The Haryana Registration System and its comparison with NGDRS

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Haryana Revenue Setup

- Divisions : 6
- Districts : 22
- Sub-Divisions : 77
- Tehsils/Sub-Tehsils : 143
- Kanoongo Circle : 256
- Patwar Circle : 2691
- Revenue Estates : 7088
- Geographical Area : 44,212 Sq Km

## Web-HALRIS Development and Pilot in Indri (Karnal)
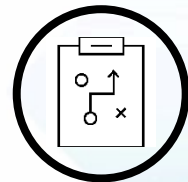
Pilot project Web-Halris launched in Indri (Karnal), which was successful. Gurugram was first district to be migrated to new Web Based WebHalris.

2018
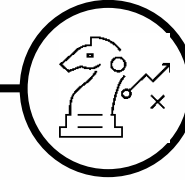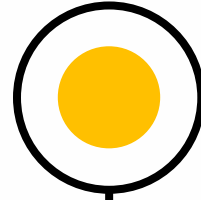
Migration to Web-Halris

In house tools were developed to Migrate Data from Legacy Client Server to New RDBMS, enforcing constraints, business rules of WebHalris. All 143 tehsils migrated to WebHalris.
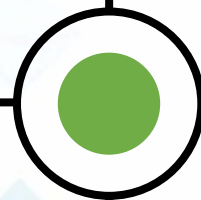
2018-2020

Integration with Urban Properties

New Urban and Rural integrated Online Appointment portal developed. Integration done with ULB (MC's), HSVP, HSIIDC, Housing Board, HSAMB, TCP for 7A Areas, LMS, Revenue Courts in addition to existing Land Records and IFMS.
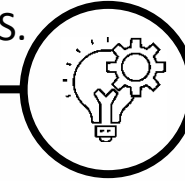
2020-2021
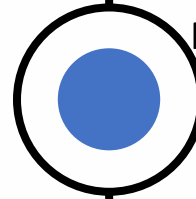
Web-Halris

Webhalris is now an integrated Deed Registration and Land Record Management System, having integration for both Rural and Urban Properties, MFMB, and also serves Land Records via Mutation, Jamabandi, Girdawari, Crop Damage, PM Kisan etc..
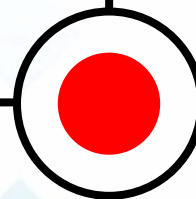
2021-2024

Web-HALRIS
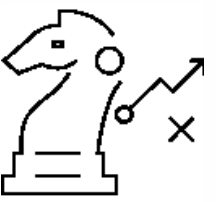
- Web enabled integrated solution for property registration and land records management.

- Major modules included
  - Online Appointment and Deed Registration
  - Record of Rights and mutations
  - Jamabandi Preparation
  - Automated Mutation
  - Tablet enabled crop inspection (Khasra Gridawari)
  - State of Art Reporting (eg Stamp duty collection, income tax, etc)
  - Online Digitally Signed RoR via Jamabandi Website

- Implemented in all the 143 Tehsils/Sub-Tehsils.

Need for Web-HALRIS
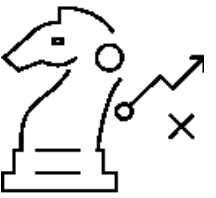
- Deed Registration and land Records system were client/server based. Management of client/server software is very tedious.
- Difficult to maintain the version control of the software.
- Data was residing at Tehsil/Sub-Tehsil level only.
- Security and backup of such a large database at Tehsil level was big issue.
- Integration with other Department was not possible.
- Sharing of Land Records with other Departments not possible.

Web-HALRIS Features
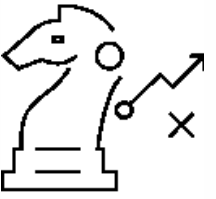
- Integration with e-GRAS for online generation and defacement of Stamps
- Completely online appointments for Deed Registration
- Integration of Deed Registration and land Records
- Integration of Deed Registration with Urban property Records
- Online Automated Mutations
- Preparation of New Jamabandi every 5 years
- Integration with the mobile app for Khasra Gridawari
- Online dashboard

Web-HALRIS Features
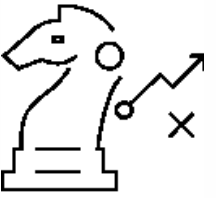
- ## Centralized Database:
  - WebHalris provides a centralized database accessible by all relevant departments in real-time, reducing redundancy and improving data accuracy.

- ## Integrated Services:
  - Having Land Records and Deed Registration data in its core, the software is also integrated with various Urban Departments such as Urban Local Bodies (ULBs) for all the Municipal bodies, Haryana Shehri Vikas Pradhikaran (HSVP), HSAMB, Town and Country Planning, and the Housing Board, facilitating seamless property and land record management.

- ## Real-Time Data:
  - Real-time integration with the state treasury ensures prompt validation and use of eStamps, preventing misuse and ensuring transparency. It push real time deed registration data to urban departments that trigger title change.

- ## Online Services:
  - Citizens can book appointments online for deed registrations, download digitally signed records of rights (RoR), and access various other land-related services without visiting tehsil offices.

- ## Automation:
  - The system initiates the mutation process as soon as deed is registered. It displays generated mutations online for public objections before finalization, enhancing transparency and efficiency.

