Registration System in (HIMACHAL PRADESH)

Coverage under online registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Total number and Percentage of SROs covered	184 SROs ie 98.92% are covered under the registration system on NGDRS. There are total 186 SROs. 2 SROs ie. Tehsil Pangi in Distt Chamba and Dodra Kwar in Distt Shimla are not working on the portal due to the network issues	Decision regarding creation of requisite IT infrastructure at these two remote places will be taken at the Govt level. Suggestion have been sought from DIT HP.	One year
2.	From which year is digitized legacy data available & the backlog, if any	The registered deeds data is not digitized. It is scanned and saved in the pdf form since the inception of NGDRS in Himachal Pradesh. Prior to 2019 the physical copies in original are stored in the Sub-Registrar offices ,the attested copies of which can be provided to citizens if they need.	Funds of Rs. 371.55 Lakh will be spent on creation of module/portal for online access and retrieval of Registration deeds of last 20 years.	
3.	Availability of search facility of document based on Name, Property details like survey number, deed number, etc.	Search facility available on SRO login. Moreover the citizen can only find their own copies of registered deed on e Himbhoomi	Funds of Rs. 371.55 Lakh will be spent on creation of module/portal for online access and retrieval of Registration deeds of last 20 years.	
4.	Search facility of legacy data available to SRO and/or citizens	Available. Prior to 2019 the physical copies in original are stored in the Sub-Registrar offices ,the attested copies of which can be provided to citizens if they need. And after 2019 when the ngdrs portal is implemented in the State , the search facility is available on the SRO login . Moreover the citizen can find their copies of registered deed on e Himbhoomi	Funds of Rs. 371.55 Lakh will be spent on creation of module/portal for online access and retrieval of Registration deeds of last 20 years. The data will be available in public domain and facilitate the public and Department to access information.	
5.	Percentage of Aadhar seeding in the RoR & Cadastral map by LR Dept and its availability to SRO	Work is in process. The Directorate has sought permission to use Aadhar in land registration and for Aadhar seeding in ROR.	As and when permission will be received capacity building and creation of necessary infrastructure for the same will be done	

Ease of registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Online facility for booking appointment slot for registration	Yes, Available		
2.	Pre-registration search facility about the RoR, Cadastral map etc for citizens	Pre-registration search facility about the RoR is available.	Cadastral maps updation work in BhuNakasha is in process	
3.	KYC systems in operation: a. Aadhar linkage b. Aadhar authentication c. Any other document/Icards allowed	Not available yet. The Directorate has sought permission from MEITY to use Aadhar in land registration and for Aadhar seeding in ROR.	As and when permission will be received capacity building and creation of necessary infrastructure for the same will be done .	
4.	Requirements & functions of Notary public, witnesses and Gazetted officer in registration process	One time physical appearance of the applicants doing transactions of land properties /deeds and persons acting as witnesses is required before the concerned Sub Registrar	Online registry Subject to the implementation of Aadhar seeding in RoR and Aadhar linking in registration process.	
5.	Dynamic deed templates availability	Available		
6.	Whether anywhere registration is allowed in the state	No . One time physical appearance before concerned sub registrar is required in whose jurisdiction the land is situated.	As mentioned in Sr.no 4	

E-stamping & fees etc.

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Circle Rates/ Ready Reckoner Rates/ Guideline values / Collector Rates for lands: Availability online	Available		
2.	E-Calculator (Online Stamp duty calculator) availability to compute fees	Available		
3.	Online payment facility for application fee - Stamp duty, registration fees, etc.	Through central record keeping agency ie. Stock Holding corporation		
4.	Whether citizens are capable to purchase stamps online?	Yes . Citizens can purchase e-stamps online from CRA .		
5.	Integrated e-stamping facility availability in the software itself	No, Citizens can purchase e-stamps online from CRA .		

Integration with other systems

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Percentage of SROs integrated with Revenue Offices and Land Record database and its embedded nature	186 SROs, 100% are integrated with Revenue Offices and Land Record database and its embedded nature.		
2.	Whether SRO and/or citizen can check litigations online for a property scheduled for registration	No	We will add it in our future action plan by integrating initially with Revenue courts and then with civil courts. The court case files will be digitized in first instance and then the retrieval mechanism will be implemented. We have already developed an interface (RCMS) for this with help of state NIC.	One and half year
3.	Does every registration of land, plot, apartment trigger a corresponding digital mutation in the RoR	Yes. The online instant mutation module has been developed with the assistance of State NIC.	Online mutations will be started very soon. The work is in progress.	6 months
4.	Is party/ owner names and area details checked from Land Records (RoR) before registration	Yes		
5.	Is past registration data available for checking & validation by SRO	Yes		

Integration with other systems

s	Functionality	Current Status	Future plan	Timeline
6.	Whether separate DLC rate are available for flats/ apartments	No. The circle rates are notified for the land only by the concerned District Collector. Built up structures are evaluated by Registd. Architects on the basis of which registration fees and stamp duties are calculated on the market value or consideration amount whichever is higher.		
7.	Whether system are integrated for registration of agreements vis a vis final deed / sale registration.	Not available . No such prior agreements are mandatory for registration in HP		
8.	Whether sale of Govt Land is blocked/ red-flagged	Govt Land transactions are prohibited .		
9.	System integration with Authority/TCP approval and with the ULBs	No	We will plan to integrate it according to pilot in 3 ULBs under Urban land records .	

AI/ML, GIS & BI

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Whether (AI Nibhrit) solution is available for masking personal information of PAN, Aadhaar number and fingerprint impressions on registered pdf deeds	No	State is planning to implement this once the Aadhar linking is done	One year
2.	Whether circle / guideline locations map georeferenced are available on GIS platforms?	No	Work on Geo referencing is in process	
3.	Whether BI based dashboards available for decision support?	Yes		
4.	Whether circle rate/ guideline rates can be checked by selecting area of interest from the map or mobile app ?	Not yet.	Planning to give this option on BhuNAKSHA once it is updated.	One year
5.	Whether Block chain technology is being utilized.	Not yet.	State is planning to implement this once the Aadhar linking is done.	One year

States – Specific Innovations

States – Specific Innovations

- Mutation trigger after registered deed is scanned and submitted

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Thanks