



RJS

Rajasthan Judicial Services

Rajasthan High Court (RHC)

Volume - 7

The Rajasthan Land Revenue Act 1956, Rajasthan Court Fees & Suits Valuation Act 1961, The Registration Act 1908, Partnership Act 1932, The Negotiable Instruments Act 1881, The Probation of Offenders Act 1958



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CHAPTER

The Rajasthan Land Revenue Act, 1956

S. No	Division
1	Jaipur
2	Jodhpur
3	Ajmer
4	Udaipur
5	Bikaner
6	Kota
7	Bharatpur

Districts

Jaipur, Alwar, Jhunjhunu, Sikar, Dausa

Barmer, Jaisalmer, Jalore, Jodhpur, Pali, Sirohi

Ajmer, Bhilwara, Nagaur, Tonk

Udaipur, Banswara, Chittorgarh, Pratapgarh, Dungarpur, Rajsamand

Bikaner, Churu, Sri Ganganagar, Hanumangarh

Baran, Bundi, Jhalawar, Kota

Dholpur, Karauli, Sawai Madhopur

Section 1 – Short Title, Extent and Commencement

1. **Short Title:** This Act may be called “**The Rajasthan Land Revenue Act, 1956.**”
2. **Extent:** It extends to **the whole of the State of Rajasthan.**
3. **Commencement:** It shall come into force on such date as the **State Government may, by notification in the Official Gazette, appoint.**

Section 2 – Enactments Not Affected by This Act

Provision: Nothing in this Act shall be construed so as in any way to affect or restrict the operation of the following enactments:

1. **The Rajasthan Land Reforms and Resumption of Jagirs Act, 1952**

(Rajasthan Act VI of 1952)

-
2. **The Ajmer Abolition of Intermediaries and Land Reforms Act, 1955**
(Ajmer Act III of 1955)
 3. **The Bombay Merged Territories and Areas (Jagir Abolition) Act, 1953**
(Bombay Act XXXIX of 1954) — in so far as it applies to the **Abu area**
 4. **The Madhya Bharat Zamindari Abolition Act, Samvat 2008**
(Madhya Bharat Act XXVIII of 1954) — in so far as it applies to the **Sunel area**
 5. **The Rajasthan Land Summary Settlement Act, 1953**
(Rajasthan Act XIX of 1953)
 6. **The Rajasthan Tenancy Act, 1955**
(Rajasthan Act III of 1955)
 7. **The Rajasthan Panchayat Act, 1953**
(Rajasthan Act XXI of 1953)
 8. **Any other law or enactment not repealed by Section 263** of this Act.

Note: It means these Acts can simultaneously run along with this Act

Section 3 – Interpretation

In this Act, unless the subject or context otherwise requires:

Means the **Collector**, and includes the **Additional or Assistant Land Records Officer**.

A Land Records Officer is a senior revenue officer who is responsible for maintaining and supervising all records related to land ownership, boundaries, and revenue within a district.

According to Section 3(i) and Section 20(a)(i) of the Act:

The **Collector** of each district is also the **Land Records Officer** for that district.

So, the **Land Records Officer = Collector** (for that district).

Main Functions and Duties

1. Maintenance of Land Records

- ✓ Keeps and updates land ownership registers, maps, and mutation records (change of ownership).
- ✓ Ensures records show accurate ownership, area, boundaries, and classification of land.

2. Supervision of Patwaris and Tehsildars

- ✓ Supervises **Patwaris**, **Tehsildars**, and other land record staff in the district.
- ✓ Ensures each Patwari keeps his *Jamabandi* (record of rights) and *Khasra* (field register) up to date.

3. Survey and Measurement

- ✓ Responsible for **land surveys**, **boundary demarcation**, and **correction of errors** in maps and records.
- ✓ Coordinates with the **Director of Land Records** at the state level.

4. Settlement Operations

- ✓ Participates in **land settlement** processes — assessment of land revenue, classification of land, and correction of records.

5. Issue of Certified Copies

- ✓ Provides **certified copies** of land records and maps to citizens for legal or administrative purposes.

6. Coordination with Courts

- ✓ Supplies land-related documents to **Revenue Courts** when needed during disputes.

