey records.
- Provided that the adjoining landholders and the concerned Local Council or Village Council, as the case may be, be duly informed and requested to remain present at the site during the demarcation.
- (3) The adjoining landholders or their authorized representatives may sign the Field Measurement Book (FMB) to indicate their acceptance of the boundary so demarcated.
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- (4) The concerned Local Council or Village Council may, where present, sign the Field Measurement Book (FMB) to certify their witness of the survey operation.
- (5) In case any adjacent land owner refuses to sign the Field Measurement Book (FMB), he or she shall submit a written statement to the Survey Officer, clearly specifying the reasons for such refusal or objection.
- (6) Where any adjoining land owner submits reasons for not signing the Field Measurement Book (FMB), the Survey Officer shall examine such reasons, and if found invalid or unreasonable, may disregard the objection and proceed with the survey.
- (7) Where, upon examination, the reasons or objections submitted by the adjoining land owner are found to be valid and acceptable, the Survey Officer shall prepare a detailed report of the findings and submit the same to the Chief Survey Officer for further necessary action.
- (1) Modern survey instruments may be used to capture the spatial data of boundary pillars, referenced to any control point and coordinate system adopted by the Government.
- (8) A group photograph of all persons present at the time of demarcation, including the demarcating Survey Officer and other assisting personnel, may be taken as a record of attendance and verification of field participation.

- (9) In carrying out the survey and demarcation of land, the Survey Officer shall ensure that adequate space is identified and reserved for community facilities and public utilities such as roads, electric poles and lines, water supply systems, drainage, transformers, and other essential infrastructure.

15. Survey officer to determine and record a disputed land with reasons.-

- (1) Where any land is found to be in dispute, the Survey Officer shall, after making such inquiry as he deems necessary, determine the true boundary and record the same in accordance with his decision, stating the reasons for such decision in writing.
- (2) A notice of every decision made by the Survey Officer under sub-section (1) shall be issued in the prescribed manner to all parties to the dispute and to any other registered landholders whose boundaries may be affected by such decision.
- (3) Where any boundary dispute cannot be settled or disposed of by the Survey Officer under sub-section (1), the matter shall be referred for decision to the Chief Survey Officer along with his findings.

16. Preparation of draft survey records.-

After completion of survey, Survey Officer shall prepare a separate draft survey records for different local area or part thereof which shall comprise-

- (1) Survey map drawn to such scale as may be convenient in the opinion of the Survey Officer
- (2) List of land holders in prescribed format
- (3) Such other records in connection with survey.

CHAPTER V

PUBLICATION OF SURVEY RECORDS

17. Publication of draft survey records.-

When a draft survey records have been submitted, the Chief Survey Officer shall publish the draft survey records in the prescribed manner and for the prescribed period.

18. Disposal of claims and objections to draft survey/re-survey records.-

- (1) Upon publication of the draft survey or re-survey records, the Chief Survey Officer shall invite claims and objections from all interested parties, including land owners, occupants, and other stakeholders.
- (2) Any claims or objections submitted within the prescribed period from the date of publication of the draft survey or re-survey records shall lie before the Chief Survey Officer, who shall consider, dispose of, and settle such claim or objection within the period prescribed.
- (3) Chief Survey Officer shall maintain a proper record of all proceedings and shall record in writing the reasons for each decision made thereon.

19. Final publication of survey records.-

- (1) When all the claims and objections, if any, have been duly disposed of, the Chief Survey Officer shall finalize the survey records, incorporating therein all such alterations as may be necessary to give effect to the orders passed on such claims and objections.
- (2) The draft survey or re-survey records, as finalized by the Chief Survey Officer, shall be submitted to the Government for approval.
Provided that, in cases where the Chief Survey Officer is the Deputy Commissioner or any other officer appointed by the Government, the finalized records shall be submitted through the Director for onward submission to the Government for approval.
- (3) Upon approval of the draft survey or re-survey records by the Government, the Chief Survey Officer shall finally publish survey or re-survey records. The Chief Survey Officer shall declare such final publication by notification, and such declaration shall be conclusive proof that the survey or re-survey records have been duly prepared and finalized in accordance with the provisions of this Act.
- (4) Any parcel of land remaining under dispute and unsettled during the survey operation shall not be included in the approved final survey records for publication but shall be referred to the competent Revenue Court for disposal in accordance with law.

20. Approved Survey record for land settlement.-

- (1) Upon approval of the survey records by the Government, the concerned Assistant Commissioner (Revenue) shall issue the Revenue Pass or Record of Rights to the respective landholders in accordance with the approved records.

Provided that no Revenue Pass or Record of Rights shall be issued in respect of any land which is under dispute until such dispute has been finally disposed of by the competent Revenue Court, and the decision so made has been duly incorporated in the approved survey records.

- (2) Where any dispute arises in respect of a survey record, the disputed portion of such record shall be referred to the competent Revenue Court as provided in section 19(4) for adjudication in accordance with the provisions of this Act. Upon settlement of any land dispute referred to competent Revenue Court, the decision so made shall be duly incorporated and updated in the survey records.

