

**Government of Jammu and Kashmir,
Revenue Department, Civil Secretariat,
J&K, Jammu/Srinagar**

**Notification
Jammu, the 25th of January, 2022**

S.O. 35.-In exercise of the powers conferred by Section 22-A and any other provision enabling in this behalf of Jammu and Kashmir Land Revenue Act, Svt. 1996, the Government hereby makes the following rules: namely:-

1. Short title, extent and commencement:-

- (1) These rules may be called the Jammu and Kashmir Land Pass Book Rules, 2022.
- (2) These rules shall extend to the whole Union territory of Jammu and Kashmir.
- (3) These rules shall come into force on the date of its publication in the Official Gazette.

2. Definitions:-

In these rules, unless the context otherwise requires:-

1. "**Act**" means the Jammu and Kashmir Land Revenue Act Svt. 1996;
2. "**Estate**" means any area:
 - (a) for which a separate record-of-rights has been made;
 - (b) which has been separately assessed to land revenue, or would have been so assessed if the land revenue had not been released, compounded for or redeemed;
or
 - (c) which the Government may, by general rule or special order, declare to be an estate.
3. "**Form**" means a form appended to these rules;
4. "**Government**" means the Government of the Union territory of Jammu and Kashmir;
5. "**Landholder**" does not include (an occupant) or an assignee of land revenue, but does include landowner, chakdar, and a person to whom a holding has been transferred or an estate or holding has been let in farm under this Act for the recovery of an arrear of land revenue, or of a sum recoverable as such arrear, and every other person not hereinbefore in this clause mentioned who is in possession of an estate or any share or portion thereof, or in the enjoyment of any part of the profits of an estate;
6. "**Land Pass Book**" means the Land Pass Book issued under rule 3 both in physical form or generated electronically from the official portal;
7. "**Occupant**" means the person as defined under the Act;
8. "**Register of Land Pass Book**" means the register maintained including in digital format for the purpose under Rule 3 in the Office of the Tehsildar;
9. "**Revenue officer**" in any provision of the Act means a Revenue officer having authority under the Act, to discharge the functions of a Revenue officer under that provision;
10. "**Section**" wherever the section mentioned in these regulations means a section of the Jammu and Kashmir Land Revenue Act, Svt. 1996;
11. "**Tehsildar**" means the officer incharge of revenue administration of a Tehsil;



3. Issuance of Land Pass Book:-

1. Each revenue village in the Tehsil of the Union territory shall be the unit for issuance of Land Pass Book to a landholder, till the objective of issuance of single Land Pass Book to landholder indicative of his total landholding in the Union territory is achieved by the Government.
2. The Deputy Commissioner of the district shall cause to prepare Land Pass Book for every landholder of the revenue estate in his district as per Form-IV appended to these rules to enable the landholder to make its use for credit facilities and for other matters connected therewith or incidental thereto.
3. The Deputy Commissioner of the district shall notify the villages, whose Land Records have been digitized, for the issuance/generation of Land Pass Book in trilingual form as per Form-I.
4. Every Tehsildar shall publish a notice in Form-II in the notice board of the Tehsil Office, Niabat, Patwar Halqa, offices of Gram Panchayat in each village within the Tehsil area, inviting applications in Form-III for issue of Land Pass Book within seven (07) days of issuance of notification by the Deputy Commissioner in Form-I.
5. The Tehsildar in his jurisdictional tehsil shall be the authorized person for preparing and issuance of Land Pass Book.
6. Each landholder shall submit application duly filled in Form-III to the authority online on the portal designated for the purpose by the Government.
7. The Tehsildar, shall by order, dispose of the application within 07 days from the receipt of the application form and generate and issue Land Pass Book accordingly.
8. The Tehsildar shall be responsible for the correctness of every entry made in the Land Pass Book.
9. The Land Pass Book as generated in Form-IV can also be downloaded by the landholder from the portal after payment of the prescribed fee.
10. The Land Pass Book issued or generated under these rules and made upto date shall remain in force until the next Jamabandi.
11. Every Land Pass Book holder shall intimate the Tehsildar for any change occurred in the land records during the said period and get it updated. Failure to get it updated shall render Land Pass Book invalid.
12. Each page of the Land Pass Book shall be digitally coded with QR Code, serially numbered and bear the name of the landholder to avoid tempering.
13. The QR code shall be utilized for verifying the veracity of the digitally generated Land Pass Book. No Land Pass Book shall be issued in respect of Government Land.
14. The Land Pass Book shall be issued against a payment of fee of Rs. 100/- (Rupees hundred only) from landholder.
15. In cases where the original Land Pass Book is lost, mutilated or damaged, a sum of Rs. 100/- (Rupees hundred only) shall be charged to the landholder for issuance of the duplicate Land Pass Book.
16. The Tehsildar can revise the Land Pass Book suo moto in case of any change therein after giving an opportunity of being heard to landholder.
17. Any revenue officer may direct the landholder to produce the Land Pass Book within 15 days of issuance of notice to him and the landholder shall thereupon produce the Land Pass Book either personally or through authorized agent for making necessary entry.
18. If there appears any mistake in the Land Pass Book, the same can be challenged by making an application to the Deputy Commissioner who shall make such appropriate orders to certify it, as he deems fit.



