

GOVERNMENT OF TRIPURA
REVENUE DEPARTMENT

No.F.34 (35)-REV/2022

Dated, Agartala, the 18 July, 2022

NOTIFICATION

Subject:- Inviting objections and suggestions on the draft "Policy for lease of Government land".

The draft of "Policy for lease of Government land" is uploaded in the Tripura State Portal inviting suggestions and objections from all persons likely to be impacted thereby or public in general within 15 (fifteen) days from the date of its publication. In order to finalize aforesaid draft at the earliest suggestions and objections are invited within 15(fifteen) days from the date of publication in Tripura Gazette. Communications in this regard may be sent by email at ssrevenue2020@gmail.com or by post to Additional Secretary, Revenue Department, Government of Tripura, Civil Secretariat, 3rd Floor, Room No.2304, New Capital Complex, PO- Kunjaban, Agartala, PIN-799010.

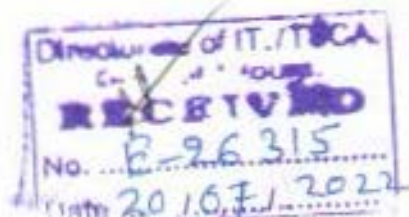
(C. K. Malsom)

Deputy Secretary to the
Government of Tripura

Copy to:-

1. Principal Secretary to the Hon'ble Chief Minister, Tripura.
2. PS to Chief Secretary, Tripura.
3. Principal Secretaries/Secretaries/Spl. Secretaries, Govt. of Tripura.
4. Director, ICA. He is requested to issue Press Release.
5. Director, IT. He is requested to upload this Notification in the State Portal of Revenue Department.
6. Manager, Tripura Government Press, Agartala for publication of this Notification in the Tripura Gazette in the next issue.
7. Guard file of the Revenue Department.

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Draft policy for lease of Government land

Government land is sometimes needed to be given on lease to government agencies, public organizations, private organization and Public Private Partnership Projects for public purposes.

Public purpose means anything affecting the rights, health, finance or any other interest of the public at large, of common concern among the citizens or a section of citizens or a community, in the management and affairs of local, State and or Central Government,

Lease of government land (with or without building structure on it) will be done as detailed below:-

- i) The decision on government land to be given on lease and the choice of lessee shall be as approved by the government in the Revenue Department based on proposal from the DM & Collectors or a state government department.
- ii) Period of lease shall be maximum for 30 years at a stretch but may be renewed thereafter subject to a maximum of up to 99 years.
- iii) The lessee shall pay both one-time premium and annual rent in advance in the following manner.

Sl No	Purpose	One time premium	Annual rent
1	Agricultural & allied activities	2% of current land value	2% of current land value
2	Service for citizens benefit viz. medical, educational, charitable, Cultural, Religious & social welfare etc. purpose	2% of current land value	2% of current land value
3	Industrial purpose	2% of current land value	3% of current land value
4	Commercial purpose	2% of current land value	4% of current land value

Explanation:- For the purpose of this Policy Land value shall be as per the prevailing /Current Government land valuation Chart.

Provided that in case of short-term lease of up to three years (not extendable), the one-time premium part can be waived in full.

Provided further that the rent or premium for lease of the building or structure or any production related activity on the land shall be additional.

- iv) The lease agreement shall be signed only after payment of the one-time premium and the rent for the first year.
- v) Possession shall be given only after signing of the lease agreement.
- vi) The government land with / without building shall be given on lease on as is where is basis. If there is any existing structure, the lessee shall not demolish / damage / modify that structure without written authorization from the government unless otherwise provided in the lease agreement.
- vii) At the end of the lease period, the lessee shall hand over peaceful and encumbrance-free possession of the land and building, if any, to the government in good condition.
- viii) The lessee shall not create any encumbrance and shall not take any loan against the property on the basis of the lease.
- ix) The lessee can mortgage the leasehold interest only (and not the demised land itself) on the demised land, whether in full or in part, only with the prior permission of the lessor.
- x) The lessee cannot sell, sub-lease, sub-let or sub-license any of his rights.
- xi) The lessee cannot abandon the leased land / building, and shall protect it from encroachment and any permissive or adverse possession.
- xii) If the lessee fails to pay the annual rent in advance even by a single day, it may be lawful for the state government to evict the lessee and recover the rent for the remaining period as penalty without allowing the land from being used by the lessee.
- xiii) The lessee shall give a notice of at least 6(six) months if it desires to terminate the lease agreement. Similarly, the state government may also terminate the lease agreement by serving three months advance notice.
- xiv) The Lease Agreement shall be registered under Transfer of Property Act, 1882.
- xv) Notwithstanding anything contained herein above, lease money (premium and rent) may be reduced or enhanced with the concurrence of the Finance Department. The lessee would be given opportunity of being heard before making any modification in the lease money, but the decision of the State Government shall be final.
- xvi) If the land is under TTAADC area then concurrence of TTAADC is required
- xvii) In the event of special circumstances, the Government in Revenue Department may relax any of the above conditions for citizens benefit.