WEB-HALRIS Workflow
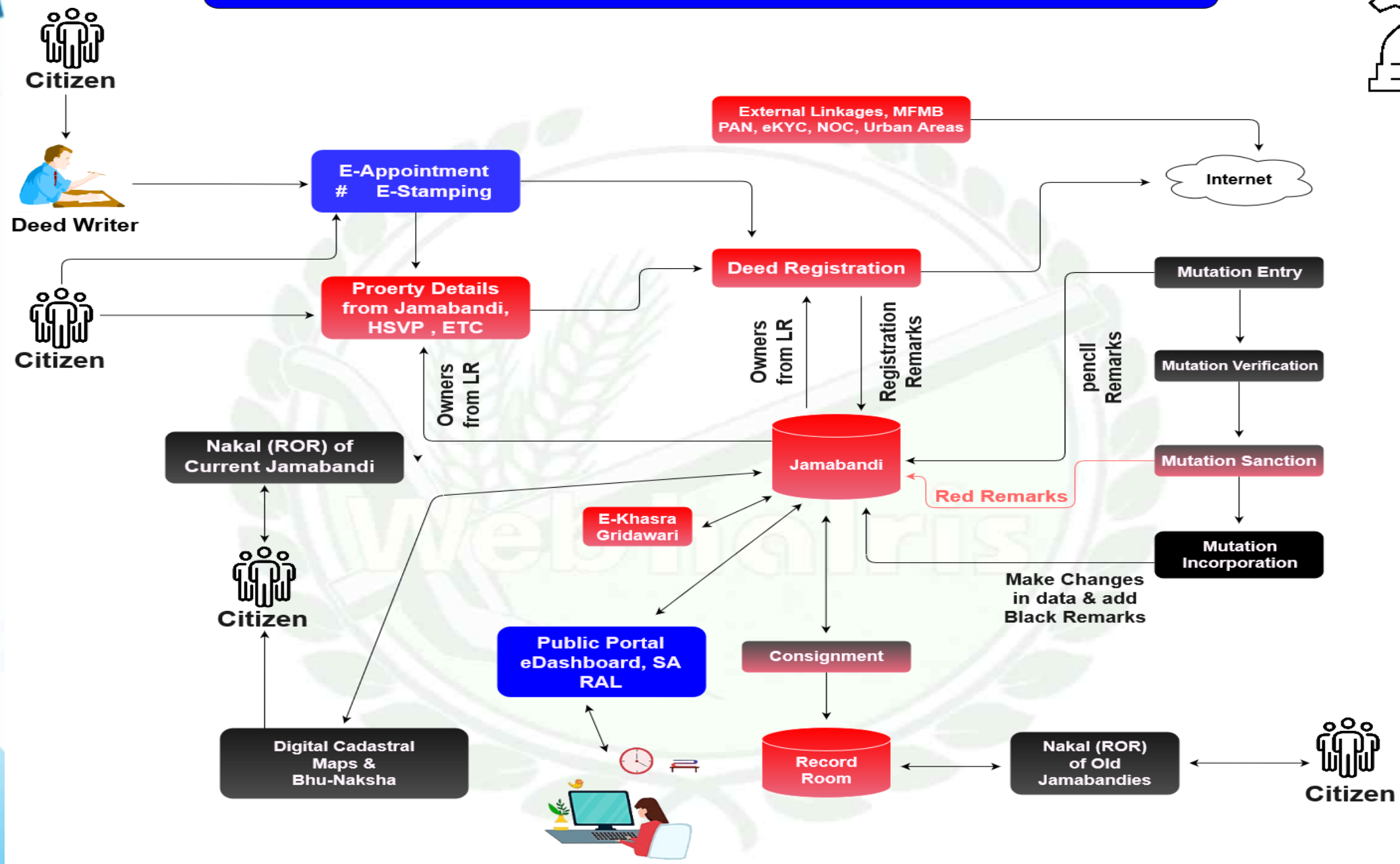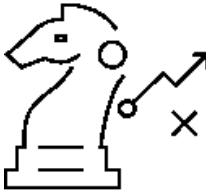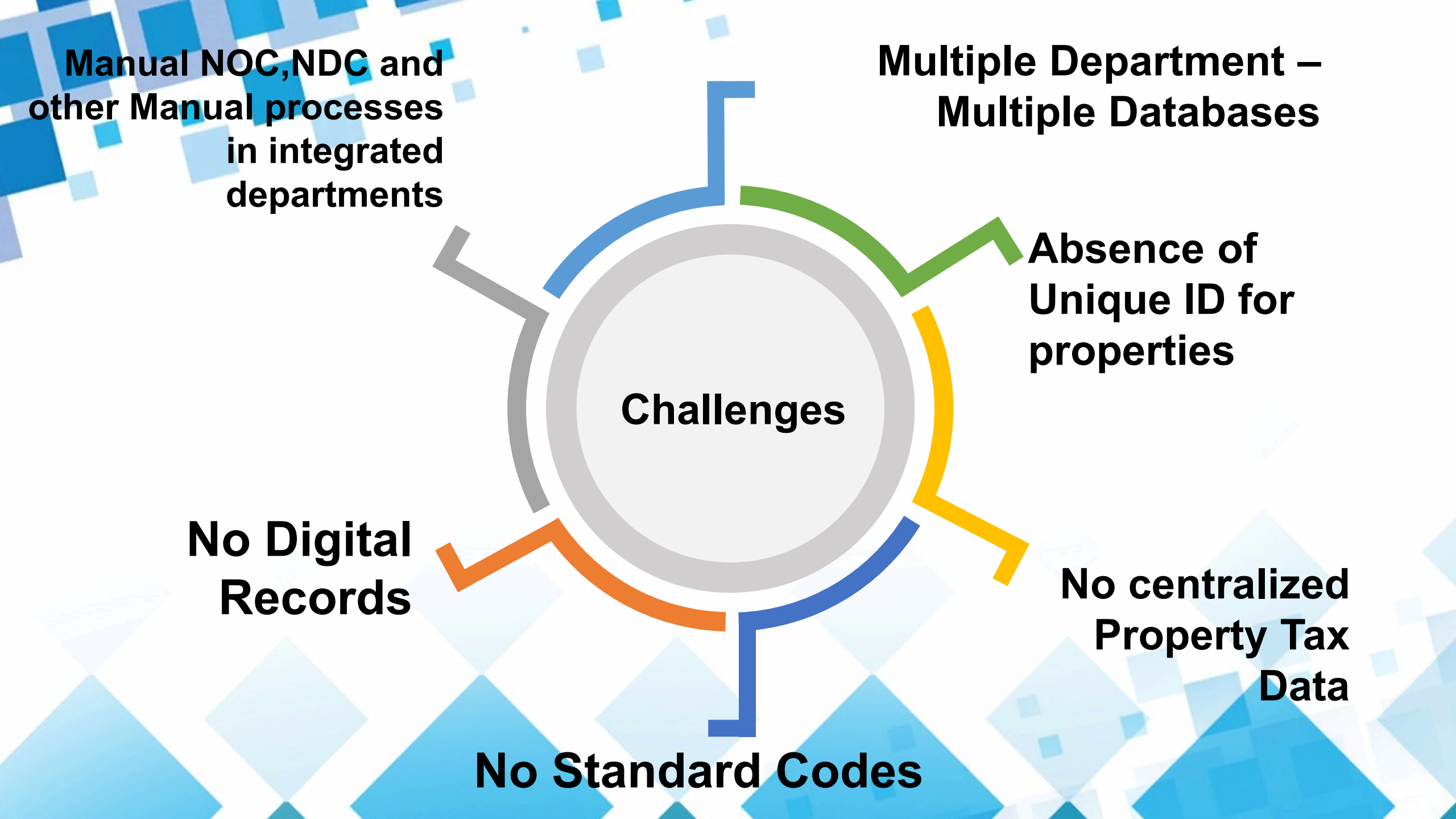
Strategies Adopted