4. Applicability of the Land Pass Book:-

1. Every entry made in the Land Pass Book issued under these rules shall be presumed to be true and correct until the contrary is proved.
2. The entries in Land Pass Book shall carry the same evidentiary value as if these were certified copies of the record-of-rights and other public record for all intents and purposes before the Courts and the financial institutions including Banks.
3. The Land Pass Book may be used as a document for grant of any financial assistance by any Financial Institution.
4. A financial institution granting any financial assistance to the holder of the Land Pass Book shall inform the issuing authority i. e. Tehsildar concerned of the financial assistance given to the landholder on the security of his holding.
5. The Tehsildar concerned on receipt of the information from the financial institution shall make an appropriate entry in the revenue records including Land Pass Book and the entries so made shall have the effect of creating the charge in favour of the financial institution on the holding against which the entry has been made and the holder of the Pass Book shall be debarred for alienating the said holding until the outstanding amount of the financial assistance granted by the financial institution has been repaid together with interest due (if any) thereon.

6. Appeal:-

Any person aggrieved by an order passed by the Tehsildar under rule 3 may prefer an appeal before the Assistant Commissioner Revenue concerned within thirty days (30) of the order passed by the Tehsildar.

7. Revision:-

Any person aggrieved by an order passed by the Assistant Commissioner Revenue under rule 5 may prefer a revision before the Deputy Commissioner of the District within thirty days of the order passed by the Assistant Commissioner Revenue.

8. Review of the order:-

Notwithstanding anything contained in these rules, if it is revealed on subsequent verification or otherwise that the Land Pass Book should not have been granted or the contents thereof require modification, the Tehsildar or any officer superior to him namely Assistant Commissioner Revenue, Deputy Commissioner, Divisional Commissioner or Member, Board of Revenue, shall be competent to review the orders granting the said Land Pass Book and, after giving the person concerned an opportunity of making any representation which he/she may wish to make, pass such orders as he/she deems just and proper in the circumstance of the case, provided no such order shall be reviewed under this rule where an appeal or revision on the same issue was preferred and decided.

9. Penalty:-

Failure or refusal to produce a Land Pass Book on demand by a Revenue Officer, or interpolation or erasing anything in the Land Pass Book with intention to defraud any authority or make any false statement knowing or having a reason to believe the same to be false or alteration in the Land Pass Book by a person shall be liable to punishment as prescribed under



sub-section (19) of section 22-A and section 22-F of Jammu and Kashmir Land Revenue Act, Svt. 1996.

9. Supervision

The process of issuance of Land Pass Book from the date of notification shall be monitored by Deputy Commissioner concerned in the district. The Deputy Commissioner shall be duly assisted by the Additional Deputy Commissioners, Sub-Divisional Magistrates, Assistant Commissioner Revenue at each level of hierarchy with random inspections of applications received, process initiated by issuing authority, issuance of Pass Books, entries in the Pass Books including recording of encumbrances and updation made.

The Deputy Commissioners may devise the process of verification, quantum of test check by the revenue hierarchy in the district as may be deemed fit.

10. Interpretation

If any question arises relating to interpretation of these rules, it shall be referred to Revenue Department for decision.

By Order of the Government of Jammu and Kashmir.

Sd/-
(Vijay Kumar Bidhuri) IAS
Commissioner/Secretary to Government

NO: Rev/Genl/287/2021(104326)

Dated: 25-01-2022

Copy to the:-

1. Ld. Advocate General, J&K High Court, Jammu.
2. All Financial Commissioners.
3. Director General of Police, J&K.
4. All Principal Secretaries to the Government.
5. Principal Resident Commissioner, 5 Prithvi Raj Road, New Delhi.
6. Principal Secretary to the Hon'ble Lieutenant Governor.
7. All Commissioners/Secretaries to the Government.
8. Chief Electoral Officer, J&K.
9. Joint Secretary (JKL) Ministry of Home Affairs, GOI.
10. Divisional Commissioner Kashmir/Jammu
11. Registrar General, Hon'ble High Court of J&K.
12. Chairman, J&K Special Tribunal.
13. Commissioner, Survey & Land Records, J&K.
14. Secretary to the Government Department of Law Justice and PA.
15. Custodian General, J&K.
16. Inspector General of Registration, J&K.
17. Director Information, J&K.
18. All Heads of the Departments/Managing Directors.
19. Vice Chairman, JDS/SDA/J&KLCMA.
20. Chief Engineer, Project Sampark/BRO.
21. Director, Archives, Archaeology and Museums, J&K.

