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காணி ஆணையாளர் நாயகத்தின் திணைக்களம்
LAND COMMISSIONER GENERAL'S DEPARTMENT

"මිහිකත මෙදුර", ඉඩම් මහලේකම් කාර්යාලය, 1200/6, රජමල්වත්ත පාර, බත්තරමුල්ල.
"மிஹிகத்த மெதுர்", காணிச் செயலகம், 1200/6, இரஜமல்வத்த வீதி, பத்தரமுல்ல.
"Mihikatha Medura", Land Secretariat, 1200/6, Rajamalwatta Road, Battaramulla.

☎ 011 279 7400

☎ 011 286 4051

මගේ අංකය
எனது இல
My No.

LCGD/R&D/සොළු/උරුමය/2023

ඔබේ අංකය
உமது இல
Your No

දිනය
திகதி
Date

21.12.2023

Circular No. 2023/01

All Divisional Secretaries,
All Provincial / Inter Provincial Land Commissioners,
Inter Provincial Assistant Land Commissioners,

"URUMAYA PROGRAM"

The general public, particularly the farmer community, who have developed and occupied the state lands obtained through permits and grants under Land Development Ordinance No. 19 of 1935 as amended by the Act no. 16 of 1969, Act No. 27 of 1981 and Act No. 11 of 2022, encounters many issues in utilizing the holding for human and development needs and in developing it as an economic unit since they are not entitled to absolute ownership of the holding. Therefore, with the aim of mitigating those issues and giving absolute ownership within the existing legal framework to the lands on permits and grants that are developed and occupied by the farmers, H.E. the President has presented and passed a proposal titled "**Urumaya Program**" through the budget statement 2024, which is to be implemented in the year 2024 and completed within a few years to grant absolute ownership of the land to the people. It is intended to commence the "**Urumaya Program**" in 2024 and complete it in a few years, granting absolute ownership to lands granted under the Land Development Ordinance.

The approval of the Cabinet of Ministers was granted on 11.12.2023 to the Cabinet memorandum no. 23/2379/615/067 dated 06.12.2023, titled "Seeking approval for the '**Urumaya Program**' which endows the land grant holders the absolute ownership of state lands" submitted by the Minister of Tourism and Lands. According to the aforesaid approval of the Cabinet of Ministers, the procedure of issuing free grants under Section 2 of the State Lands Ordinance No. 08 of 1947 by the "**Urumaya Program**" in lieu of the right granted to the people under the Land Development Ordinance is expected to be implemented in 03 phases.

This circular is issued to explain the said procedure and provide relevant instructions. Therefore, the process of preparing free grants under the "**Urumaya Program**" for the persons who voluntarily surrender their permits and grants to the state should be carried out in accordance with the guidelines and procedures outlined below.

ආයතන
நிர்வாகம்
Admin

☎ 011 279 7479
☎ 011 287 3033

දෙපාර්තමේන්තු
கணக்கு
Accounts

☎ 011 287 5833
☎ 011 286 4462

ඉඩම් I
காணி I
Land I

☎ 011 287 4025
☎ 011 288 3812

ඉඩම් II
காணி II
Land II

☎ 011 287 5834
☎ 011 287 3110

ඉඩම් III
காணி III
Land III

☎ 011 279 7482
☎ 011 288 3635

විද්‍යුත් තැපෑල - E-mail - landcom@landcommdept.gov.lk

වෙබ් ලිපිනය - Web Address - www.lancommdept.gov.lk

01. Establishment of "Urumaya" Unit

A special unit called the Urumaya unit, with a minimum of four officers including a staff officer who performs duties related to land (Assistant Divisional Secretary / Provincial Assistant Land Commissioner / Inter Provincial Assistant Land Commissioner), should be established in all Divisional Secretariats, Provincial Land Commissioner's offices, Inter Provincial Land Commissioner's offices, and Inter Provincial Assistant Land Commissioner's offices across the country.

This unit is responsible for all the matters pertaining from coordinating, regulating and resolving disputes to issuing grants to applicants who apply for free grants under the "**Urumaya Program**."

02. Phase I

It is expected to issue 10,000 grants with absolute ownership under Section 2 of the State Lands Ordinance by the end of January 2024 for the applications that have already been forwarded through the e-Slims system to prepare the grants under Section 19 (4) for the permits issued under Section 19 (2) of the Land Development Ordinance. The prime task of the Urumaya Unit in the first phase should be expediting the issuance of free grants for duly completed applications from the grant applications that you have already forwarded through the e-Slims system.

The procedure for preparing aforesaid 10,000 free grants in Phase I is as follows.