- Entire property space is divided into four categories

Rural within Lal Dora	Rural Outside Lal Dora
Urban Area within MC Limits	Urban Area outside MC Limits

Property Space
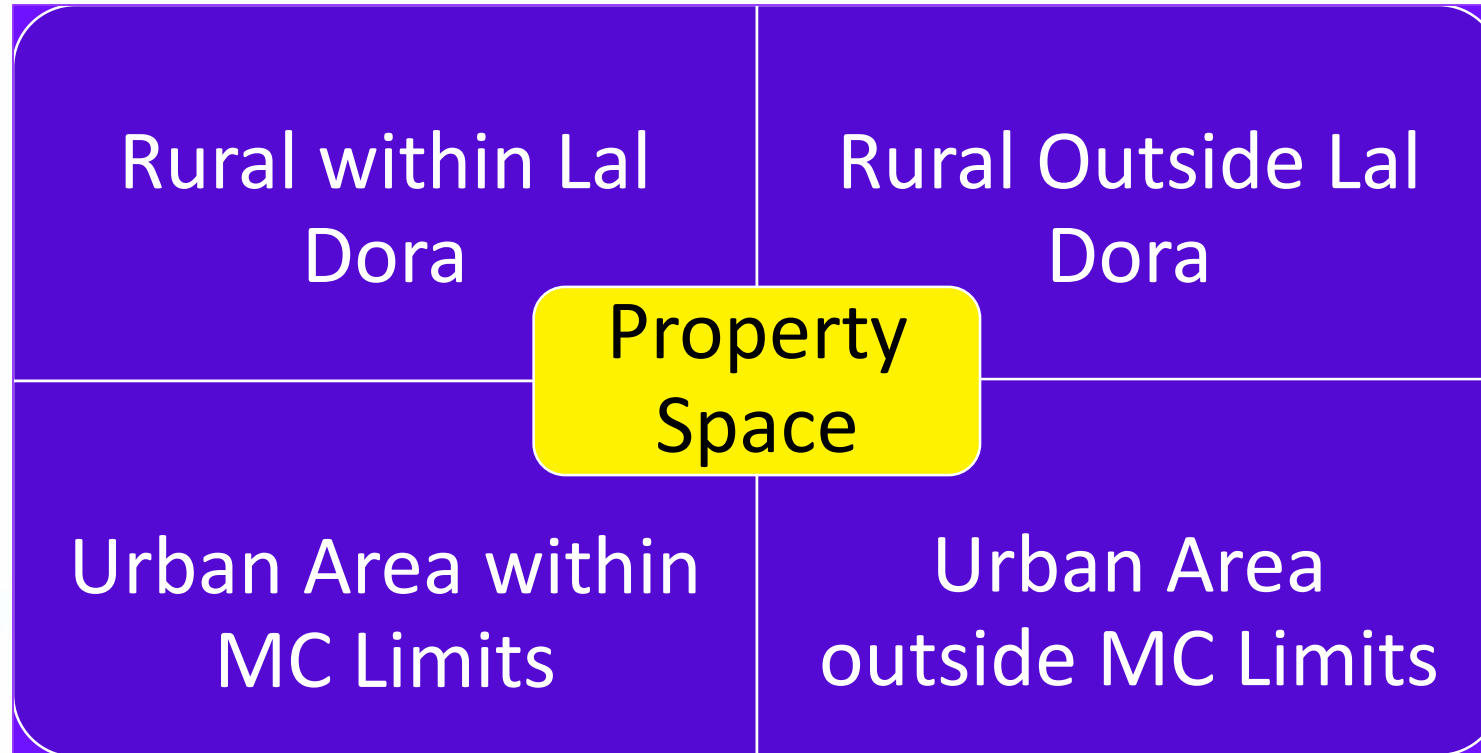
- Mapping of Villages and localities on the basis of above given categories.