Position in the Hierarchy

Level	Officer	Function
State	Director of Land Records	Controls all land record activities across Rajasthan
District	Collector / Land Records Officer	Head of land records in the district
Tehsil	Tehsildar / Naib-Tehsildar	Manages local land records and revenue collection
Village	Patwari	Keeps individual village-level land records

A Land Records Officer is the chief record-keeper and supervisor of all land-related information in a district.

He ensures that every piece of land in the district is properly surveyed, measured, and recorded in government registers.

(ia) Municipality

Has the meaning assigned to it by the **Rajasthan Town Municipalities Act, 1951** (Rajasthan Act 23 of 1951)

or **any other municipal law** for the time being in force.

(ib) Nazul Land

Means abadi land within the limits of a municipality, panchayat circle, or a village, town, or city, vesting in the State Government.

The land that lies within a village or town's residential area — used for houses, shops, buildings, etc.

Nazul Land = Government property situated inside a municipal or village area, generally used for public or administrative purposes or leased to individuals under government control.

(ic) Panchayat Circle

Has the meaning assigned to it by the **Rajasthan Panchayat Act, 1953** (Rajasthan Act 21 of 1953) or any other Panchayat law for the time being in force.

(ii) Prescribed

Means **prescribed by this Act** or **by rules made under this Act**.

(iii) Recognised Agent

Means a person **authorised in writing** by a party to:

- make appearances,
- submit applications, and
- perform other acts on behalf of such party,
- subject to rules made under this Act.

(iiia) Revenue Appellate Authority

Means the officer **appointed as such authority under Section 20-A**.

(iv) Settlement Officer

Includes an **Assistant Settlement Officer**.

A **Settlement Officer** is a **senior revenue officer** appointed by the **State Government** under **Section 20(b)(ii)** of the *Rajasthan Land Revenue Act, 1956*.

He is responsible for **settlement operations**, i.e., surveying land, assessing land revenue, and updating records during settlement.

Related Sections:

Section 20(b)(ii):

The State Government *may appoint* a **Settlement Officer** to a district.

Section 25(5):

A Settlement Officer shall, within the area for which he is appointed, exercise such powers and perform such duties as are conferred or imposed on him by or under this Act or any other law for the time being in force.

Section 27(f):

A Settlement Officer also has the powers of a Tehsildar, Naib-Tehsildar, or officer appointed under Chapter VIII (Settlement Chapter).

(v) Village

Means a tract of land **recognised and recorded**, or **to be recognised and recorded**, as a **village**.

(vi) Reference

To an officer appointed under this Act shall be construed to include a **reference to an additional officer of the same grade** likewise appointed.

(vii) Words and Expressions (Tenancy Act reference)

Words and expressions defined in the **Rajasthan Tenancy Act, 1955**

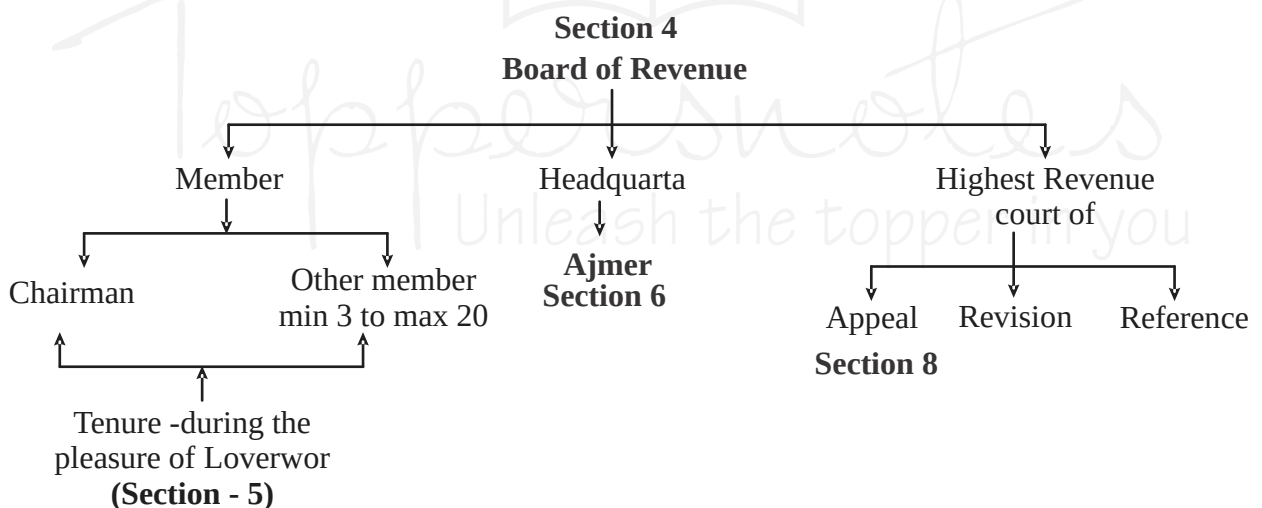
(Rajasthan Act 3 of 1955) shall, wherever used herein,

