Mo. 184/XXXVI(3)/2025/14(1)/2025

Legisland 25 of better 18 Dated Dehradun, May 01, 2025

## ACL) sub south of section I shall be substituted as

## Miscellaneous included in any local body area after

July 7, 1949, in respect of the subjects mentioned in column 3 of

such transfer is done to any trust-institution, company, firm for

industrial purposes, Ayush, Education, Health and Medical

Education, Horticulture and various processings Tourism or in

Constitution of India, the Governor is pleased to order the publication of the following English translation of 'The Uttarakhand (Uttar Pradesh Zamindari Abolition And Land Reforms Act, 1950) (Amendment) Act, 2025' (Act No. 11 of 2025).

As passed by the Uttarakhand Legislative Assembly and assented to by the Governor on 30 April, 2025.

The Uttarakhand (Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950) (Amendment) Act, 2025

(Uttarakhand Act No. 11 of 2025)

Provided that before granting permission for purchase of and for the above purposes the concern department shall issue

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further to amend the Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950 (Uttar Pradesh Act no 01 of 1951) (Adaptation and Modification Order, 2001) in the context of the State of Uttarakhand;

Be it enacted by the Uttarakhand State Legislature in the seventy-sixth year of the Republic of India:

Short title, extent and Commencement	1. (1) This Act may be called the Uttarakhand (Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950)  (Amendment) Act, 2025.
sub-clause (a) of	(2) It shall extend to the whole of State of Uttarakhand except the areas included and to be included from time to time in any Municipal Corporation, Nagar Panchayat, Nagar Palika Parishad and Cantonment Board limits.
	(3) It shall come into force at once.

Amendment of section 1	In the Uttar Pradesh Zamindari Abolition and Land Reformable (Uttar Pradesh Act No. 01 of 1951) (Adaptati Modification Order, 2001) (herein after referred to as part Act) sub-section (2-A) of section 1 shall be substituted.	ion and
ticle 348 of the	"(2-A) If any area is included in any local body are July 7, 1949, in respect of the subjects mentioned in colum	ea after
Amendment of section 154	(i) sub-section (2) shall be omitted;	niwolloi
Ind assented to	"(2-A). Subject to the provisions of any other law relating to land tenures for the time being in force, the State Governmay, by general or special order authorise transfer in except the land prescribed in sub-section (1), if it is of the opinion such transfer is done to any trust, institution, company, firm industrial purposes, Ayush, Education, Health and Me Education, Horticulture and various processing, Tourism of favour of a registered co-operative society or an institute established for a charitable purpose, which does not sufficient land for its need or that the transfer is in the interegeneral public:	to the ment ess of that m for edical or in ution
nd Ratorns Act, 195  2001) in the contextence with year of the	"(2-A) If any area is included in any local body area after ally 7, 1949, in respect of the subjects mentioned in column 3 of chedule II, it will still be under the jurisdiction of the courts entioned in columns 4,5 and 6."  section 154 of the principal Act, -  section (2) shall be omitted;  sub-section (2-A) shall be substituted as follows, namely:-  2-A). Subject to the provisions of any other law relating to the add tenures for the time being in force, the State Government by, by general or special order authorise transfer in excess of land prescribed in sub-section (1), if it is of the opinion that the transfer is done to any trust, institution, company, firm for sustrial purposes, Ayush, Education, Health and Medical sucation, Horticulture and various processing, Tourism or in our of a registered co-operative society or an institution abblished for a charitable purpose, which does not have ficient land for its need or that the transfer is in the interest of eral public:  Provided that before granting permission for purchase of a for the above purposes the concern department shall issue the essential certificate after assessing the proposal with rence to amount of investment, employment generation and at and machinery etc. and for this purpose a designated officer I be nominated by the concern department, who shall be the different or one level below him.  Ilanation — For the purpose of this sub-section, 'transfer' as transfer of land only in the district Udham Singh Nagar Haridwar of the State of Uttarakhand."  The following provise shall be added to sub-clause (a) of the sub-section (4),-	
hased (Ultar Prades)	Explanation – For the purpose of this sub-section, 'trans means transfer of land only in the district Udham Singh Na and Haridwar of the State of Uttarakhand "	fer'
	ii) in sub-section (4)	Com

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"Provided that buyer before purchasing the land, shall furnish an affidavit to the sub-Registrar to the effect that he or his family has not purchased more than 250 square meters of land elsewhere in the State for residential purposes during his lifetime. If the affidavit is found to be false, such transfer shall be void and the consequences of section 167 shall apply."