2.1 Obtain "O" Diagrams for the lands requested under "Urumaya Program"

I will notify you in writing of the list of duly completed applications from the grant applications you have already forwarded me via the e-Slims system, with copies to the Surveyor General. In respect of those applications, "O" diagrams are required to prepare the free grant under the "**Urumaya Program**" and therefore, a requisition of survey for "O" diagrams using G.A.118 forms should be submitted to the Senior Superintendent of Survey by the respective Divisional secretary or Inter Provincial Land Commissioner / Assistant Land Commissioner. The correct name, address, and application number of the e-Slims system of the grantee should be clearly mentioned in the G.A. 118 form. Measures should be taken to send me a list of the requisitions of survey submitted during the week with the scanned copies of them which are saved as PDF files via email (lccgduromaya@gmail.com) before 4 p.m. every Friday.

Though the description of the tenement list currently issued is referred as "To issue grants under Land Development Ordinance", the Surveyor General will issue "O" diagrams relevant to those plans for the "**Urumaya program**" as per the budget statement 2024 and the aforesaid approval of the Cabinet of Ministers. In this first phase, the free grants are prepared for the grant applications in e-Slims which are forwarded after a proper field inspection and document verification done by the Divisional Secretary / Inter Provincial Land Commissioner / Assistant Land Commissioner, and therefore, if there is any change in the applicant's name mentioned in the tenement list, the Surveyor General may proceed to issue the "O" diagram without conducting a field inspection again.

Further, in the event of requesting free grants for the lands subdivided and occupied with no disputes, measures should be taken to promptly send a requisition of survey to the Senior Superintendent of Survey. Accordingly, the recommendation reports of the Divisional Secretary required for the subdivided allotments should be submitted to me separately through Inter Provincial Land Commissioner / Provincial Land Commissioner.

2.2. Accept the permits issued under Section 19(2) of the Land Development Ordinance

In order to prepare free grants under phase I of this program, measures should be taken to accept the permits voluntarily surrendered to the state by the permit holder / legal heir of the lands to which the requisition of survey has been sent according to G.A.118, as mentioned in paragraph 2.1.

For that, the specimen given in Annexure 01 of this circular should be prepared in two (02) copies. One copy should be filed separately and the other copy should be handed over to the applicant.

Subsequently, it should be noted in the permit and ledger as "**A Permit voluntarily surrendered to the state to receive a Free Grant with an absolute ownership under the Urumaya program.**" After preparing the relevant free grant and registering it and handing over it to the grantee, measures should be taken to mention the reference number of the free grant in the ledger page and cancel the ledger page with the signature and official stamp of Divisional Secretary / Assistant Divisional Secretary or Inter Provincial Land Commissioner / Assistant Land Commissioner.

2.3. Prepare, Register and Issue the Free Grants of Phase I

After sending the requisition of survey in G.A. 118 form as stated in 2.1 above, the necessary measures will be taken by the Surveyor General to forward me the relevant "O" diagram. Then the free grant will

be prepared for the respective allotment of land under the Section 2 of the State Lands Ordinance and forwarded by me to the Presidential Secretariat through the Secretary of the Ministry in charge of the subject of land. After the Secretary to the President stamping the facsimile of the President and the public seal on the free grant as per the Section 23(2) of the State Lands Ordinance and sending it to me, the same shall be forwarded to the Divisional Secretary or Inter Provincial Land Commissioner / Assistant Land Commissioner to register it in the Land Registry.

Measures should be taken expeditiously to register the 10,000 free grants related to the first phase and they should be forwarded to the Land Registry for registration using the specimen given in Annexure 03 of this circular. These tasks should be completed by the last week of January 2024. By February 2, 2024, all the free grants should be registered and collected from the Divisional Secretary or Inter Provincial Land Commissioner / Assistant Land Commissioner.

The instructions regarding the issuance of free grants to the grantees in relation to Phase I will be provided to you in due course.

03. Phase II

Phase II of the Urumaya program will be commenced immediately after the completion of phase I. (A detailed explanation related to phase II and timing for commencement of phase II will be notified in due course). Accordingly, in the event that permit holders / grantees or lawful claimants of the permits issued under Section 19 (2) and grants issued under Section 19 (4) of the Land Development Ordinance, who have been developed the holding for the given purpose and occupied with no issues or disputes, voluntarily surrender their permit / grant to the state and request a free grant with absolute ownership under the “**Urumaya Program**”, measures will be taken to issue them free grants under this phase.

The procedure of the Phase II is as follows.

3.1. Accept the Permits of Section 19 (2) and Grants of Section 19 (4) of the Land Development Ordinance

The permits issued under Section 19(2) of the Land Development Ordinance should be accepted in the specimen given in **Annexure 01** of this circular, which is prepared in two (2) copies. The original copy should be scanned and entered into the e-Slims system, and handed over to the applicant, while the other copy should be filed.