Strategies Adopted

- Uniform protocol for assigning unique property IDs
- ULB property tax data made available on centralized platform
- ULB and TCP public portals to resolve data discrepancies and digitization
- Digitization of the land records of Forest lands
- Digitization of the acquired lands and those under litigation
- Integration with the Revenue Courts.

Deed Registration Process Re-engineered

- e–Appointment only! via Revenue department website – no physical appointments
- Provision of online Tatkal Appointments
- Standard Deed Templates provided online for 22 type of deeds
- Deed Registration System Integrated with e-GRAS (online e-stamp system)
  - Pay stamp duty using online methods – generate e-stamp anywhere, anytime
  - Real time verification of e-Stamp and Government Receipt Number (GRN) number from e-GRAS server
  - Defacement of the e-Stamp and GRN number after the deed registration.
  - Real time data from multiple departments (Urban incl HSVP, HSIIDC, HSAMB, MC, etc as well as LR. Now even for Housing for All scheme.
  - Push notifications on various steps.

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Sample Appointment

Government of Haryana
Department of Revenue and Disaster Management
Sub Registrar Office, Thanesar

Dated: Jul 18, 2019   Time: 09:48:41

Appointment Slip

Shri / Smt.
rampal
उमरी
Thanesar, Kurukshetra

Subject: Appointment for registration of SALE Deed

As requested by you regarding registration of **SALE** deed, your appointment has been
scheduled with following Details:-

Token No:	32	Appointment No:	07115072019105128000
Date & Time:	Jul 15, 2019 11:42	Appointment Type:	Normal
Delivery Address:	N/A		

Appointment Fee & Charges (Incl. Tatkal if any)			Stamp Details			
Appointment Fee	Postage	Total	Type	Stamp No	Issue Date	Value
Rs.10.00	Rs.0.00	₹ 10.00	E-Stamp	I0o2019g2	15-Jul-19	₹ 446000.00

Please bring the following documents to prove your identity in support of your Deed.

ID Proof: **ID Number:**
Driving License   28443

Authorized Sign

Deed Registration – Additional Features

- Parties visit concerned Tehsil/Sub-Tehsil (SDMs, DROs also)

- Same day delivery of Registered Deeds as per RTSA

- Linkages via APIs

  - Online PAN Verification with NSDL Portal

  - Integration with Town and Country Planning Department to verify the NOC issued for Controlled Area

  - Integration with Urban Property Records

    - Various departments – need to verify transfer permissions and NOCs

    - Clearance on pending dues (property tax, development charges etc.)

Integrated Deed Registration System
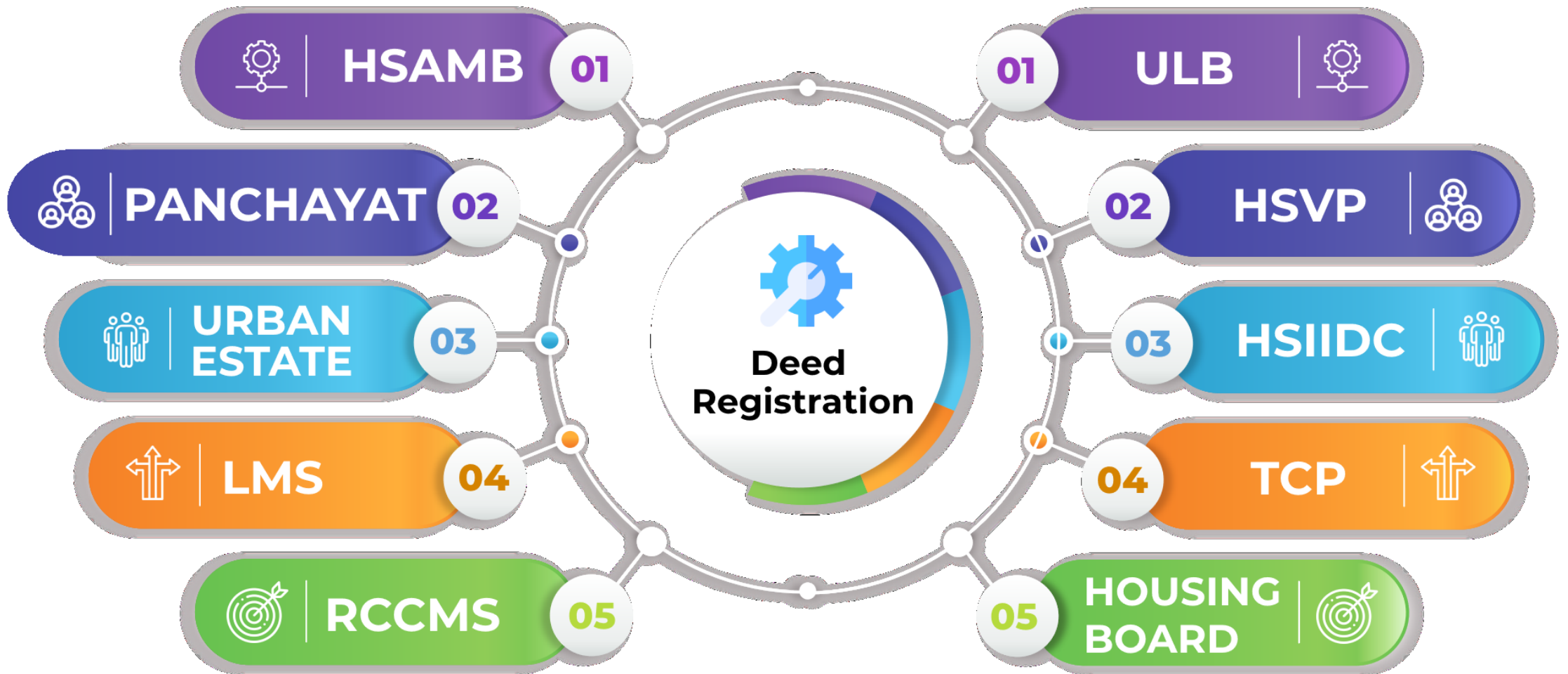
Automated Mutation enabled for 4 Type of Deeds