22. General Manager, government Press, Jammu/Srinagar with the request to publish in the government Gazette.
23. OSD to Hon'ble Advisor(B).
24. Private Secretary to Chief Secretary J&K.
25. Pvt. Secretary to the Commissioner/Secretary to the Government Revenue Deptt.
26. Incharge Website.



(Surjeet Singh)

Under Secretary to the Government

Land Pass Book (Jammu and Kashmir)
Land Pass Book Form-I
{See Regulation-3(3)}

Notification

In exercise of the powers conferred under sub section (1) of section 22-A of the Jammu and Kashmir Land Revenue Act, Svt. 1996, I.....Deputy Commissioner of Districthereby notify that as the Land Records of the village(s)..... Patwar Halqa Tehsil stands digitized, and are/is eligible for the issuance/generation of Land Pass Books, the Tehsildar(s) to initiate the process for issuance/generation of Land Pass Book as per Jammu and Kashmir Land Pass Book Rules 2022.

SEAL

Signature of the Deputy Commissioner

Name _____

District _____

Dated: _____ / _____ / _____

Land Pass Book (Jammu and Kashmir)
Land Pass Book Form-II
{See Regulation-3(4)}

Notice No: _____

Dated: ____/____/____

I _____ Tehsildar of Tehsil _____ in compliance to Notification
No. _____ dated _____ issued by the Deputy Commissioner
_____ hereby invite applications in Form-III (appended to this notice)
from the landholders of village(s)..... Patwar Halqa Tehsil
..... District..... for issuance of Land Pass Books (Form-IV) as
prescribed under Jammu and Kashmir Land Pass Book Rules-2022.

SEAL

Signature of the Tehsildar

Name _____

District _____

Dated: ____/____/____

Land Pass Book (Jammu and Kashmir)
Land Pass Book Form-III
{See Regulation-3(6)}

Application for issuance of Land Pass Book

Name of the landowner	
Parentage	
Mobile No.	
Aadhar No. (with consent)	
Revenue village	
Patwar Halqa	
Khasra No.	
Khata No.	
Khewat No.	
Ownership type: 1. Self 2. Co-owner	
Detail of fee paid	

I hereby submit the application for issuance of Land Pass Book and also declare that the information provided in application is true to my knowledge.

Signature of the Landholder
Name _____
Village _____
Dated: ____ / ____ / ____

**Government of Jammu and Kashmir
(Revenue Department)**

Landpass Book

Form-IV

(Under section 22-A of Jammu and Kashmir Land Revenue Act, Svt. 1996.

Passbook No. JK0000000000

Name: _____

Passbook No.....

Name of Landowner: Mr./Ms. _____

Parentage: _____ S/o / D/o / W/o _____

Mobile No: ~~XXXXXX~~---- AadharNo. ~~XXXXXXXX~~----

Revenue Village.....

Tehsil:..... District:.....

Date of generation of Passbook:.....

Note:

1. Land Passbook details are as per latest Jamabandi. For any objection/correction, appeal can be filed u/s 32 of J&K Land Revenue Act, Svt. 1996
2. As per Rule 3(11) of the Jammu and Kashmir Land Passbook Rules 2022, it shall be the responsibility of every Land Pass Book holder to intimate the Tehsildar for any change occurred in the land records during the said period (from the date of updation of Jamabandi on the basis of which Land Passbook has been created upto the date of generation of Land Passbook) and get it updated. Failure to get it updated shall render Land Pass Book invalid.
3. As per rule 4(2) of the Jammu and Kashmir Land Pass Book Rules 2022, the entries in the pass book carry same evidentiary value as if these are certified copies of the record of rights and other public record for all intents and purposes before the Courts and the Financial Institutions including Banks.

Details of Jamabandi

Year : District : Tehsil : Village:

12	11		10	9	8			7		6	5	4	3	2	1
Kaifiyat	Hawala Intkal		Mutabaha Tahsil Mahallah	Lagan Jo Muzaria Adala Karta Hai Meh Shrahwa Tadaad	Raqba Bakisam			Khasra Number wa Naam Khet		Wasail Abpashi	Naam Khashtkar Meh Ahwal	Naam Malik Meh Ahwal	Naam Tarafya Patti Meh Naam Number Dar	Khatano.	Khevat Number
	Kisam	Number			Kisam Zameen	Marla	Kanal	Haal	Sabiq						
												Mizaan Khevat			