The Grants issued under Section 19(4) of the Land Development Ordinance should be accepted in the specimen given in **Annexure 02** of this circular, which is prepared in three (3) copies. One copy should be scanned and entered into the e-Slims system and the hard copy should be filed separately. Of the remaining two copies, one copy should be handed over to the applicant and the other copy should be registered at the Land Registry.

3.2. Obtain “O” Diagrams for the eligible Permits / Grants

In order to prepare free grants with absolute ownership under the Urumaya program for the permits / grants so accepted, a requisition of survey in G.A. 118 form to obtain the “O” diagram should be sent to the Senior Superintendent of Survey and a copy of the requisition should be entered into the e- Slims system. The Senior Superintendent of Survey shall take measures to send me the “O” diagrams accordingly.

3.3. Send applications via e-Slims

In respect of the permits issued under Section 19(2) of the Land Development Ordinance that are voluntarily surrendered to the state as 3.1 above, measures should be taken to enter the information of the permit through the e-Slims system and to send them to me through the Provincial Land Commissioner, Inter Provincial Land Commissioner / Assistant Land Commissioner after the recommendation of Divisional Secretary.

In respect of the grants issued under Section 19(4) of the Land Development Ordinance that are voluntarily surrendered to the state, measures should be taken as 3.1 and 3.2 above to enter the information and annexure through the e-Slims system and to send them to me through the Provincial Land Commissioner / Inter Provincial Land Commissioner / Assistant Land Commissioner after the recommendation of Divisional Secretary. (You will be informed regarding the new e-Slims reference introduced for that purpose in due course)

04. Prepare Free Grants with absolute Ownership under Section 2 of the State Lands Ordinance

Measures will be taken by me to prepare the free grants with absolute ownership under Section 2 of the State Lands Ordinance for the grant applications referred by you as per 3.3 above, and they will be forwarded to the Presidential Secretariat through the Secretary of the Ministry in charge of the subject of land. After the Secretary to the President stamping the facsimile of the President and the public seal on the free grant as per the section 23(2) of the State Lands Ordinance and sending it to me, the same shall be forwarded to the Divisional Secretary or Inter Provincial Land Commissioner / Assistant Land Commissioner.

05. Register the Free Grant

The free grants forwarded by me to the Divisional Secretary or Inter-Provincial Land Commissioner/Assistant Land Commissioner should be submitted for registration at the Land Registry using the specimen given in **Annexure 03** of this circular. If the grant is issued for a grant with pre-registration, the grant number and pre-registration details must be mentioned correctly in the said Annexure 03 format.

06. Phase III

The permit / grant holders who are not eligible for the above Phase I and II shall be issued free grants under the Urumaya program in this Phase. This phase should be initiated concurrently with Phase II.

6.1 Resolve issues related to lands on permits / grants issued under the Land Development Ordinance

In respect of permits issued under Section 19(2) and grants issued under Section 19(4) of the Land Development Ordinance, measures should be taken at the levels of Grama Niladhari division and Divisional Secretary's division to resolve the issues in follow up on holdings of grants where no judicial action has been taken and to settle the land disputes. It should be processed by Divisional Secretary / Provincial Land Commissioner / Inter Provincial Land Commissioner / Inter Provincial Assistant Land Commissioner and forwarded to the Urumaya Unit.

Achieving the prime objective of government to offer the heritage of land to people by a free grant with absolute ownership should be considered as your foremost concern.

6.2 Prepare Free Grants with absolute Ownership under Section 2 of the State Lands Ordinance

Resolved issues identified as per 6.1 above, in the event that the claimant of the land who is eligible to receive a free grant voluntarily surrenders the permit/grant to the state and requests a free grant with absolute ownership under "Urumaya program", measures should be taken to issue a free grant with absolute ownership under Section 2 of the State Lands Ordinance following the procedure stipulated in Phase II above.

07. Maintain a register of grants issued under the "Urumaya program"

An information register of every free grant issued to the public under the Urumaya program should be maintained up-to-date at your Divisional Secretariat level according to the following format. At the end of each quarter measures should be taken to email me a copy of the updated register.

Divisional Secretary's Division	Name of the Grantee	Plan No.	Lot No.	Extent of Land (ha.)	Number of the Permit/Grant which based for selecting for the Urumaya Program	Free Grant No.	Folio No.	Date of issuance of Free Grant

The fullest cooperation of your staff including you to make the "**Urumaya Program**" a success is highly expected and if you need any clarification regarding this circular, please contact us through the following;

Telephone No : 0112878982 / 0112883812

Fax No : 0112864051

Email Address: lcgdurumaya@gmail.com

This circular is issued with the concurrence of the Presidential Secretariat and the Ministry of Public Administration, Home Affairs, Provincial Councils, and Local Government.



