

REGISTRATION SYSTEM OF GUJARAT – GARVI



COVERAGE UNDER ONLINE REGISTRATION

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Total number and Percentage of SROs covered	100 % SROs Covered under Online Registration (Total 294 SROs)		
2.	From which year is digitized legacy data available & the backlog, if any	Year 2007 Onwards		
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	Year 2007 Onwards		
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	Available		
3.	KYC systems in operation: a. Aadhar linkage b. Aadhar authentication c. Any other document/I cards allowed	Not Available	E-KYC rule is in process of approval from government. Module is also under Development	2 months
4.	Requirements & functions of Notary public, witnesses and Gazetted officer in registration process	Only identifiers are required in registration process		
5.	Dynamic deed templates availability	Available		
6.	Whether anywhere registration is allowed in the state	Not Available	E-registration rules is in process of approval from government	3 months

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 (Registration fees has to be paid online , but for the payment of Stamp duty various options are available.)		
4.	Whether citizens are capable to purchase stamps online?	Yes		
5.	Integrated e-stamping facility availability in the software itself	Yes		

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% Integration with E-dhara for Agriculture Mutation		
2.	Whether SRO and/or citizen can check litigations online for a property scheduled for registration.	Not Available		
3.	Does every registration of land, plot, apartment trigger a corresponding digital mutation in the RoR	Mutation Service is Available only For Agriculture Land.		
4.	Is party/ owner names and area details checked from Land Records (RoR) before registration	Yes, but it's not mandatory		



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	No		
9.	System integration with Authority/TCP approval and with the ULBs	No		



AI/ML, GIS & BI

S.N	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	AI Nibhrit Solution is under trial.	After successful trial, it will be launched.	1 Month
2.	Whether circle / guideline locations map georeferenced are available on GIS platforms?	Not Available		
3.	Whether BI based dashboards available for decision support?	Not Available		
4.	Whether circle rate/ guideline rates can be checked by selecting area of interest from the map or mobile app ?	Not Available		
5.	Whether Block chain technology is being utilized.	NO	we are in the process of implementing Block chain technology	1 year

STATES – SPECIFIC INNOVATIONS

Sr. No.	Name Of Initiative And Date On Implementation	Impact/Benefit After Implementation Of Initiative	Remarks
1	State-wide rollout of Garvi 2.0 portal	<ul style="list-style-type: none"> • Data entry done by citizen themselves • Public Data entry, anywhere anytime • No Need to submit input sheet of document • Reduces time & increases accuracy • online payment, verification & verification of stamp Duty & registration Fees • Reduction in refund cases 	Implemented in 294 SR offices in Gujarat and More Than 18.29 Lacs doc got registered In last financial year
2	Initiation and Implementation of a “No Documents Pending” Policy	Currently, approximately 99.92% of document are orders on the same day on hich it war presented	Positive effect on citizen for document registration



STATES – SPECIFIC INNOVATIONS



Sr. No.	Name Of Initiative And Date On Implementation	Impact/Benefit After Implementation Of Initiative	Remarks
3	Automatic sub registrar office selection	<ul style="list-style-type: none">• Wrong office selection issue is resolved• Refund cases reduced due to wrong selection of offices	Earlier more than 60% of refund cases were due to wrong office selection
4	Online Refund Module	<ul style="list-style-type: none">• All documents need to upload online• Time for Refund initiation reduced	User can track status of application online
5	Provision of Secondary Connectivity	Following this initiative, the SRO offices are able to work without any interruption to their daily workflow as the incidents of loss of internet connectivity have been drastically reduced	Implemented in 294 SR offices



STATES – SPECIFIC INNOVATIONS

Sr. No.	Name Of Initiative And Date On Implementation	Impact/Benefit After Implementation Of Initiative	Remarks
6	Online e-seal certified copy of Index – 2 , Encumbrance certificate and document copy	<ul style="list-style-type: none"> • The initiative provided faceless administration • Citizen can get online Index-2 and E.C copies at home. • No Need to Visit SRO 	More than 7 lacks online index-2 and E.C copies and 78711 online certified document copies issued



STATES – SPECIFIC INNOVATIONS



Sr. No.	Name Of Initiative And Date On Implementation	Impact/Benefit After Implementation Of Initiative	Remarks
7	Implementation Of Auto Mutation for Sale Deed	Property Describe in Sale deed Agriculture Land is verified online with E-dhara software and mutation process is done automatically.	135(D) Notice Generated instantly
8	Christian Marriage	<ul style="list-style-type: none"> Parties can now get a true copy of the marriage certificate registered across the state under the Indian Christian Marriage Act-1872 Certification can now be procured online. No Need to visit IGR Office 	total 2087 application was processed



Thank You



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