be construed to have the same meanings as assigned by that Act.

(viii) Words and Expressions (Rights and Interests)

Words and expressions used to denote the **possessor of any right, title, or interest** shall be deemed to include the **predecessors and successors** in such **right, title, or interest**.

Section 4 – Establishment and Composition of the Board



(1) Establishment

There shall be established for the State of Rajasthan a **Board of Revenue**, hereinafter referred to as **“the Board.”**

(2) Composition

The Board shall consist of:

-
- a **Chairman**, and
 - **not less than 3** and **not more than 20** other members. [As amended]

(3) Notification of Appointments

All appointments made under sub-section (2) shall be **notified in the Official Gazette**.

(4) Qualifications, Selection, and Service Conditions

The **State Government** shall prescribe—

- the **qualifications** required for appointment as **Chairman** and **Members** of the Board,
- the **method of selection** for such appointments, and
- the **conditions of their service**.

Proviso:

Until such qualifications and methods are prescribed under the amended provisions, the existing qualifications (as in force immediately before the commencement of the *Rajasthan Land Revenue (Amendment) Ordinance, 1969*) shall continue to apply.

(5) Validity Despite Vacancy

The **constitution of the Board** shall **not be deemed invalid** merely because a vacancy occurs due to—

- death,
- resignation,
- expiry or termination of appointment, or
- temporary absence of the Chairman or any member.

Section 5 – Tenure of Members

All members of the **Board of Revenue** hold office **during the pleasure of the Governor**.

Meaning: Their tenure is not fixed; they serve at the Governor's discretion, ensuring executive control but allowing removal if necessary.

Section 6 – Place of Sitting

- The **Headquarters** of the Board shall be at **Ajmer**.
- However, subject to **general or special orders** of the State Government, it is lawful for the Board to **sit at any place within its jurisdiction**.

Purpose: Flexibility for holding sittings in different districts when needed.

Section 7 – Ministerial Officers

1. The Board may have a **Registrar** and such other **ministerial officers** as are necessary for carrying out its powers and duties under this Act or any other law in force.
2. The **Registrar and officers**, subject to general or special orders of the State Government, shall exercise such powers and perform such functions as the **Board** may direct.

Essence: Administrative staff support the Board's judicial and record-keeping work under the Board's supervision.

Section 8 – Powers of the Board

1. The **Board of Revenue** is the **highest revenue court of appeal, revision, and reference** in Rajasthan, subject to this Act, the *Rajasthan Tenancy Act 1955*, or any other law in force.
 - ✓ **Proviso:** In cases of doubt or dispute about whether a matter belongs to a **civil or revenue** court, the **High Court's decision shall be final and binding** on all civil and revenue courts, including the Board.
2. Besides the above, the Board shall also exercise such **other powers** and perform such **other duties** as the Government may entrust to it or as are conferred by any law.

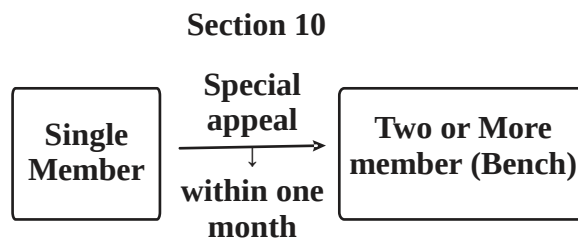
Essence: The Board is the apex revenue authority, but questions of jurisdictional conflict are settled by the High Court.

Section 9 – General Superintendence of Subordinate Revenue Courts

The **general superintendence and control** over all revenue courts and officers shall vest in the **Board of Revenue**, and all such courts and officers shall be **subordinate** to it.

