

# Registration System in the U.T. of Puducherry

# Coverage under online registration

Sl.No.	Functionality	Current Status	Future plan	Timeline
1.	Total number and Percentage of SROs covered	10 and 100%	-	-
2.	From which year is digitized legacy data available & the backlog, if any	Digitization of Index records from the year 1969 – 2005 completed.	Digitization of Index records from 1969-2005 for Mahe & Yanam SRO	6 Months
3.	Availability of search facility of document based on Name, Property details like survey number, deed number, etc.	Search based on Survey number and/or Deed number available in e-Services application in public domain	-	-
4.	Search facility of legacy data available to SRO and/or citizens	Available through e-Services applications in the public domain in respect of index data post the year 2005	Scanning and integration of documents from 1969-2005	2 Years
5.	Percentage of Aadhar seeding in the RoR & Cadastral map by LR Dept and its availability to SRO	Nil	Proposal in process by the Directorate of Survey & Land records, Puducherry.	-

# 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	Available through Land Record Portal (nilamagal.py.gov.in)	-	-
3.	KYC systems in operation: a. Aadhar linkage b. Aadhar authentication c. Any other document/Icards allowed	a. Nil b. Nil c. Any National ID card	Aadhaar authentication proposal yet to be initiated	During the F.Y. 2025-26
4.	Requirements & functions of Notary public, witnesses and Gazetted officer in registration process	2 Nos. of Witness required during registration whose photo and biometrics are captured	-	-
5.	Dynamic deed templates availability	Not available	-	-
6.	Whether anywhere registration is allowed in the state	Yes	-	-

# 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	Guideline Values available in Online Portal (nilamagal.py.gov.in/blr)	-	-
2.	E-Calculator (Online Stamp duty calculator) availability to compute fees	Yes, available in registration website and e-Pathirapathivu Portal	-	-
3.	Online payment facility for application fee - Stamp duty, registration fees, etc.	Not Available	Payment Gateway integration in progress	6 Months
4.	Whether citizens are capable to purchase stamps online?	Yes, through SHCIL e-Stamp portal upto Rs.500/-	-	-
5.	Integrated e-stamping facility availability in the software itself	No	To be integrated shortly	6 Months

# 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	10 and 100%	-	-
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	Yes – Land parcel with 100% extent will be Automatically transferred to LR for Mutation (Presently inactive)	Will be activated after migration of the applications cloud server	6 Months
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, PWD rates are available for building calculation	-	-
7.	Whether system are integrated for registration of agreements vis a vis final deed / sale registration.	No	-	-
8.	Whether sale of Govt Land is blocked/ red-flagged	Yes	-	-
9.	System integration with Authority/TCP approval and with the ULBs	No	Integration with Puducherry Planning Authority is in pipeline	During F.Y. 2025-26

# 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	-	-
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 ?	No, Guideline rates can be fetched by entering the property details	-	-
5.	Whether Block chain technology is being utilized.	Yes – Certificate Chain (Marriage Registration)	-	-

# States – Specific Innovations

- Region specific rates & valuation methodology for 4 Regions viz., Puducherry, Karaikal, Mahe & Yanam
- Biometric Authentication for all the officials during the login stage
- AI Nibhrit is integrated Aadhar and Bio-metrics masked certificate copies are issued to citizen instantly by paying online.
- Computerized endorsement page containing the photo & fingerprint of the Claimant, Executant & Witnesses
- Issue of completely computerized Encumbrance Certificate with electronic signature of Sub-Registrars
- Issue of Certified copies immediately after online payment with electronic signature of Sub-Registrars & QR Code to ensure authenticity
- Block Chain Technology integrated with Marriage Registration – Certificate Chain



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# Thanks