- (two) sub-clause (a) of clause (3) shall be substituted as follows, namely: - myologia Insulasymi
  - "(a) Subject to restrictions contained in section 154, a person, society or corporate body may purchase land for the following purposes, with the prior sanction of the State Government in the Uttarakhand as may be prescribed: -
    - (i) for medical or health related purposes, if it conforms to the Health and Population Policy of Uttarakhand;
- (ii) for hotel, Lodge, Guest House, Restaurant, Bar, Spa, waterfall, way side amenities or resort, if it conforms to the Tourism Policy of the State;
  - (iii) for educational purposes, on the recommendations of the Department of Education;
  - (iv) for cultural purposes;
  - (v) for Industrial purposes in areas other than those mentioned in sub-clause (e) of section 154 (4)(2) and such other purposes.
  - (vi) subject to the clause (a) of sub section (1) of section 5 of the Uttrakhand Enterprises Single Window Facilitation a non-tenure holder but and Clearance Act, 2012 (Uttrakhand Act no 05 of royal under section 154(4) 2013), for enterprises of Micro, Small and Medium or purchases a land with category as follows, namely;
  - (a) for establishment of all types of micro, small and medium enterprises except as notified State Government from time to time non admissible enterprises on Khasra number of the notified lands under the special industrial package, 2003 of the Government of India;
  - (b) for establishment of enterprises within the whole State to the notified thrust sector enterprises by the Government of India/ State Government from benoitons a base flows bon amount time to time.
  - (vii) For affordable residential buildings in accordance with the Government of India/State Government Housing Scheme/Policy.

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(viii) For establishment of Sports Training Academy, stadium etc. as per the policy of Sports Department:

Provided that before granting permission for purchase of land for the above purposes the concern department shall issue land essential certificate after assessing the proposal with reference to amount of investment, employment generation and plant and machinery etc. and for this purpose a designated officer shall be nominated by the concern department, who shall be the head of department or one level below him."

(three) sub-clause (b) of clause (3) shall be substituted as follows, 

(b) A person, society or corporate body may purchase land with prior sanction of the State Government for Agricultural or Horticultural purposes only in Haridwar and Udham Singh Nagar districts of Uttarakhand State, as may be prescribed, on furnishing an Affidavit to the effect that such land will be used for Agricultural or Horticultural purposes and for uses incidental to and connected with Agriculture or Horticulture only. If the land use of such land as mentioned in the Affidavit is changed, the said transfer shall be void and consequences of section 167 shall apply."

(four) after sub-clause (b) of clause (3) a new sub-clause (c) and sub clause (d) shall be inserted as follows, namely:-

"(c) (1) A person who is a non-tenure holder but purchase the land without approval under section 154(4) (1)(a), 154(4)(2)(e) or 154(4)(2)(f) or purchases a land with sanction conferred under section 154(4)(3) than shall continue to be a bhumidhar of special category as provided under section 129-B and such bhumidhar shall be eligible to purchase land in future only with the permission, of the State Government;

> (2) Such bhumidhar may mortgage or hypothecate such land for obtaining loan from banks or financial institutions and may derive any other benefit accruing from his bhumidhari rights under section 129;

(3) If such bhumidhar is unable to pay the loan taken from the bank or financial institutions and such land is auctioned/ sold for repayment of the loan by the said bank or financial institution, while taking action under the Securitization and Reconstruction of Financial Assets and Enforcement of granted or sell, gifts