Purpose: Establishes a clear administrative hierarchy headed by the Board.

Section 10 – Jurisdiction of the Board – How Exercised



1. Subject to provisions of this Act or other laws, and any rules made thereunder, the Board's jurisdiction may be exercised—
 - (a) by the **Chairman or any Member**, sitting singly, or
 - (b) by a **Bench** of two or more Members.

Proviso:

- A party aggrieved by a decision of a single member may file a **special appeal** to a Bench (two or more members) within **one month** from the date of the decision,
 - provided the member who decided the case (or, if he ceases to be attached to the Board, any other member) **declares that the case is fit for appeal.**
2. The **Chairman** may distribute the Board's business and make such **territorial or other divisions of jurisdiction** as he deems fit.
 3. Every order or act done under sub-section (1) or (2) shall be **deemed to be the order or act of the Board** itself.

Essence: Lays down internal functioning—single-member benches for ordinary work, larger benches for appeals, and central coordination by the Chairman.

Section 11 – Power to Refer to a Bench

- If the **Chairman** or any **single member** of the Board is hearing a case and a **question of law, custom, or interpretation of a document** arises,
- He may, if he thinks it important, **refer that question to a Bench** (a group of two or more members).
- The **case will then be decided according to the Bench's opinion.**

Meaning:

When there's confusion about legal interpretation or traditional custom, the single member can ask help from other judges (Bench) before giving the final decision.

Section 12 – Power to Refer Question to the High Court

1. If a Bench of the Board feels that the question involved is **of public importance**, it can **refer that question to the High Court.**
2. The **High Court**, after hearing the matter, will give its **opinion**, and the **Board must decide the case according to that opinion.**

Meaning:

If a question affects the general public or needs clarity from the High Court, the Board can ask for the High Court's legal interpretation.

Section 13 – Decision in Case of Difference of Opinion

1. When a Bench hears a case, the **majority opinion** of the members decides it.
2. If the members are **equally divided (tie)**, the case is sent to **another member**, and the **majority including him** decides the final outcome.

Meaning:

If judges disagree, the side with more votes wins. If it's a tie, one more judge is added to break the tie.

Section 14 – Registers, Books and Accounts

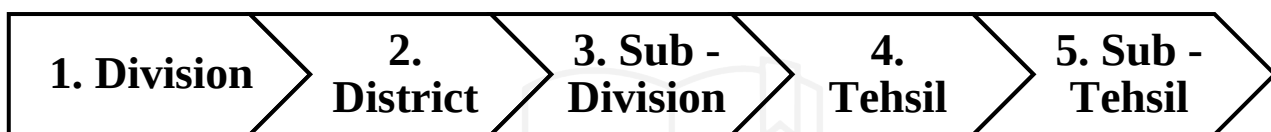
The Board must **keep and maintain proper registers, books, and accounts** as required by the law or rules for its daily work.

Meaning:

The Board must maintain proper records of all cases, decisions, and official transactions.

Section 15 – Territorial Divisions

The State is divided into clear administrative units for revenue and governance



For administrative convenience, the **State of Rajasthan** is divided into smaller revenue units:

- (1) For purposes of revenue and general administration, the entire State of Rajasthan shall be divided into such divisions and districts as the State Government may consider appropriate.
- (2) Each division shall, for similar purposes, either –
 - be a single district, or
 - consist of more than one district,
 - as the State Government may determine.
- (3) The State Government may divide any district into as many sub-divisions as it deems fit. Each such sub-division shall consist of one or more tehsils.
- (4) The State Government may further sub-divide any tehsil into as many sub-tehsils as it considers proper.
- (5) The State Government shall define the limits (boundaries) of every division, district, sub-division, tehsil, and sub-tehsil created under this section.
- (6) All such divisions, districts, sub-divisions, tehsils, and sub-tehsils constituted under this section must be notified in the Official Gazette.
- (7) All districts, sub-divisions, tehsils, and sub-tehsils (whatever their local designations) existing at the commencement of this Act shall continue to exist as if they were constituted under this Act, until changed or reconstituted under its provisions.

