Dynamic Integration of Property Registration, Land Records & Cadastral Maps
Govt of Haryana
Haryana Revenue Setup

- Number of Divisions: 4
- Number of Districts: 21
- Number of Tehsils: 83
- Number of Sub-Tehsils: 47
- Number of Kanoongo Circles: 256
- Number of Patwar Circles: 2691
- Number of Villages: 7089
- Total Geographical Area (Sq. Kms.): 44212
Solution for Integration of Property Registration, Land Records and Cadastral Maps
Challenges

- Patwari uses multiple ways of writing the shares of owners/cultivators in the same Jamabandi.
- Standardization of various processes involved in the updation of revenue records was biggest challenge.
- Multiple prints of Jamabandies were generated for data verification and validation by the patwaries. Data verification and validation took significant amount of time.
- Entry of all the backlog mutations to make the villages online (as on date) so that it can be integrated with the deed registration system.
- Digitization of the Musavies /Cadastral Maps which are not in good shape.
Strategies Adopted

Process of Involvement of Stakeholders.

- Financial Commissioner Revenue constituted state level standardization & Monitoring Committee.
- NIC Haryana deployed a dedicated team of professionals for the project.
- The workshops were organized at Divisional Commissioner level, where all stakeholders were called and various re-engineered processes were discovered and discussed.
- Field level discussions were held with Tehsildars, Kanoongos and Patwaries.
Strategies Adopted

Process of Standardization and Simplification

- All applicable deed types were studied and standardized to design 22 types of deed registration Templates.
- All type of reported cases related to writing of Jamabandi (ROR) and Mutations were studied and standardized and simplified for handling by the software uniformly across the state.
- The cases, which could not be simplified, were incorporated by suitable customization and enhancement of software.
Strategies Adopted

Delegation of Authority

- Formation of District IT Societies (DITS) empowered the collectors at local level to appoint operators, outsourcing of data entry & verification, procurement of requisite H/W.

- The Patwaris posted at HALRIS Centre are authorized to issue the signed copy of ROR for any village of the tehsil.
Strategies Adopted

Capacity Building

- Regular training programmes were organized on basic IT Literacy for Patwaries and Kanoongos.
- The Patwaries & Kanoongos are also trained on HALRIS operations on regular basis.
- The infrastructure of the IT Labs at district Mini Secretariats, Patwar training School at Hisar, Revenue Training Institute at Ambala are being used for Capacity Building of Revenue officials.
- A full paper has been inducted on ICT, HARIS, HALRIS, Bhu-Naksha for all newly recruited Patwaries.
Components of Solution
e-Governance in Property Registration

- Haryana Registration Information System (HARIS) developed by NIC Haryana is being used for the property registration work.
- HARIS implemented in all the 122 tehsils and sub-tehsils of Haryana.
- Project implemented on self-sustainable basis through District Information Technology Society (DITS).
- Daily Registration data from HARIS Servers being replicated to State Data Center (SDC) since 1st April 2010.
- Deed templates available on www.revenueharyana.gov.in.
All the major land records documents like Jamabandi, Mutation and Khasra Gridawari has been computerized using the Haryana land Records Information System (HALRIS) software developed by NIC-Haryana.

Current Status

- HALRIS centers are established at all the locations across the State.
- Property registration and land Records integrated solution is implemented at all the 122 locations across the State.

Contd...
Salient Features of HALRIS & HARIS

HALRIS

- Dynamic integration of registration and mutations.
- Automated mutation workflow.
- Online mutation incorporation facility to update the Jamabandi.
- Automatic updating of Remarks in the Jamabandi.
- Generation of new Jamabandies and consignment in e-Record rooms.
- Biometrics and role based security.
Salient Features of HALRIS & HARIS

HALRIS

- 2-D Bar coded copies of Record-of-Rights (RoR)
- Web enabled access to ROR data on http://jamabandi.nic.in
- Touch screen based kiosks interface at Tehsils.
- Synchronization of Web nakal database at SDC with tehsil servers with in 15 minutes of occurrence of any transaction such as Deed Registration, Mutations.
Salient Features of HALRIS & HARIS

HARIS

- Provision to prepare deeds through software
- Segment wise collector rates for each area
- On-line photo capturing of buyer, sellers and witnesses
- Captures the Biometrics of parties and witnesses.
- Biometrics based security for Database servers.
- Provision to transmit registered deeds to SDC.
- In case of rural agricultural land software picks the details of the owners, khewats and khasra Nos etc from the Jamabandi data and mutation activities are started immediately after the deed registration.
Integration of HALRIS & Bhu-Naksha

1. There are about 70,000 Mussavies in the State. The digitization work of entire state has been outsourced, through open bidding.

