

No.F.34(4)-REV/2007  
GOVERNMENT OF TRIPURA  
REVENUE DEPARTMENT

April 6<sup>th</sup>, 2010.

MEMORANDUM

Subject :- Present position of Tea Estates' land & action thereon.

The undersigned is directed to draw the kind attention of all concerned to the growing attempts to divert Tea Estate's land, selling it in parts and other similar actions in violation of provisions laid down in the TLR & LR Act. 1960. The Government in the Revenue Department has examined some of the relevant issues and taken a serious view in the matter. Accordingly, the Department has initiated some corrective measures to check illegal activities relating to Tea Estates lands. As a part of such actions, 36 Nos. Tea Estates have been identified in whose favour retention order U/S 136(1) (f) and exemption from Ceiling surplus provision were allowed U/S 178 (1) of the TLR & LR Act. A list of such Tea Estates is given in annexure –A.

2. With a view to prevent part sale of any Tea Estate the Govt. in the Revenue Department has already issued a Memo of even number dated 02.03.2010 where all the Collectorates and District Registrars were advised not to allow part sale of Tea Estate's land.

3. There are 21 nos. Tea Estates where no record declaring ceiling surplus lands with them are available in the Revenue Department. To regularize the Ceiling Surplus lands held by these Tea Estates all the DM & Collectors were requested to initiate formal proceedings under Ceiling Surplus Provisions against these 21 nos. Tea Estates (at annexure –B) after examination of their individual cases as per ceiling surplus provisions under the TLR & LR Act.

1. It has been reported by the Industries & Commerce Department , as per their detailed survey, that quite a good number of Tea Estates are not utilizing the available land for the purpose of Tea Plantation and the average area utilized for Tea

Plantation is 50% . The rest of the area is either vacant or being used for purposes other than Tea -

Plantation. Since exemption under ceiling surplus provisions was granted only for Tea Plantation and with a view to improve the utilization of Tea garden lands the Revenue Department has issued a Memorandum to all such Tea Estates individually to submit an action plan indicating a time bound road map for utilizing the vacant lands held by the Estates for Tea Plantation and ancillary purposes.

5. In the position stated above all the DM & Collectors should get the land utilization status of each Tea Estate surveyed & examined separately on a regular basis . During scrutiny if any Tea Estate is found either under utilizing the land available with the Tea garden or has been utilizing the land for any purpose other than Tea Plantation , a formal report should be submitted to the Government with specific recommendations for drawing up proceedings against those Tea Estates. Such reports should be sent by the Collectors at least every six months to reach the Government on the 1<sup>st</sup> January and 1<sup>st</sup> of July of every year.

6. This memorandum should part of the guard file of all offices.

Sd/-  
(M. Chakraborty),  
Under Secretary to the Government of Tripura.

To  
The District Magistrate & Collector,  
North Tripura / Dhalai District / West Tripura / South Tripura  
Kailashahar / Ambassa / Agartala / Udaipur

Copy to :-

The Director of Land Records & Settlement for information and necessary action.

## **Annexure –A**

### **Dhalai District**

1. Darang tilla Tea Estate
2. Ram Durlavpur Tea Estate

### **North Tripura District :**

3. Rangrung Tea Estate
4. Debasthal Tea Estate
5. Nating Charra Tea Estate
6. Halai Charra Tea Estate
7. Hira Charra Tea Estate
8. Kali Shashan Tea Estate
9. Jagannathpur Tea Estate
10. Manu Valley Tea Estate
11. Sarojini Tea Estate
12. Golakpur Tea Estate
13. Maheshpur Tea Estate
14. Huplongcharra Tea Estate
15. Rani Bari Tea Estate
16. Sova Tea Estate
17. Murticharra Tea Estate
18. Pearacharra Tea Estate

### **West Tripura District:-**

19. Kalyanpur Tea Estate
20. Durgabari Tea Estate
21. Kalacherra Tea Estate
22. Simnacharra Tea Estate
23. Bramhakunda Tea Estate
24. Meghliband Tea Estate
25. Kalkalia Tea Estate
26. Fatikcharra Tea Estate
27. Adarini Tea Estate
28. Binodini Tea Estate
29. Harishnagar Tea Estate

30. Malabati Tea Estate
31. Mohanpur Tea Estate
32. Tufanialunga Tea Estate
33. Laxmilunga Tea Estate
34. Gopalnagar Tea Estate

**South Tripura:-**

35. Leelagarh Tea Estate
36. Ludhua Tea Estate

Sd/-