K. D. Bandula Jayasinghe

Land Commissioner General

Copies:

1. Secretary to the President, Presidential Secretariat
2. Secretary to the Prime Minister, Prime Minister's Office
3. Secretary, Ministry of Finance, Economic Stabilization and National Policies
4. Secretary, Ministry of Public Administration, Home Affairs, Provincial Councils and Local Government
5. Secretary, Ministry of Tourism and Lands
6. Secretary, Ministry of Irrigation
7. Secretary, Ministry of Wildlife and Forest Resources Conservation
8. Secretary, Ministry of Environment
9. Secretary, Ministry of Agriculture and Plantation Industries
10. Secretary, Ministry of Defense
11. All Provincial Chief Secretaries
12. Auditor General, National Audit Office
13. All District Secretaries
14. Surveyor General, Survey Department
15. Commissioner General, Land Title Settlement Department
16. Registrar-General, Registrar General's Department
17. Director General, Land Use Policy Planning Department
18. Conservator General of Forests, Department of Forest Conservation
19. Director General, Department of Wildlife Conservation
20. Director General, Department of Coastal Conservation and Coastal Resource Management
21. Director General, Department of Archaeology
22. Chairman, Land Reform Commission
23. Chairman, Urban Development Authority
24. Chairman, National Housing Development Authority
25. Chairman, National Gem and Jewellery Authority
26. Director General, Mahaweli Authority of Sri Lanka
27. Director General, Geological Survey and Mines Bureau

FYI and FNA

Annexure 01

Surrender of a Permit issued under Section 19 (2) of the Land Development Ordinance as amended by the Act No. 16 of 1969, Act No. 27 of 1981 and Act No. 11 of 2022 to the State on agreement to obtain a Free Grant under the Urumaya Program.

I at
(name of the permit holder)
in Grama Niladhari division of which belongs to
Divisional Secretary's division in the District of
..... Province, do hereby voluntarily surrender the permit bearing no.
..... to the Democratic Socialist Republic of Sri Lanka upon agreement to remove
the conditions mentioned in the said permit no. and to obtain a free grant under Section
2 of the State Lands Ordinance No. 08 of 1947.

Signature of the Permit Holder: -.....

National Identity Card No: -.....

Date:-.....

Accepted the aforesaid permit today.

.....

Divisional Secretary / Inter Provincial Land Commissioner / Assistant Land Commissioner

SCHEDULE OF THE AFORESAID LAND

.....
.....
.....
.....

Permit No.

Date of Issuance

Ledger No. and Page No.

.....

.....

.....

Annexure 02

My ref. no -.....

At

OnDay of Two Thousand.....

District Registrar of Lands,

Registration of the Surrender of Grant issued under Section 19 (2) of the Land Development Ordinance as amended by the Act No. 16 of 1969, Act No. 27 of 1981 and Act No. 11 of 2022 to the State on agreement to obtain a Free Grant under the Urumaya Program.

I at
(Name of the grantee)

in Grama Niladhari division of which belongs to

Divisional Secretary's division in the District

of..... Province, do hereby voluntarily surrender the grant bearing no.

....., to the Democratic Socialist Republic of Sri Lanka upon agreement to remove

the conditions mentioned in the said grant no. and to obtain a free grant under Section 2

of the State Lands Ordinance No. 08 of 1947.

Signature of the Grantee: -.....

National Identity Card No: -.....

Accepted the aforesaid permit today.

.....

Divisional Secretary / Inter Provincial Land Commissioner / Assistant Land Commissioner

SCHEDULE OF THE AFORESAID LAND

.....
.....
.....
.....

Grant No.

Previous Registration No.

Date of Registration

.....

.....

.....

Annexure 03

My ref. no -.....

At

onDay of Two Thousand.....

District Registrar of Lands,

Registration of the Free Grant issued under Section 2 of the State Lands Ordinance No. 08 of 1947

In terms of Section 2 of the State Lands Ordinance No. 08 of 1947, the Free Grant bearing no. had been issued under the "Urumaya Program" to (Name) at on for the state land allotment described in the schedule hereto and therefore, kindly take necessary measures to register this holding.

SCHEDULE

(Diagram no: O/...../.....)

An allotment of state land of Democratic Socialist Republic of Sri Lanka, situated in the village of in the Divisional Secretary's Division of the District of the Province, and depicted as, in the plan no. of the field sheet no..... and computed to contain Ha. (..... Ha.), in extent and bounded as follows:-

On the North by :

On the East by :

On the South by :

On the West by :

Previously registered / not registered.

If previously registered,

The land described in the above schedule has been previously registered under the below mentioned grant number and therefore, kindly proceed to cancel the said registration as well.

<u>Grant No.</u>	<u>Previous Registration No.</u>	<u>Date of Registration</u>
.....

Divisional Secretary / Inter Provincial Land Commissioner / Assistant Land Commissioner