2. Established the Primary control network consisting of 121 points.

3. Established Secondary control network consisting of 582 points.

4. 65000 Mussavies out of 70000 are digitized.

5. Bhu-Naksha software standardized to manage the digitized cadastral maps.

6. Mutation process of HALRIS is integrated with the Bhu-Naksha to cut the tatima in mutations involving the part of the khasra.

7. The software allows the user to split the plots in to multiple parts as per the mutation process. It further assigns new plot numbers to divided parcels. The system also has the provision to merge plots.
8. On selection of the Khasra (land plot) number, software shows the cadastral map along with the neighboring plots. It also shows the names of the owners of the plot. The system converts the output to print friendly version / pdf for citizen services.

9. Software can provide spatial outputs based on queries on plots, ownership, government land, forest areas, and crop type as per the textual data availability.

10. Bhu-Naksha is being implemented in Ambala tehsil and cadastral maps of 150 villages have been linked with the Jamabandi data. Further operationalized 15 villages in Hisar Tehsil and 09 villages in Uklana Sub-Tehsil

11. Copy of cadastral maps are also issued from Bhu-Naksha.
Implementation Model

- Initially for implementation, District Red Cross Societies were found handy, as Dy. Commissioner is chairman and controller of its functions. Service charges are fixed to make the project self sustainable. Later on District IT Society (DITS/DeGS) were formed in each district, which are headed by Dy. Commissioner. The DIO, NIC-Haryana Centre is the Technical Member of DITS/DeGS.

- The service charges, collected from the project are divided between the Red Cross (40%) and DITS/DeGS (50%) and remaining 10% comes to the State Revenue department for sustainability of the project and further IT initiatives of the department.
Out of 7089 Jamabandies in the State 6997 Jamabandies have been computerized using the HALRIS. Remaining 92 Jamabandies are under consolidation.

Jamabandi data of 6062 villages have been made online and integrated with Property Registration (HARIS) software.

Jamabandi data of 6689 villages is available on the website www.jamabandi.nic.in, link also made available on the official web portal of Haryana Government i.e. www.haryana.gov.in
Service Delivery
Service Delivery

HARIS#HALRIS#BhuNaksha Deliver following e-services

1. Nakal of Record-of-Right (Parat Patwar)
2. Nakal of RoR (Parat Sarkar) e-Record Room
3. Copy of Khasra Girdawari
4. Verification of Nakal of RoR
5. Web based RoR Query Service
6. Copy of Mutation Order
7. Collector Rates of Property
8. Stamp Duty Calculations
9. Deeds Writing – Standard deed templates
Service Delivery

10. Registration of Property Deeds
11. Issuance of Copy of Registered Deed
12. Issuance of Mutation Notice,
13. Information on Registered Deeds
14. Property Dealers Registration
15. Query on Village Map
16. Map of the selected khasra
17. Division (Tatima) of khasra during the mutation entry
18. Copy of Sajra Aksh (plot / parcel map), showing dimensions of each side, area & the adjoining plots and Textual RoR data.
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<th>नाम तरफ या पत्नी और जमा सहित नम्बरदार का नाम</th>
<th>विवरण सहित मालिक का नाम</th>
<th>विवरण सहित कायागार का नाम</th>
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* इलाकात पंक्ति है "*
Positive changes and Impact
Positive Changes & Impact

- HARIS has improved the quality of service in Tehsils, by reducing the total time taken by the Tehsil staff for registration. Now registered deeds are returned same day to the public, earlier sometimes it was taking weeks/months to get a registered deed back.

