

Registration System in the Telangana *State - IGRS*

Coverage under online registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Total number and Percentage of SROs covered	100%		
2.	From which year is digitized legacy data available & the backlog, if any	1983		
3.	Availability of search facility of document based on Name, Property details like survey number, deed number, etc.	yes		
4.	Search facility of legacy data available to SRO and/or citizens	yes		
5.	Percentage of Aadhar seeding in the RoR & Cadastral map by LR Dept and its availability to SRO	Not applicable		

Ease of registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Online facility for booking appointment slot for registration	Yes		
2.	Pre-registration search facility about the RoR, Cadastral map etc for citizens	Not Applicable		
3.	KYC systems in operation: a. Aadhar linkage b. Aadhar authentication c. Any other document/Icards allowed	B. Aadhar Authentication		
4.	Requirements & functions of Notary public, witnesses and Gazetted officer in registration process	Not Applicable		
5.	Dynamic deed templates availability	Available through slot booking		
6.	Whether anywhere registration is allowed in the state	No		

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	Ready Reckoner Rates Available		
2.	E-Calculator (Online Stamp duty calculator) availability to compute fees	Yes		
3.	Online payment facility for application fee - Stamp duty, registration fees, etc.	Yes		
4.	Whether citizens are capable to purchase stamps online?	No. Online stamp management with all stake holders are available		
5.	Integrated e-stamping facility availability in the software itself	No		

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	100%		
2.	Whether SRO and/or citizen can check litigations online for a property scheduled for registration	Yes		
3.	Does every registration of land, plot, apartment trigger a corresponding digital mutation in the RoR	Yes, in ULB's		
4.	Is party/ owner names and area details checked from Land Records (RoR) before registration	Yes		

Integration with other systems

S.No.	Functionality	Current Status	Future plan	Timeline
5.	Is past registration data available for checking & validation by SRO	Yes		
6.	Whether separate DLC rate are available for flats/ apartments	Yes		
7.	Whether system are integrated for registration of agreements vis a vis final deed / sale registration.	Yes		
8.	Whether sale of Govt Land is blocked/ red-flagged	Yes		
9.	System integration with Authority/TCP approval and with the ULBs	Yes, with ULB's		

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	Yes	To establish services in Telangana to handle this requirement for other IGR's.	
2.	Whether circle / guideline locations map georeferenced are available on GIS platforms?	No		
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 ?	Available in web	Android	In 2 months
5.	Whether Block chain technology is being utilized.	No	Issue of Certified copies	In 6 months

eServices

- ✓ Single Encumbrance Search with Pending Document Information
- ✓ Content Management Module
- ✓ Citizen Slot Booking & Builders Registration Module
- ✓ eSTAMPS – Payment of Registration Fees online
- ✓ Digilocker – Certified Copy of document
- ✓ T-App Payment services – for miscellaneous services at SRO office other than eSTAMPS
- ✓ Hindu Marriage Registration
- ✓ Special Marriage Registration
- ✓ Internal Audit Module
- ✓ Technical Help Desk Application for Department functionaries
- ✓ SMS & Email notification to department functionaries

Additional modules integrated with CARD

- Auto mutation of properties in CDMA, GHMC and Panchayathraj for all properties
- TD Allocation Module and DDO Codes Mapping, Local body mapping
- Online Accounts – Transaction, Document and Receipt accounts – Paperless office
- T-App integration in CARD – Cashless office and Miscellaneous Cash Receipt
- Prohibited Property Entry and File Upload, Market Value Registers Upload
- Data Analysis & MIS through Tableau
- Return of Document – OTP based verification for handing over the registered document to the party
- Refund Module for unutilized eSTAMPS Challan
- Firms and Societies Registration through Meeseva
- Online Lease Module
- District Bifurcation and Reorganization