Section 16 – Power to Create, Abolish, or Alter Divisions

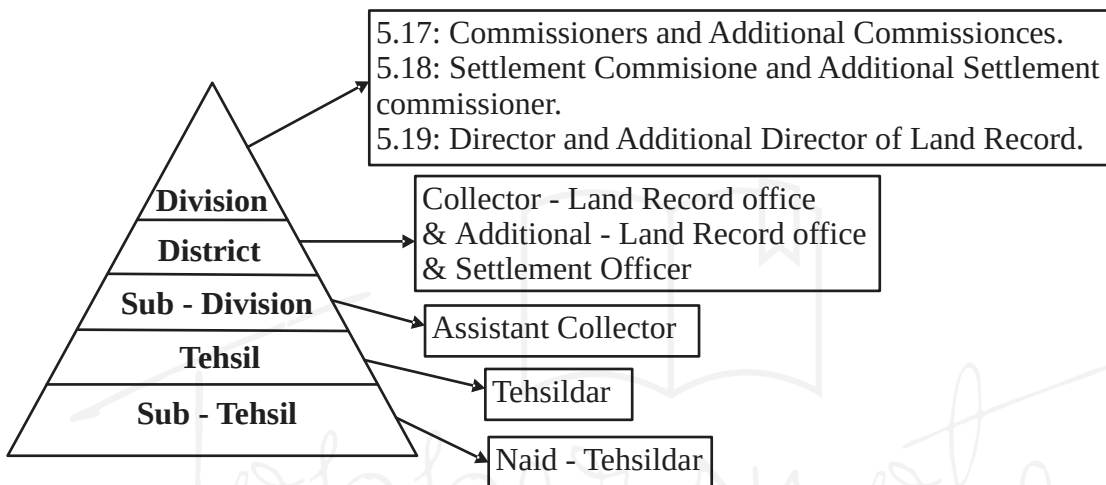
The **State Government**, through notification in the **Official Gazette**, can:

- (a) **Create new** or **abolish existing** divisions, districts, sub-divisions, tehsils, sub-tehsils, or villages.
- (b) **Change their boundaries** if needed.

Meaning:

Government has full power to reorganize revenue areas when required.

Hierarchy



Section 17 – Commissioners and Additional Commissioners

- The **State Government** appoints a **Commissioner** for each division.
- It can also appoint **Additional Commissioners** if necessary for one division or multiple divisions together.

Meaning:

Each division is supervised by a senior officer called the **Commissioner** — like the head of that region.

Section 18 – Settlement Commissioner and Additional Settlement Commissioners

- The **State Government** appoints a **Settlement Commissioner** for the entire State.
- It may also appoint **Additional Settlement Commissioners** if needed.

Meaning:

These officers handle **land settlement**, i.e., surveying, assessing land revenue, and maintaining land records.

Section 19 – Director and Additional Directors of Land Records

- The State Government appoints a **Director of Land Records** for the State.
- It can also appoint **Additional** and **Assistant Directors** as required.

Meaning:

These officers manage the **land records system** — maps, surveys, and registers of land ownership.

Section 20 – Appointment of Other Officers

The State Government appoints officers at various levels:

(a) Shall Appoint

1. A Collector in every district — also acts as the Land Records Officer for that district.
2. A Tehsildar in every tehsil.

(b) May Appoint

1. **Additional Land Records Officers** for districts.
2. **Settlement Officers** for districts.
3. **Assistant Collectors** as needed.
4. **Naib-Tehsildars** (Deputy Tehsildars) in tehsils as needed.

(c) Shall Appoint

1. An **Assistant Collector** in charge of one or more sub-divisions.
2. A **Tehsildar or Naib-Tehsildar** in charge of one or more sub-tehsils.

(d) May Also Appoint

1. **Additional Collectors** for one or more districts.
2. **Additional Tehsildars** for one or more tehsils.

Meaning:

This section lists all important **revenue officers** and their hierarchical appointments — from Collector (district head) to Naib-Tehsildar (sub-tehsil officer).

Section 21 – Appointment Ex-Officio

- Sometimes, a person is appointed to a post **because of the office (position)** he already holds — this is called **ex-officio appointment**.
- For example, if someone is already a *Collector*, he can automatically be made an *Additional Land Records Officer* **by virtue of his office**, without a separate appointment.