- HARIS use the land rates, fixed by the collector, as reference rates, for computing the stamp duty. So in any case, it does not allow the registration of Land below the collector rates. This feature of HARIS has eliminated the requirements of pre registration audit.
Positive Changes & Impact

- The photographs of witnesses are also taken along with the sellers and buyers. This has reduced the incidents of wrong witnesses, which was very prevalent before the implementation of HARIS.
- The district Red Cross society is also using the service charges for running social welfare programs for the weaker sections of the society.
- On-line availability of Updated Nakal of ROR (Record of Right) to the public helps in reduction of litigations and frauds, as now it is not possible to sell a same piece of land to multiple parties/people.
Positive Changes & Impact

- The facility to generate ROR with 2D bar code and verification service has been made available at Tehsils. This feature of the solution has created a feeling of trust among the landowners. With the increasing land prices potential buyers can use this system of ROR verification before entering into any sale and purchase of land. Bank and other financial institutions can use this service before disbursing the loan to the landowners.
Positive Changes & Impact

- HARIS has forced the collectors to make their collector rates uniform. Earlier there was big difference in the collector rate and the open market rates of the property.
- In HARIS, it is possible to fix a separate rate for different parts of the same locality by dividing it into number of segments. So this has reduced the practice of concealing the exact location of property for saving the stamp duty.
Positive Changes & Impact

- It is not possible to register a document below the collector rate. This has stopped the revenue leakage caused by the registration of undervalued deeds.
- HARIS has also reduced the cases, under section 47-A of registration act, to a considerable extent.
- Integration of Land Records and property registration has solved the problem of mutation pendency.
- New Jamabandies are being prepared on time earlier there was normal delay of 1-2 years in the preparation of new Jamabandies.
Recognitions

- Paper titled “e-Service Delivery of Authenticated RoR by Integrating Jamabandi and Cadastral Maps - Haryana Perspective” published in compendium of 14th National E-Gov Conference held at Aurangabad (Maharastra)
- 2D Bar Code Authenticated RORs: Innovative use of 2D Bar Code and Hashing Technology to provide authenticated and verifiable copies of ROR paper was published in International Conference on e-Governance (ICEG-2007) in 12/2007 at Hyderabad.
- Project included as best Practice for National level Capacity Building under NLRMP by DoLR, GoI
- Project was presented as a best practice of India to the IT Secretaries of SAARC countries at SAARC workshop on e-Governance in Land Records at New Delhi on 17/02/2010.
- Project received Quality & Performance Certification from STQC , DeitY, GoI
- System has been recognized as Best Practice & Innovation by CIPS Hyderabad
Recent Initiatives

• E-Registration System
  - For providing appointment for deed Registration.
  - Seem less integration with HARIS.
  - Scanning and uploading of Registered deed.
  - Queue Management at Sub-Registrar office.

• e-Stamping
  - e-Stamp generation from e-GRAS portal.
  - Integration of e-GRAS and HARIS.
  - Defacement of the e-Stamp by HARIS.

• HARIS Public Data Entry
  - Public can enter the deed details online.
  - System will generate 11 digit unique no.
  - HARIS will pick the details entered by the public using 11 digit unique code.
Looking Forward
- Road Map
Road Map

- Design and Development of web enabled land records management system.
- Data porting from tehsil centers to State Data Center.
- Integration with Aadhar.
- Integration with Banks.
- Integration with Courts.
Some Snapshots of Integrated Solution
Khasra Details of Deed

Khewat 1

Khatoni 1

Khasra No. 14//13/1

(Mustatil//Khasra No.)

Add  Delete  Close

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<th>Khewat</th>
<th>Khatoni</th>
<th>Mustatil</th>
<th>Khasra</th>
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<th>Block</th>
<th>Nameid</th>
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<td>सुशील पिंकी</td>
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You cannot sell an area greater than the Jamabandi Area of this Khewat.
Details of Plot - '22/15'

District: 06 - Hisar
Tehsil: 035 - Hisar
Village: 02184 Phulgharan

Area Details:
Select your Village and click the mouse on Enter

- State: Haryana
- District: Kurukshetra
- Tehsil: Ismailabad(072)
- Villages: Jhansa
- Select Village: Bhutihala, Chamun, Fatehgarh chambun, Gorkha, Ismailabad, Ismailpur, Jalbehra, Jhansa, Kheri sahida, Kumhar majra, Majri kalan, Majri khund, Mandaharan, Naisi, Nurpur bunchi, Pipli majra, Rohtli, Saidpur saidan, Shekhpur chimbun, Shergarh, Tabra, Thandran, Thaska miranj, Thol
# पटवारी कानून फॉर्म नं. 10

## जमाबंदी नकल

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