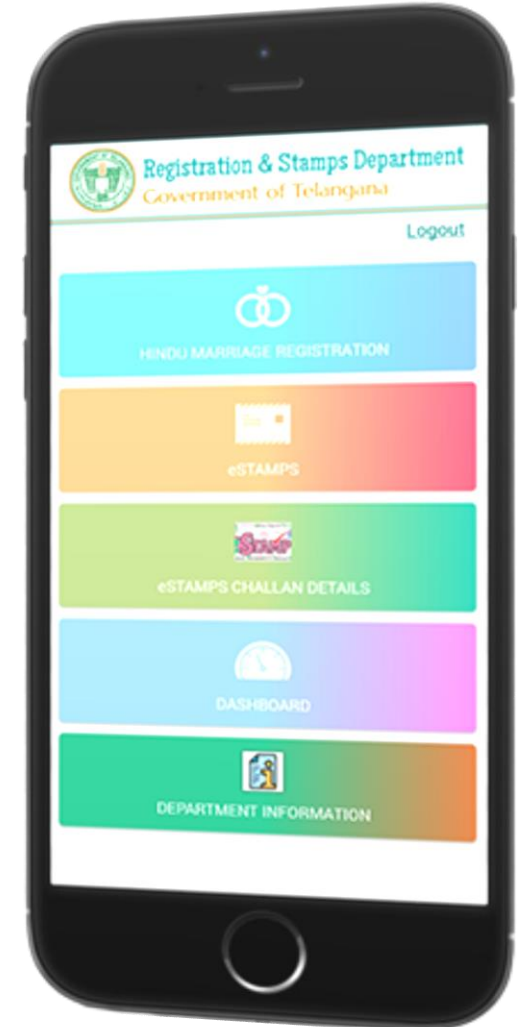
Additional modules integrated with CARD

- AI-Nibhrit masked Certified Copy of document
- SRO Biometric authentication for office opening based on employee registration module.
- SRO Biometric authorization for Registration of Document
- Stamp Stock Management Module
- Mongo DB for Document Storage
- Migration of CARD from Oracle Forms and Reports to Open source technology
- Migration of Oracle DB to PostgreSQL
- Certificate of Registration
- Extend Public Data Entry for all types of registration documents
- Mobile App
 - Helpdesk for Citizens
 - Special Marriage Registration
 - Other Services from IGRS portal such as Find SRO, Registration Document Details

T-Registration Mobile App

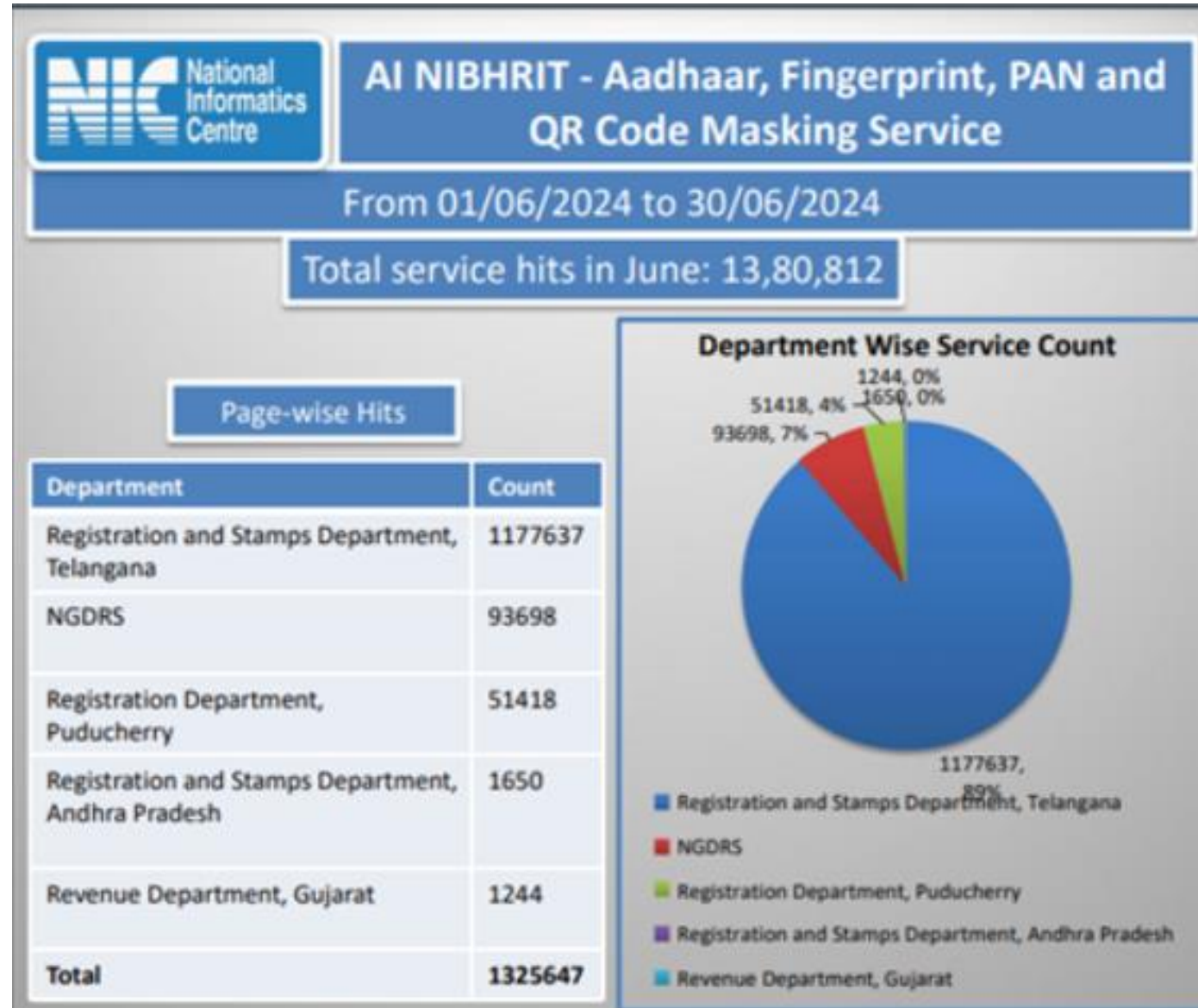
Services

- ✓ Hindu Marriage Registration
- ✓ Private Attendance for Hindu Marriage Registration
- ✓ Private Attendance for Document Registration
- ✓ eSTAMPS – Payment of Challan
- ✓ Registration and Stamps Dashboard
- ✓ Information on services of department



Masking of Personally identifiable information (PII) In registration documents

Month & Year	No of document pages masked
June 2024	11,77,637
May 2024	8,33,123
April 2024	8,85,606
March 2024	1,84,941
February 2024	5,40,804



Gap Analysis

[Excel](#)

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Thanks