- SALE

- GIFT

MUTATION

GENERATION

- MORTGAGE with Possession

- Family TRANSFER
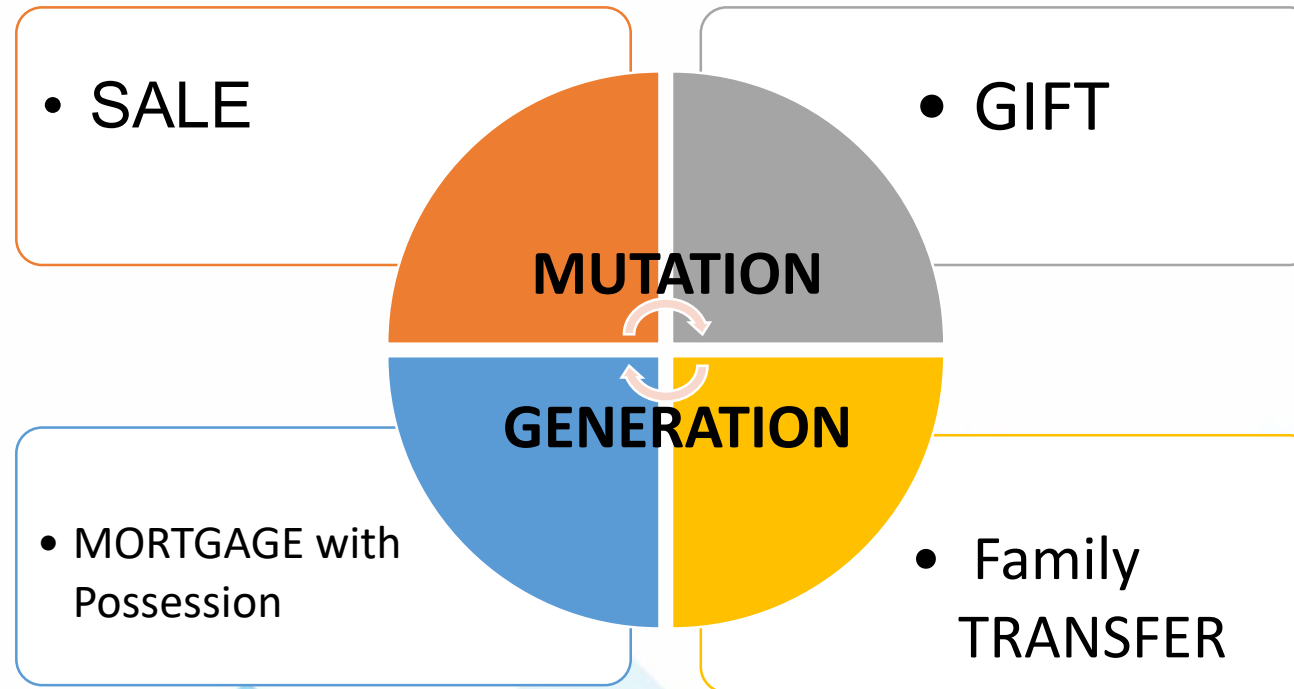
Process Flow of Mutation Generation