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Security Interest Act, 2002 (SARFAESI Act) or other prevailing Act, then the receiver/ buyer of such land received by the auction shall not be required to obtain land purchase permission separately:

Provided that if a buyer is a tenure holder in the State of Uttarakhand of any category as mentioned in section 129 or such owner of any immovable property in Uttarakhand who has acquired it on or before 12-09-2003 or any member of the 'family', (which means husband, his wife and their children, including step or adopted children, and includes parents, grand-parents, brothers and unmarried, widowed, separated and divorce sisters) of tenure holder or owner of property acquires such land by participating in auction/sale then he shall become a bhumidhar having transferable rights idren, including step or s, grand-parents, brothers under section 129:

Provided further that if a buyer is a not a tenure holders in the State of Uttarakhand of any category as mentioned in section 129 or not a owner of any immovable property in Uttarakhand who has acquired it on or before 12-100 09-2003 or any member of the 'family', which means husband wife and their children, including step or adopted children, and includes parents, grand-parents, brothers and unmarried, widowed, separated and divorced sisters, of such tenure holder or property owner then he shall be bhumidhar of special category under section 129 of land acquired through auction /sale and he may use for the same purpose namely, for the which the land was purchased.

- If any person who is a non-tenure holder of any category as mentioned in section 129 or not a owner of any immovable property situated in Uttarakhand who has acquired it on or before 12-09-2003, who has purchases land without friened in section 129 or permission under section 154(4)(1)(a), 154(4)(2)(e) or crty in Uttarakhand who 154(4)(2)(f) or purchases a land with sanction conferred under section 154(4)(3), within a period of three years seife and their children, which shall be calculated from the date of registration of sand includes parents. sale deed of land or after that if buyer apply for land use ed; widowed, separated time extension within fixed time then within such time and holder or property limit which is allowed for such reason to be recorded in from tenue holder of writing by State Government, shall use the said land for State Government then that purpose.
  - (5) If the buyer fails to use the land for the purpose for which the sanction has been granted or used the land for any

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purpose other than that for which it was granted or sell, gifts or otherwise transfers the land for a purpose other than that for which it was purchase without permission of the State Government than such transfer shall be void for the purposes of the Act and consequences of section 167 shall apply."

- (d) (1) The buyer shall not require permission to sell the land for the same purposes for which it was purchased.
  - (2) For sale for the purpose other than same purpose, if the buyer is not a tenure holder in the State of Uttarakhand of any category mentioned in section 129 or not a owner of any immovable property in Uttarakhand who has acquired it on or before 12-09-2003 or any member of the 'family', which means husband wife and their children, including step or adopted children, and includes parents, grand-parents, brothers and unmarried, widowed, separated and divorced sisters, of such tenure holder or owner then the seller shall have to obtain prior permission of the Government.
  - (3) If a buyer is a tenure holders in the State of Uttarakhand of any category as mentioned in section 129 or such owner of any immovable property in Uttarakhand who has acquired it on or before 12-09-2003 or any member of the 'family', which means husband, his wife and their children, including step or adopted children, and includes parents, grand-parents, brothers and unmarried, widowed, separated and divorce sisters, of tenure holder or owner of property then he shall become a tenure holder having transferable rights under section 129 after purchasing land from tenure holder of special category. mentioned in section 129 or not
  - (4) If a buyer is a not a tenure holders in the State of Uttarakhand of any category as mentioned in section 129 or such owner of any immovable property in Uttarakhand who has acquired it on or before 12-09-2003 or any member of the 'family', which means husband wife and their children, including step or adopted children, and includes parents, grand-parents, brothers and unmarried, widowed, separated and divorced sisters, of such tenure holder or property owner, then if he purchases land from tenure holder of special category with permission of State Government then he shall become a tenure holder of special category."
- (iv) sub section (5) shall be substituted as follows, namely: the land for any

