Registration System in Jharkhand

Department of Revenue, Registration and Land Reforms

Coverage under online registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Total number and Percentage of SROs covered	Total no of SRO 42 – 100% covered		
2.	From which year is digitized legacy data available & the backlog, if any	Scanning has been done of deeds from 1947 upto pre computerization. Digitization of meta data of indexes is available from 1972 upto pre computerization.		
3.	Availability of search facility of document based on Name, Property details like survey number, deed number, etc.	Available to the S.R.O Only		
4.	Search facility of legacy data available to SRO and/or citizens	Available to SRO		
5.	Percentage of Aadhar seeding in the RoR & Cadastral map by LR Dept and its availability to SRO	Not Available		

Ease of registration

S.No	Functionality	Current Status	Future plan	Timeline
1.	Online facility for booking appointment slot for registration	Available		
2.	Pre-registration search facility about the RoR, Cadastral map etc for citizens	Search of RoR and Cadastral map is not available at the time of preregistration but citizen can search it through jharbhoomi portal of land record.		
3.	KYC systems in operation: a. Aadhar linkage b. Aadhar authentication c. Any other document/Icards allowed	A – Yes B – Yes C- Yes(PAN)		
4.	Requirements & functions of Notary public, witnesses and Gazetted officer in registration process	Usually there is no requirement of notary public but witness is required , the sub registrar is gazetted officer.		
5.	Dynamic deed templates availability	No but PDF of deed template is available		
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	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.	Available		
4.	Whether citizens are capable to purchase stamps online?	Available		
5.	Integrated e-stamping facility availability in the software itself	Available		

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	Currently the integration is only to the context that registered deed is sent automatically to circle officer for mutation.		
2.	Whether SRO and/or citizen can check litigations online for a property scheduled for registration	No		
3.	Does every registration of land, plot, apartment trigger a corresponding digital mutation in the RoR	No		
4.	Is party/ owner names and area details checked from Land Records (RoR) before registration	Parties are required to present certified copy of land record for identification of land and in its absence land position certificate from circle office is required.		

Integration with other systems

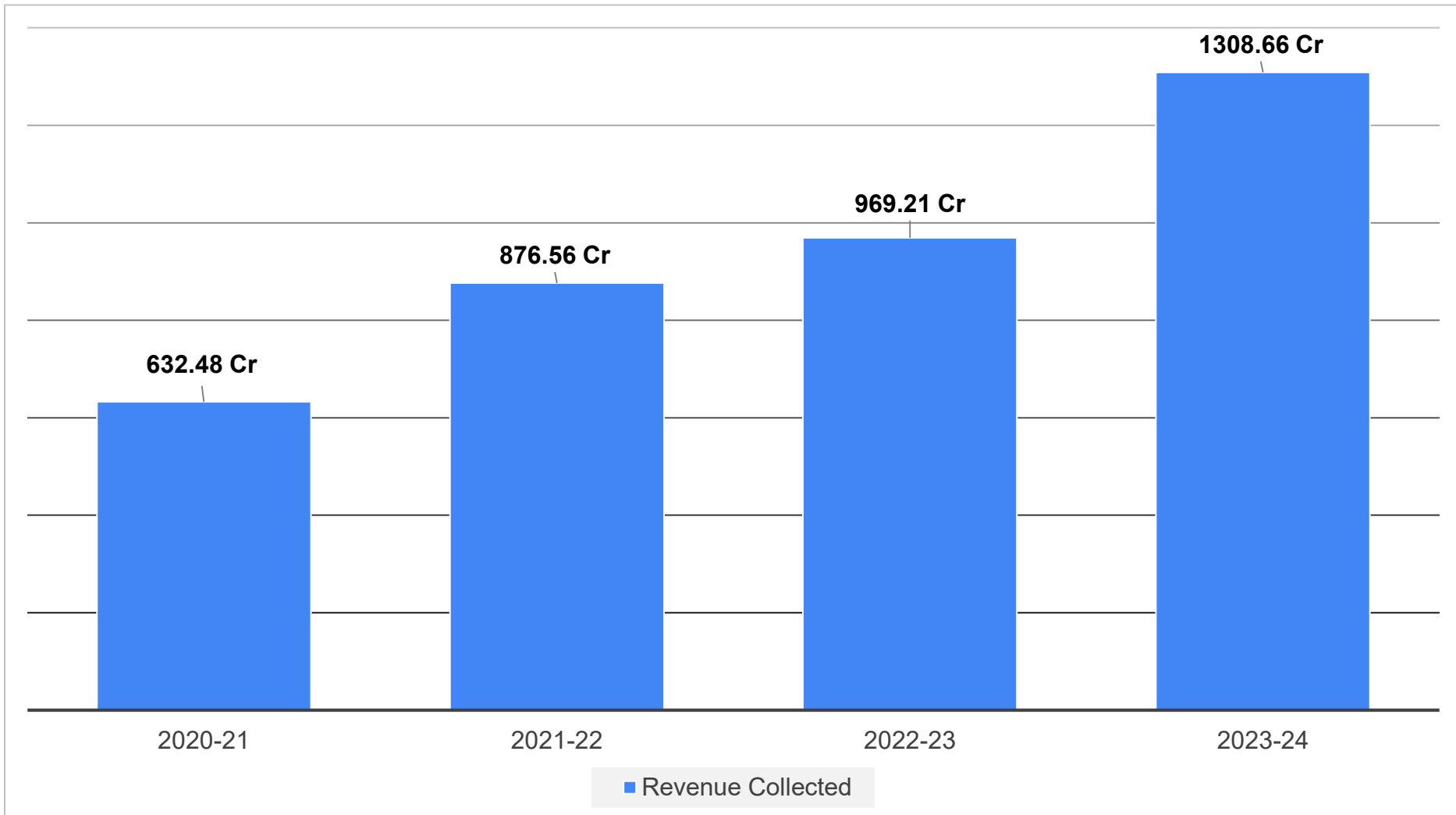| S.No	Functionality	Current Status	Future plan	Timeline
5.	Is past registration data available for checking & validation by SRO	Available		
6.	Whether separate DLC rate are available for flats/ apartments	Available		
7.	Whether system are integrated for registration of agreements vis a vis final deed / sale registration.	Not Available		
8.	Whether sale of Govt Land is blocked/ red-flagged	Yes		
9.	System integration with Authority/TCP approval and with the ULBs	No		

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		
2.	Whether circle / guideline locations map georeferenced are available on GIS platforms?	No		
3.	Whether BI based dashboards available for decision support?	No		
4.	Whether circle rate/ guideline rates can be checked by selecting area of interest from the map or mobile app ?	No		
5.	Whether Block chain technology is being utilized.	No		

States – Specific Innovations

- Online submission of document through pre-registration

- Online appointment

- Online payment of stamp duty

- Online payment of registration fee

- Online verification of aadhaar through ekyc

- Online verification of PAN through nsdl

- Online grievance redressal system regarding deed registration

- Same day delivery of document mandated through departmental notification

Revenue Collected from Document Registration

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Thank You