Mutation Generated → **Verified by Patwari** → **Verified by Kanungo** → **Objection resolution by CRO (if any)** → **Sanctioned / Contested declaration by CRO**
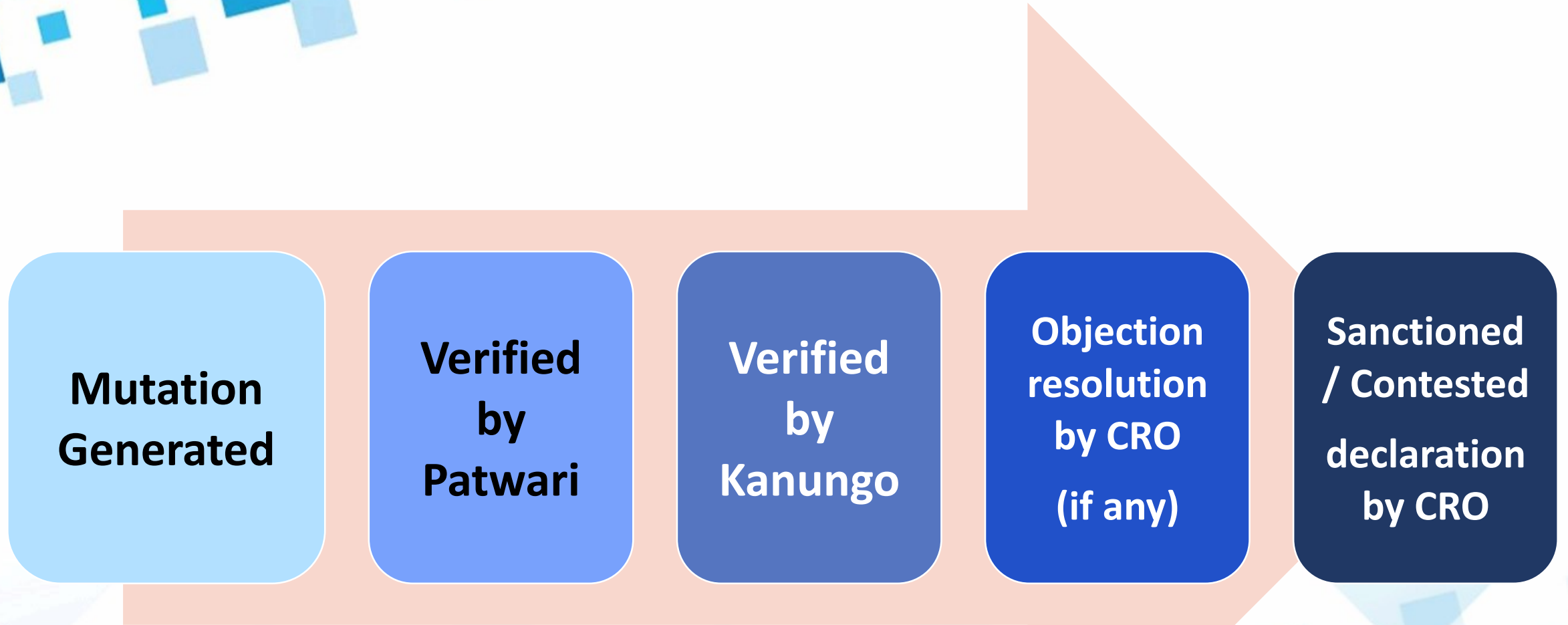
Mutation Options with CRO on Objection

Accept Objection & Contest

On checking objection reason, CRO accepts the objection and declare the mutation Contested.

Accept

Reject

Reject Objection & Sanction

If CRO doesn't find reason valid, he can reject objection and sanction the mutation

System prompts to Generate Mutation Entry as soon as Deed is registered

District

Panchkula [13]

Tehsil

Panchkula [079]

Deed Name

CONVEYANCE

SubDeed

CONVEYANCE URBAN AREA WITHIN MC

Appointment No

07905072023105807000

First Party Detail

Pcode	Name	Mobile No.	Address
0101	HSVP PKL		PKL

Owner Details of First Party

Second Party Detail

Pcode	Name	Relation	Mobile No.	Proxy Code	Proxy Name	Address	PShare
0201	RADHE SHYAM SHARMA	पुत्र[01]		SELF		PKL	100
0201	TARA CHAND SHARMA	पिताजी[17]				PKL	0

Regularize and Generate Mutation

Village, Period, Source, DeedType, Mobile no is picked from Deed

District

Kurukshetra [11]

Tehsil

Thanesar [071]

Village

Salpani khurd [05577]

Period

2021-2022

Mutation Status

Entry

Mutation Date

11-10-2022

Source

Mutation thru Registration [01]

Type

बै बरूये [01]

Mobile

9416709380

Email

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Registration deed number, Book, date, Amount are fetched from Deed.

Registration Detail

Registration No.

1838

Book No.

1

Registration Date

06-06-2022

Amount.

537500

Save   Save & Next

Draft Mutation Print

रजिस्टर इंतकाल

गांव : Ghamur Kheri   हदबसत नंबर : 388   तहसील : Thanesar   जिला : कुरुक्षेत्र   वर्क संख्या : 1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
			इन्द्राज जमाबन्दी गुजस्ता या आखरी बाकी इन्तकाल जिसकी तरमीम मतलूब है					इन्द्राज जदीद जो अब कायम किया जाएगा						
नंबर शुमार	नंबर खाता जमाबंदी सावक	नाम तरफा या चाह	नाम मालिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	मामला या लगान	नंबर खाता जमाबंदी जदीद	नाम मालिक व विवरण	नाम काशतकार व विवरण	नंबर व नाम खेत व रकबा व किस्म जमीन	मामला या लगान	किस्म या तारीख इंतकाल मय बै जररहन	फीस दाखिला खारज	रिपोर्ट पटवारी या तसदीक गिरदावर कानूनगो
529	खेवट न. 19/1	गुरबचन सिंह नम्बरदार	गुरबचन सिंह पुत्र सावन सिंह 130/629 भाग वासीदेह बाकी बदस्तूर 499/629 भाग	बदस्तूर	6// 3 1-9 कुल 1-3 चाही 0-6 गै. मु. टयूब बैल 1-3 चाही 0-6 गै. मु. टयूब बैल 7/2 6-0 चाही 8 8-0 कुल 6-0 चाही 2-0 गै. मु.			गुरचरण सिंह पुत्र सावन सिंह पुत्र हर सिंह 130/629 भाग वासीदेह बाकी बदस्तूर 499/629 भाग	बदस्तूर	6// 13 8-0 कुल 7-12 चाही 0-8 गै. मु. रास्ता 14 8-0 चाही 3 1-9 कुल 1-3 चाही 0-6 गै. मु. टयूब बैल 7/2 6-0 चाही		पारिवारिक हस्तांतरण वसिका न. 1838/1 दिनांक 06-06-2022		हस्ताक्षर पटवारी 22-07-2022 मुकाबला शुद हस्ताक्षर हल्का कानूनगो 16-08-2022