Meaning:

Appointments under Sections 17–20-A can be made *ex-officio* — meaning the person gets an additional role automatically due to his current official position.

Section 22 – Notification of Appointment

- Every appointment made under Sections 17 to 21 must be **published in the Official Gazette** (government's official publication).
- **Exception:** Appointments of **Naib-Tehsildars** need **not** be notified.

Meaning:

All senior officer appointments are publicly announced in the Gazette for transparency.

Section 23 – Controlling Power

Section 23 ensures **clear separation of powers** — administrative control remains with the **State Government**, while **judicial and settlement control** rests with the **Board of Revenue**, maintaining both efficiency and fairness in Rajasthan's land administration system

(1) Control of Revenue Matters

This clause divides **control and supervision** of revenue work between two main authorities:

Type of Work	Who Controls It	Meaning
Non-judicial matters (administrative work)	State Government	Includes office administration, record keeping, revenue collection, transfers, posting of officers, and other non-court work.
Judicial matters (court-related work)	Board of Revenue	Includes hearing cases, deciding disputes, appeals, and all court-like proceedings.
Matters connected with settlement (survey, revenue assessment, updating land records)	Board of Revenue	Includes all work related to land settlement and record correction.

Meaning:

- Administrative (non-judicial) revenue work is handled by the **State Government**.
- Judicial and settlement work is supervised by the **Board of Revenue** (the highest revenue court in Rajasthan).

(2) Meaning of “Judicial Matter”

- A **judicial matter** means any case or proceeding where a **revenue court or officer** has to decide the **rights and liabilities** of parties.

- (Example: land ownership disputes, tenancy cases, boundary conflicts, or revenue appeals.)
- The **First Schedule** of the Act lists specific proceedings, appeals, revisions, and references that are officially treated as **judicial matters**.

Meaning:

Whenever a revenue officer acts like a judge — hearing parties, taking evidence, and deciding who is right or wrong — it becomes a **judicial matter**.

Example	Type of Matter	Who Controls It
Transfer or posting of a Tehsildar	Non-judicial	State Government
Dispute over who owns a piece of agricultural land	Judicial	Board of Revenue
Revising land revenue during survey (settlement)	Settlement	Board of Revenue

Section 24 – Subordination of Revenue Courts and Officers

This section clearly defines the **hierarchy (chain of command)** among revenue officers:

1. All officers in a **Division** (Collectors, Tehsildars, etc.) are under the **Commissioner**.
2. All officers in a **District** are under the **Collector**.
3. All officers in a **Sub-Division** are under the **Sub-Divisional Officer (SDO)**.
4. All officers in a **Tehsil** are under the **Tehsildar**.
5. Officers like Settlement Commissioners and Directors of Land Records have their own separate supervisory hierarchies.

Meaning:

It defines “who reports to whom” — ensuring proper control and accountability.

Section 25 – Powers and Duties of Courts and Officers

This section describes **what each revenue officer does**:

1. **Commissioner, Collector, SDO, Tehsildar** – work within their own jurisdiction (division, district, sub-division, tehsil) and perform duties given under this Act or the Rajasthan Tenancy Act, 1955.
2. **Settlement Commissioner** – handles *land settlement* work (land measurement, rent fixation) across the state.
3. **Director of Land Records** – manages *survey, mapping, and land record maintenance* across the state.
4. **Land Records Officer / Settlement Officer** – handle these duties in their assigned area.
5. **Additional / Assistant Officers** – perform similar powers as their seniors, as directed by the State Government.
6. **Assistant Collector / Naib-Tehsildar** – exercise powers given directly or delegated by higher authorities.

Meaning:

Each officer has defined powers within his jurisdiction, ensuring no overlap or confusion.

Section 26 – Additional Powers of Courts and Officers

- The **State Government** can **transfer or extend powers** from one officer to another through notification in the **Official Gazette**.
- For example:
 - ✓ A **Naib-Tehsildar** can be given powers of a **Tehsildar**.
 - ✓ A **Tehsildar** can be given powers of an **Assistant Collector**.
 - ✓ A **Collector** can be given powers of a **Settlement Officer**, and so on.
- These powers can be applied to certain areas, cases, or classes of cases.
- If an officer is transferred to another area, he carries his powers unless otherwise directed.