"(5) (1) Where -

ressee, khasra masirks column aber 11, a new	ni, abi	pertaining to transfer of land is presented for registration comes to know or has reason to believe that the transfer of land is in contravention of section 154(3), 154(4)(1) (a) or 154 (4)(3); or
Daniest In	di gos	(b) a Revenue officer either on an application submitted to him or on receipt of any information from any source comes to know or has reason to believe that the land has been
nis- Rayenue alters Board Board	Com Com Shorts	transferred in contravention of the provisions of section 152-A, 154(3), 154(1)(a), 154(4)(2)(e), 154(4)(2)(f) or 154(4)(3), then he shall make a reference to such Sub-Registrar, Registrar or Revenue officer, as the case may be, to the Assistant Collector officer in charge of the Sub division, where that land or its part is situated, then he shall determine whether the transfer is in contravention of the provision of this Act in the manner prescribed and the consequences of section 167 shall apply in
	1	respect of every such transfer which is void.
Sy Order, CHATURVEDI, cal Secretary.	YALVI	(2) The State Government may, either on the report of a Revenue officer or on an application by any person or of its own motion, call for the records of any proceedings or case for the purpose of satisfying itself as to the legality or propriety of
. January Bu	ioni,	such proceedings or order made therein and may pass such order in relation thereto as it may think fit.
		(3) No order shall be passed under this sub-section which adversely affects any person unless such person has been given a reasonable opportunity of being heard."
Amendment of	4.	In section 156 of the principal Act, sub clause (i) of clause (c) of sub-section (1) shall be substituted as follows, namely: -
		"(i) Without prejudice to the restriction content in section 157(a) and section 157(b) of the principal Act, the land for the purposes of agriculture, horticulture, herbs, unseasonal vegetables, medicinal and aromatic plants, production of spices,
		plantation, animal husbandry and milk production, poultry farming and live stock procreation, apiculture, pisciculture and agro and food processing, tea plantation and processing and alternative energy projects may be given on lease along with lease rent for maximum period of 30 years with fixing terms and conditions to any person, Institution, Society, Trust, Firm, Company and self help groups. Cash, produce or any part of the

appointed under the whom any document ented for registration and the transfer of land	of khatoni."	of lease dee	d entry of shall be mad	le in remar	ks column		
Amendment of 5. Schedule II	In schedule II of principal Act, after serial number 11, a new serial 11A shall be inserted as follows, namely: -						
application submitted	S.N. Section	Description of	Court of	Cou	Court of		
om any source comes		proceeding	original jurisdiction	first appeal	second appeal		
the land has been			4emai	5	6		
ons of section 152-A,  (f) or 154(4)(3), then  (egister, Registrar or  te Assistant Collector  re that land or its part	11A 152-A(1), 154(4)(1)(a), 154(4)(1)(e),	in case of violation void transfer and its consequences	Assistant Collector officer in charge of pargana	Commis- sioner	Revenue		
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respect of every such transfer which is void.

(2) The State Government may, either on the report of a Revenue By Order, officer or on an application by any person or of its own and not ease to again any proceedings or case for the records of any proceedings or case for the

To visingorg to villagel off or as Hesti gnivitalitas to scoquiq . Principal Secretary. such proceedings or order made therein and may pass such Street best less than the order in relation thereto as it may think fit.

Uside of and year (3) No order shall be passed under this sub-section which rebons states and person unless such person has been to rabbed the given a reasonable opportunity of being heard."

Amendment of 4; In section 156 of the principal Act, sub clause (i) of clause (c) of no 221 moit sub-section (1) shall be substituted as follows, namely: -

"(1) Without prejudice to the restriction content in section to reduces on 157(a) and section 157(b) of the principal Act, the land for the neglides that purposes of agriculture, horticulture, herbs, unseasonal and aromatic plants, production, of spices, bearings plantation, animal husbandry and milk production, poultry versquest and live stock procreation, apiculture, pisciculture and agro and food processing, tea plantation and processing and ned; me alternative energy projects may be given on lease along with lease rent for maximum period of 30 years with fixing terms and conditions to any person, Institution, Society, Trust, Firm, Company and self help groups: Cash, produce or any part of the

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