23

Raise objection to Automatic Mutations for SALE, GIFT, Mortgage with Possession, and Family Transfer since July 6, 2023 on Jamabandi Website

CHECK MUTATION DETAIL

District
कुरुक्षेत्र

Tehsil
Thanesar

Registry Date From
2023-06-29

Registry DateTo
2023-06-30

Search

Total Records 33

Reg No.	Reg Date	Mutation No.	Mutation Date	Deed/SubDeed	First Party	Second Party	Transacted Area	Must/Khasra	Mutation Status		
2306	30-06-2023	10013	05-07-2023	SALE/SALE URBAN AREA WITHIN MC	रमेश चन्द्र, राम कुमार, रेलिया राम, सरोज, संजय, ज्ञान चना	हरविन्द्र सिंह, जरनैल सिंह , हरभजन सिंह ,	246.00 SY		Entered	SHOW MUTATION NAKAL	RAISE OBJECTION
2307	30-06-2023	0		TRANSFER OF IMMOVABLE PROPERTY/TRANSFER OF IMMOVABLE PROPERTY WITHIN BLOOD RELATION	गुरमेल सिंह, चरन सिंह, दया राम	अमरजीत सिंह, दलजीत सिंह, गुरमेल सिंह ,	0-0-360 KM	1//14	Mutation not Entered		
2308	30-06-2023	0		SALE/ SALE RURAL AREA	गौरव शर्मा, राजिन्द्रपाल, बाबू राम, बलदेव शर्मा	नीलम, सीता राम,	0-0-85 KM	15//12	Mutation not Entered		

Citizen can Raise objection to Automatic Mutations online via Jamabandi Portal

Raise Objection

First Name

Rajiv

Last Name

Sharma

Gender

🔘 Male   ⭕ Female

Email

im.rajiv@gmail.com

Mobile Number

8950616942

Send OTP

Address

2333, Karnal

Objection Description

i am co-owner in this khewat it has been sold without my knowledge

Submit Objection

Objections are prompted to CRO.

Objection Detail

Objection RefNo	472023172539621
Full Name	Rajiv Sharma
Address	2113, Shivpui, Ambala City
Mobile	8950616942
Reg No	1838
Reg Date	06-06-2022
Mutation No	529
Mutaiton Date	22-07-2022
First Party	गुरबचन सिंह, सौदा कौर
Second Party	गुरचरण सिंह, सावन सिंह,

	Objection RefNo	Objection Description
☑	472023172539621	i am co-owner in this khewat it has been sold without my knowledge

◉ Accept Objection   ○ Reject Objection

Objection Remarks

Objection on mutation is valid.

OK

Citizens Services Web Portal

- http://jamabandi.nic.in the citizen services web portal provides

  ➢ online access to Real Time RoR Data with Digitally Signed copy of RoR.

  ➢ Real time access to mutation status of deeds.

  ➢ Information about Deed templates, Collector Rates and Stamp duty calculation, Registered Deeds details, availability of appointment slots, tatkal appointments

  ➢ Cadastral Maps on 1:10,000 scale are available as provided by the HARSAC

Department of Revenue, Haryana & NIC-HSU

Online Naqal- Digitally Signed & Verifiable Online Copies of ROR using QR code

2722023185223183

नक़ल जमाबंदी (पड़त पटवार)

गाँव : थिंगताना   हदबस्त न. : 70   जिला : हिसार   तहसील : हिसार   सान : 2017-2018

1	2	3	4	5	6	7	8	9	10	11
खेवट या जमाबंदी न.	खतौनी न.	नाम तरफ या पत्ती	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुँए या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रक्बा और किस्म जमीन	दर और संख्या के ब्यौरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	अभियुक्ति
279 // 257	335	सुजानसिंहपुत्र सर्वश्रीहरिसिंह हेतरामशेरसिंहहर तीनसमभागनम्बरदार ान	पूर्ण पुत्र हरफूल पुत्र गुगन 1/2 भाग वासीदेह महीपत उर्फ महीपाल , सुन्दर, अशोक पुत्रान माड़ूराम पुत्र हरफूल हर तीन समभाग 1/2 भाग वासी	खुदकाश्त	राणा माईनर राणा माईनर राणा माईनर	45// 16 17/2 24 25/1 48// 4 5 6 7 14 17 24 63// 4 ------------- किते 12 कुल मजरुआ --------- 85-6 --------- 64-0 तान 13-6 नहरी 8-0 टीबा	6-4 नहरी 3-2 नहरी 8-0 कुण 4-0 तान 4-0 नहरी 4-0 तान 8-0 तान 8-0 तान 8-0 तान 8-0 तान 8-0 तान 8-0 तान 8-0 तान 8-0 टीबा ----------- 85-6			----- पेंसिल आरम्भ----- रजिस्ट्रेशन विवरण ---------- रजि न.2170 तिथी:14-07-2020 राशि:500000 ---राहिन का नाम--- अशोक महीपत उर्फ महीपान ---मुर्तहिन का नाम--- कैनरा बैंक 32 कनाल -15 मरला खसरा न.45//16,45//17/2,45//2 4,45//24,45//25/1,48//1 4,48//17,48//24,48//4,4 8//5,48//6,48//7,63//4 1597 विरासत --- लाल आरम्भ----- बरुये रपट न.00106 तिथि Jul 14 2020 के अनुसार मिन जानिब महीपत उर्फ महीपाल पुत्र , अशोक पुत्र माड़ूराम ने