Meaning:

This section provides flexibility — allowing the government to delegate powers as needed to maintain efficiency.

Section 27 – Inherent Powers of Courts and Officers

This means certain powers automatically exist because of the hierarchy:

(a) If a **Commissioner** is given powers under clause (g) of Section 26,

He will automatically have **all the powers of a Land Records Officer** and of the officers who work under that Land Records Officer.

Meaning: When a Commissioner is authorized, he can act like the top land record authority in his division.

(aa) A **Revenue Appellate Authority (RAA)** has all the powers of:

- a **Collector**,
- a **Sub-Divisional Officer (SDO)**,
- an **Assistant Collector**, and
- a **Tehsildar**.

Meaning: The RAA can exercise or override the powers of these officers while hearing appeals and cases.

(b) A **Collector** automatically has all the powers of:

- a **Sub-Divisional Officer**,
- an **Assistant Collector**, and
- a **Tehsildar**.

Meaning: Collector is superior to all these officers in rank and can perform their functions when required.

(c) A Sub-Divisional Officer (SDO) has all the powers of:

- an **Assistant Collector**, and
- a **Tehsildar**.

Meaning: SDO can also do the work of officers below him.

(d) An Assistant Collector has all the powers of:

- a **Tehsildar**, and
- a **Naib-Tehsildar**.

Meaning: Assistant Collector can act at lower administrative levels if needed.

(e) A Tehsildar has all the powers of a **Naib-Tehsildar**.

Meaning: Tehsildar can handle any duty that normally belongs to the Naib-Tehsildar.

(f) A Land Records Officer or a Settlement Officer has all the powers of:

- a **Tehsildar**,
- a **Naib-Tehsildar**, or
- any other officer appointed under **Chapter VII (Land Records)** or **Chapter VIII (Settlement)**.

Meaning: These officers can perform any land record or settlement function normally handled by lower staff.

Officer	Automatically Has Powers of
Commissioner	Land Records Officer and his subordinates
Revenue Appellate Authority	Collector, SDO, Assistant Collector, Tehsildar
Collector	SDO, Assistant Collector, Tehsildar
SDO	Assistant Collector, Tehsildar
Assistant Collector	Tehsildar, Naib-Tehsildar
Tehsildar	Naib-Tehsildar
Land Records / Settlement Officer	Tehsildar or Naib-Tehsildar

Meaning:

Higher officers can automatically exercise the powers of their subordinates when required.

Section 28 – Officers Temporarily Succeeding to Permanent Vacancies

- If a post like **Commissioner, Collector, SDO, or Tehsildar** becomes **vacant permanently**,
- and another officer **temporarily takes charge**,
- he can **exercise all powers and perform all duties** of that post **until the Government appoints someone permanently**.

Meaning:

Temporary in-charge officers can function fully like the permanent ones until replacements arrive.

Section 29 – Temporary Absence of Officers

If an officer is **temporarily absent (on leave, transfer, etc.)**:

1. Another officer of **equal, higher, or lower rank** at that headquarters may take temporary charge of routine work.
2. If no such officer is available, the **chief ministerial official (head clerk)** can **postpone hearings** or **adjourn cases** until the officer returns.

Meaning:

Work doesn't stop due to absence; someone always holds charge temporarily to manage daily duties.

Section 30 – Formation and Alteration of Patwari Circles

- The **Director of Land Records**, with **State Government approval**, can:
 - ✓ Divide villages in a district into **Patwari circles**, and
 - ✓ **Change their number or boundaries** when required.

Meaning:

A *Patwari circle* is a small area of land (usually a few villages) managed by a *Patwari* (village-level land record officer).

This section allows reorganizing these circles for better efficiency.

Section 31 – Appointment of Patwaris

- The **Collector** shall appoint a **Patwari** for each **Patwar Circle**.
- The Patwari is responsible for:
 1. **Maintaining and correcting annual land registers and records** (like *Jamabandi*, *Khasra* etc.).
 2. **Collecting rents, land revenue, and other dues** from landholders and tenants in his area.
 3. Performing **other duties** as prescribed by the **State Government**.

Meaning:

Each village or group of villages has a Patwari, who is the **basic-level land and revenue record officer**.

He keeps all land-related information up to date and collects government dues.