

GOVERNMENT OF MIZORAM
LAND AND REVENUE & SETTLEMENT DEPARTMENT

Aizawl the 21st November, 2025

NOTIFICATION
(Sub-Leasing of Land)

No. J-37022/6/2025-LR&S: In pursuance of the newly inserted Sections 45A to 45G under the Mizoram (Land Revenue) Act, 2013, the Government of Mizoram hereby issues the following general outline of provisions governing *sub-leasing of land* for uniform implementation under Land Revenue & Settlement Department.

The procedures relating to sub-lease of land laid down herein are intended to ensure proper regulation, transparency, and accountability in the use of leasehold rights. The objective is to safeguard government land interests while facilitating lawful sub-letting for legitimate purposes. The procedure aims to balance administrative control with the ease of compliance for lease-holders and sub-lessees.

1. General Condition:

The provisions relating to sub-leasing are intended to regulate the lawful transfer of operational rights over leased lands, ensuring transparency, accountability, and proper utilization of land resources. A sub-lease may be granted only by the lease-holder of a valid land lease and shall require the prior approval of the competent authority before execution.

2. Competent Authority:

The Deputy Commissioner shall be competent authority for the purpose of approving or rejecting sub-leasing applications of land within the district.

The Assistant Commissioner (Revenue) is the designated authority to receive applications for sub-lease. He shall receive applications, process the same and undertake the required verifications for further submission to the Deputy Commissioner.

3. Conditions for Sub-Lease:

No sub-lease shall be valid unless it satisfies the following conditions:

- a. The sub-lease period shall not exceed the remaining tenure of the original lease.
- b. The sub-lease shall be executed in the form of a registered Agreement Deed under the Registration Act, 1908.
- c. The land shall be used strictly for the purpose for which it was originally leased, unless otherwise approved.

4. Application procedure:

Application for permission to sub-lease shall be submitted to the Assistant Commissioner (Revenue) in the prescribed form appended at *Annexure*, along with a non-refundable application fee of ₹500 (Rupees Five Hundred). After preliminary verification and site inspection, if required, the Assistant Commissioner (Revenue) shall place the application with recommendations to the Deputy Commissioner for final decision.

5. Notification and Record:

Upon approval and registration of the sub-lease, the name of the sub-lessee shall be recorded in the Record of Rights (RoR) as an interested person for the duration of the sub-lease. The District Revenue Office shall maintain a Register of sub-leases, containing details of the lease-holder, sub-lessee, location, area, term, and date of approval.

6. Obligations and Liabilities:

The Lease-holder shall remain responsible for payment of all land revenue, cess, and taxes, while the sub-lessee shall be jointly and severally liable for any dues arising from default. The sub-lessee shall use the land in accordance with the approved purpose and shall not cause any damage or alteration without prior written consent of the lease-holder and approval of the competent authority.

7. Renewal and Expiry:

No sub-lease shall be renewed or assigned without fresh approval. Every sub-lease shall automatically expire upon the expiry or termination of the original lease unless specifically extended by competent authority.

8. Unauthorised Sub-Lease:

Any sub-lease executed without prior approval shall be deemed null and void, and the original lease shall be liable for cancellation. Such unauthorised occupation shall not confer any right or interest upon the sub-lessee.

All authorities concerned in the District Administration are hereby directed to ensure effective and uniform implementation of these provisions relating to Sub-Lease within their respective jurisdictions, and to extend necessary support and cooperation for smooth implementation in the interest of good land governance.

Sd/- VANLALMAWIA

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

Memo No. J-37022/6/2025-LR&S : Aizawl the 21st November, 2025

Copy to:

1. Secretary to Governor of Mizoram.
2. P.S to Hon'ble Chief Minister, Mizoram.
3. P.S to Speaker/ Ministers/ Leader of Opposition/ Deputy Speaker, Ministers of State.
4. All Members of Legislative Assembly, Mizoram.
5. Sr. P.P.S to Chief Secretary, Govt. of Mizoram.
6. All Administrative Heads/Head of Departments, Govt. of Mizoram.
7. Director, Land Revenue & Settlement Department.
8. All District Collectors in Mizoram.
9. Controller of Printing & Stationeries, Mizoram with 2 (two) spare copies for publication in Mizoram Gazette Extra Ordinary.
10. All Assistant Commissioners (Revenue), Land Revenue & Settlement Department.
11. Guard File.

Digitally signed by
Remlalliana Hnamte
Date: 21-11-2025
11:37:54

(REMLALLIANA HNAMTE)

Under Secretary to the Govt. Of Mizoram
Land Revenue & Settlement Dept.

Annexure**APPLICATION FOR PERMISSION TO SUB-LEASE LAND****1. Details of Lease-holder (Applicant):**

Name of Lease-holder: _____

Father's/Mother's/Spouse's Name: _____

Address: _____

Contact No.: _____ Email (if any): _____

2. Details of Land under Lease:

Land Lease No. & Date: _____

Plot/Survey No.: _____

Area (sqm): _____

Location/Village/Town: _____

Current Land Use: _____

3. Details of Proposed Sub-Lessee:

Name of Sub-Lessee: _____

Father's/Mother's/Spouse's Name: _____

Address: _____

Contact No.: _____ Email (if any): _____

4. Particulars of Proposed Sub-Lease:

Proposed Period of Sub-Lease (From - To): _____

Purpose / Intended Land Use: _____

Whether the intended purpose differs from the original lease?

(Yes/No): _____ (If yes, specific approval will be required.)

5. Documents Enclosed (self-attested copies):

(a) Certified copy of the original Lease Deed

(b) Registered Sub-Lease Agreement Deed

(c) Identity proof of Lease-holder and Sub-Lessee (Voter ID / Aadhaar / Passport)

(d) Latest land revenue clearance certificate

(e) Any other supporting documents: _____

Declaration by Applicant

I, _____ (name of Lease-holder), hereby declare that the particulars furnished above are true and correct to the best of my knowledge and belief. I undertake to abide by the conditions imposed by the Competent Authority while granting permission for sub-lease under Section 45A–45G of the Act and Rules made thereunder.

Signature of Lease-holder : _____

Name : _____

Date : _____

For Office Use Only

Application received on : _____

Application No. : _____

Remarks/Recommendations of the Assistant Commissioner (Revenue):

Signature : _____

Name : _____

Designation : _____