1/2

Impacts

- Improved Efficiency:
  - Due to integration with various departments, transaction time has decreased. No Manual NOC/NDC are required. These are fetched with integrations. Also registration data is posted back.
  - Shares of ULB/Panchayat are calculated instantly and bills are generated online. It has facilitated ULBs with timely funds by govt are sent. Bills of amount more than Rs 700 Crore have been transferred for year 2023-24.

- Increased Revenue:
  - Webhalris has given insight into collector rates and actual land transaction values, enabling department to revise collector rates, thus increasing stamp duty collection.
  - In year 2023-24, Rs. 12300 crore were collection as stamp duty
  - In year 2022-23, Rs. 10394 crore
  - In year 2021-22, Rs. 8490 crore
  - Stamp duty collection has gone above 22.43% and 18.34% YoY respectively

Impacts

- Digitally signed nakals have contributed more than Rs 2 Crore in 1 year.
- Collection of ULB dues increased by 415.19 Crore in 2021-22 to 447.09 Crore in 2022-23 and 569.47 crore in 2023-24

- Enhanced Transparency:
  - Online verification of Town & Country Planning NOC has helped stop unauthorized plotting in peri-urban areas.
  - Checking transfer permissions from HSVP, HSIIDC, and the Housing Board prevents the sale of property by unauthorized persons.

- Improved Public Service
  - Automation of the mutation process and online access to RoR have made land-related services more accessible and convenient for citizens.
  - Integration with the Revenue courts alerts buyers about disputed properties, protecting them from potential legal issues.
  - On time OTP based deed delivery have facilitated delivery of deeds to right person, within RTS time limit.

e-Dashboard

- To monitor & review implementation and delivery of online services as per RTSA Haryana.

- Through weekly monitoring at highest level, it has helped to reduce delays in service delivery and to provide efficient services to the citizens

- Mechanism to identifying areas of concern.

- e-Dashboard also helped to fix responsibilities & accountabilities on Revenue Officials , for any delays.

- **http://164.100.137.207/whdashboard**

Web-HALRIS – Way forward

- Integration of Web-HALRIS with Cadastral maps - geo-referenced, with geo-spatial data

- Property IDs of Urban local bodies will be seeded to the property databases of the other departments

  - property ID of the ULB as the principal identifier of the property.

- Digitization of maps of municipal areas

Coverage under online registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Total number and Percentage of SROs covered	SRO : 143 SDM : 77 DRO : 22 100 % Complete		
2.	From which year is digitized legacy data available & the backlog, if any	Varies from SRO to SRO i.e. from 2002-2006		
3.	Availability of search facility of document based on Name, Property details like survey number, deed number, etc.	Available		
4.	Search facility of legacy data available to SRO and/or citizens	Available to both		
5.	Percentage of Aadhar seeding in the RoR & Cadastral map by LR Dept and its availability to SRO	Aadhaar seeding not started		

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/Icards allowed	Aadhaar Demo auth (For Name Verification)		
4.	Requirements & functions of Notary public, witnesses and Gazetted officer in registration process	Witness required		
5.	Dynamic deed templates availability	available		
6.	Whether anywhere registration is allowed in the state	No		

3

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		

4

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 % Two way integration with land Records		
2.	Whether SRO and/or citizen can check litigations online for a property scheduled for registration	Citizen can check on the portal of Revenue court case system, also prompted while appointment and deed registration		
3.	Does every registration of land, plot, apartment trigger a corresponding digital mutation in the RoR	Yes For land mutation initiated and in case of plot etc registration details posted to the concerned urban authority		
4.	Is party/ owner names and area details checked from Land Records (RoR) before registration	Yes. Ownership share is also calculated by system and validated during registration.		

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	No, Provision made in collector rates itself		
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	Integrated with all the major Urban authorities. Two way integration		

6

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	Available but not implemented		
2.	Whether circle / guideline locations map georeferenced are available on GIS platforms?	No	Can be done after the digitization of ULB areas	
3.	Whether BI based dashboards available for decision support?	Dashboard is available		
4.	Whether circle rate/ guideline rates can be checked by selecting area of interest from the map or mobile app ?	No	Can be done after HaLSM	
5.	Whether Block chain technology is being utilized.	No		

States – Specific Innovations

- Registration powers given to District Revenue Officers and Sub-Divisional Magistrates. In public interest, Appointments can be transferred to Tehsildar/NT if SDM/DRO not available

- Appointment and Deed Registration system integrated with Svamitva, ULB, TCP, HSVP, HSIIDC, Housing Board, HSAMB, Licensed Colonies etc. Now also being integrated with Housing for All under MMGBAY.

- Integration is two way. Deed registered is posted back to outside department, and it triggers title change in the department automatically.

- System directly transfer 2% share of Stamp duty to ULBs and PRIs.

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Thanks