CHAPTER VI OTHER SURVEY WORK

21. Demarcation of Land for Updation of Land Records.-

- (1) Any landholder or interested person may apply for demarcation of land for the purpose of updating land records. In such cases, the procedures prescribed under Section 14 shall, as far as applicable, be followed for conducting the demarcation.
- (2) The updating of land records may include conversion of land passes, partition, amalgamation, amalgamation with partition, re-demarcation, extension, diversion of land use, or any other modification.
- (3) The updated survey and land records shall be duly incorporated into the Geographic Information System (GIS) database maintained by the Government.

22. Demarcation of land for lease.-

Any Government Department, organization, or individual may apply for survey and demarcation of land for the purpose of issuance of a Land Lease Certificate. The procedures for survey and demarcation prescribed under Section 14 shall, as far as applicable, be followed in such cases.

23. Verification and demarcation of vacant land.-

The Government may allot a parcel of land to an individual, organization, or any other entity upon submission of an application in the prescribed form. In such cases, the procedures prescribed under Section 14 shall, as far as applicable, be followed.

24. Survey of land dispute.-

In cases of any land dispute, survey shall be conducted by Survey Officer or any other authorised personnel. If any boundary dispute arises, the verification and determination of the boundary shall be made based on the existing or previous survey records.

CHAPTER VII

UPDATION OF LAND RECORDS & GEOGRAPHIC INFORMATION SYSTEM (GIS)

25. Updation of Land Records and Incorporation in GIS Database.-

- (1) All survey and re-survey records, including cadastral maps, field measurement data, ownership particulars, and other ancillary information, may be duly updated and maintained in both physical and digital forms.
- (2) Such updation shall be carried out continuously or periodically and shall include the incorporation of all changes arising from survey operations, re-surveys, or any modification of land records resulting from court orders, conversions, partitions, amalgamations, or any other alterations duly authorized under the provisions of this Act or the rules made thereunder.
- (3) All the updated survey and land records shall be digitized and incorporated into the Geographic Information System (GIS) database

maintained by the Government. The GIS database shall integrate spatial data, attribute data, and ownership information for each land parcels, duly referenced to any control points and coordinate system adopted by the Government.

- (4) Any correction, alteration, or modification of survey or land records, after their incorporation into the GIS database, shall be carried out only with the approval of the competent authority, and in accordance with the provisions of this Act and the rules made thereunder.
- (5) The Government may specify from time to time, the standards, protocols and technical specifications for the integration, updation, accuracy, and maintenance of the GIS database to ensure uniformity and authenticity of land records.

CHAPTER VIII

DEPLOYMENT OF EXTERNAL AGENCY

26. Empanelment and Deployment of Firms or Surveyor.-

The Government may, by notification, empanel eligible Survey Firms or issue licenses to qualified individuals for the purpose of undertaking survey and mapping activities. The Government may deploy empanelled survey firms to undertake survey operations, as may be required from time to time.

27. Licensed Surveyors.-

The Government may, as and when required, direct the deployment of licensed surveyors for surveying any parcel of land.

28. Procedures for deployment of Empanelled Firms or Licensed Surveyors.-

The Government may, as required, frame Standard Operating Procedure for the deployment of Empanelled Survey Firms or Licensed Surveyors.

29. Cost of service for Firms and Licensed Surveyors.-

Any person applying for survey of land shall pay the prescribed fees to the Empanelled Survey Firms or Licensed Surveyors, as may be determined from time to time and in the manner prescribed by the Government.

**CHAPTER IX
MISCELLANEOUS**

30. Power to exempt from operation of the act.-

The State Government may, by notification, direct that all or any of the provisions of this Act shall not apply to such areas, land or classes of lands as may be specified in the notification.

31. Recovery of cost of service.-

- (1) The whole or such portion of the cost as may be ordered in respect of survey on the application of parties shall be borne by them.

Provided that where the application is made by some persons, the amount recoverable under this section may be recovered from all the concerned land holders or land owners of the local area including the applicant.

- (2) The Government may prescribe the manner in which such cost shall be assessed. The costs so assessed shall be recoverable as arrears of land revenue.

Provided that the Government may decide not to recover the cost of survey from all concerned land holders or land owners including the applicant.

32. Protection of action taken under this act.-

No suit or legal proceedings shall lie against any person for anything done in good faith or purporting to be done under this Act or any rule or order made thereunder.

33. Power to make rules.-

- (1) The Government may, after publication, make rules for the purpose of carrying out the provisions of this Act.

- (2) Every rule made under this Act shall, as soon as may be after it is made, be laid before the Legislative Assembly of Mizoram while it is in session for a total period of seven days which may be comprised in one session or in two or more successive sessions; and if, before the expiry of the session or the successive sessions aforesaid, the Legislative Assembly agrees in making any modification in the rule or that the rule should not be made, the rule shall thereafter have effect only in such modified form or shall be of no effect, as the case may be.

Provided that any such modification or annulment shall be without prejudice to the validity of anything previously done under that rule.

34. Repeal and savings.-

On and from the commencement of this Act, The Mizoram Land Survey & Settlement (Operation) Act, 2003 and its (Amendment) Act, 2014 thereof, as in force in the State, shall stand repealed.

Provided that, any proceedings initiated, actions taken, or orders passed under the repealed enactments prior to the commencement of this Act, shall be deemed to have been validly made and shall continue to be in force as if this Act had not been enacted.

35. Power to remove difficulties.-

If any difficulty arises in giving effect to the provisions of this Act, the Government may, by order published in the Official Gazette, make such provisions or take such measures as may appear to it to be necessary or expedient for the purpose of removing the difficulty.
