

F. No.14015/05/2024-LRD (e-3014105)
Government of India
Ministry of Rural Development
Department of Land Resources

NBO Building, Nirman Bhavan
New Delhi - 110011
Dated: 18.09.2024

To

1. The Addl. Chief Secretary/Principal Secretary/Secretary, Revenue Department
(Govt of Chandigarh, Himachal Pradesh, Ladakh, Punjab and Uttarakhand)
2. Secretary, Board of Revenue, Uttarakhand.

Sub: Minutes of the Regional Review Meeting held on 13.09.2024 under the Chairmanship of Secretary (LR) in Chandigarh.

Madam/Sir,

I am directed to forward herewith the minutes of the Regional Review Meeting held on Friday, 13th September, 2024 under the chairmanship of Secretary, Department of Land Resources, Ministry of Rural Development in Chandigarh to review the progress made so far in computerisation and digitisation of Land Records (under DILRMP) and to work out an action plan to achieve the desirable goals within a targeted time frame, for information and necessary action.

Encl: As above

Yours faithfully,


(Hemant Semwal)

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Copy for information to:

1. Sr. PPS to Secretary (LR)
2. PPS to AS(LR)/ PPS to JS (LR)
3. Sr. Technical Director, NIC, DoLR with the request to upload the minutes on the website of the Department.
4. Copy to concerned files.

Minutes of Meeting

DILRMP Regional Review Meeting – Chandigarh

13.09.2024

A Regional Meeting to review the progress made so far in computerisation and digitisation of Land Records (under DILRMP) and to work out an action plan to achieve the desirable goals within a targeted time frame, on a mission mode, was held on **13.09.2024** at **Chandigarh**. The meeting was chaired by Secretary, Department of Land Resources (DoLR) Shri Manoj Joshi. List of participants is at **Annex-I**.

2. A presentation was made by DoLR on the details of the Financial Incentive Scheme announced in the Union Budget Speech in July 2024. Present status and action plan to achieve the desired goals including target dates as discussed during the meeting is summarised below, State-wise:

3. Punjab

A. Milestone 1:

- i. Of 80,000 cadastral maps (13,004 villages), 71,000 are in good condition and 54,081 have been digitised. The 9,000 poor quality maps (of about 7,000 villages) are proposed to be recreated using partially available records and field verification.
- ii. Digitised Cadastral maps have been shared with BISAG-N/ DPIIT for mapping on PM Gati Shakti portal.
- iii. Sub-division is not carried out in the Cadastral maps. The State was requested to provide clarity regarding the present quality of maps and the proposed action plan to make the maps reflect current ownership.
- iv. It was suggested that updating mutation (in maps) may be a better option than carrying out resurvey of entire villages considering that the State has about 3,600 Patwaris but no Surveyors and most villages have small population (of 500-2000 with only some villages having population upto 10,000).

B. Milestone 2:

- i. 54,081 (of 71,000 good condition) Cadastral maps have been Digitised and Geo-referenced.
- ii. ULPIN has been generated for 95 lakh land parcels.
- iii. It is proposed to digitise all maps and generate ULPIN for all land parcels by March 2025.

C. Milestone 3:

- i. The registration system (NGDRS implemented in 2018) is completely online in all 181 SROs but is not paperless.
- ii. Online generation of sale deed and biometric authentication will be implemented by October 2024.
- iii. The State expressed willingness to make the process completely paperless. It was requested to examine and make necessary legal changes/ amendments.
- iv. Registration system is integrated with Land Records database. Land records can be fetched online during registration process and auto-mutation is triggered once registration process is completed.
- v. Registration records from 2018 are available online and searchable by Citizens. It is proposed to digitise Legacy records and make them available

online after masking biometric and Aadhaar data.

D. Milestone 4:

- i. 99% RoRs (12,929 out of 13,004 villages) are computerised and available online but is not digitally signed. Citizens can apply for copy of RoRs. Computerisation of RoRs of 70 urban villages are pending and will be completed by June 2025.
- ii. About 2500 computerised Jamabandis are prepared every year electronically and all transactions updated in RoRs once every 5 years.
- iii. Cadastral maps are integrated with RoRs. Digitisation of Cadastral maps of remaining villages will be completed by March 2025.
- iv. Aadhaar seeding and authentication in RoRs is yet to be done.

E. Milestone 5:

- i. All 467 Revenue Courts have implemented Online System but is not paperless.
- ii. Revenue Court System is integrated with Land Records database and automatic references are made in remarks column of Jamabandi. However, the integration is partial and will be improved.

F. Urban Pilot:

- i. State had earlier proposed 7 ULBs for pilot but wanted to reconsider based on discussions either to select smaller ULBs or limit the pilot to specific wards in already identified ULBs.
- ii. State will initiate process for making required changes/ amendments in the Punjab Land Revenue Act 1954 to enable creation of Land Records in Urban Areas.

G. General:

- i. The System of a 5-year cycle followed for consolidation and updating entries from Jamabandi/ register to RoRs may need a relook after Land Records have been digitised and made online.

4. Uttarakhand

A. Milestone 1:

- i. Sub-Division is not carried out in Cadastral maps. There are practical difficulties in sub-division due to small size of land parcels in the hilly areas and a policy will be formulated for reflecting current ownership in Cadastral maps. Some portions of 3-4 villages were not surveyed during the previous settlement.
- ii. Pre-bid stage has been completed in tender process issued for re-surveying the entire State using LiDAR method. Resurvey initiated on a pilot basis in 5 villages as per suggestion of DoLR.
- iii. It was suggested that the State could get maps of about 5 villages (taken up by Survey of India under National Mission for Clean Ganga-NMCG or under National Hydrology Project-NHP) and conduct a POC till stage of final publication of maps.
- iv. It was also suggested that the State could do POC in 5 different villages to update pending mutation for bringing the land records/ maps up to date for which outsourced manpower could be engaged additionally.
- v. These POCs could help State decide the appropriate process for improving the quality of maps/ land records.

B. Milestone 2:

- i. Geo-referencing has been done in 82,272 out of 84,816 Cadastral maps and

the balance 2,544 maps will be Geo-referenced by October 2024. However, there is problem in matching the Map with Ground reality.

- ii. ULPIN has been generated for land parcels in 2,927 villages and will be completed in all 16,691 villages by December 2024.

C. Milestone 3:

- i. Online registration system has been implemented in the State and the State has granted approval to develop software to make entire system completely online and paperless.
- ii. The State requested for support from NGDRS NIC team for some technical issues.
- iii. Legacy records from 1956 have been digitised and are available online for search by citizens. In addition, certified copy can also be obtained online.
- iv. Integration of Registration system with LR Database is proposed to be completed by December 2024.

D. Milestone 4:

- i. Computerisation of RoRs has been done in 16,651 (out of 16,691) revenue villages. Currently, 129 villages are undergoing Consolidation (Chakbandi) and re-survey and their records will be computerised at Tehsils as part of regular ongoing exercise.
- ii. Chakbandi has been taken up since 1991 and has so far been completed in 388 villages. Once a village is notified for Chakbandi, that village is 'downed' from computer system and only manual entries are done till Consolidation exercise is completed.
- iii. Cadastral maps will be integrated with RoR once ULPIN is generated (December 2024)
- iv. There are 18.32 lakh RoRs and the State has a provision for joint holding in land records (multiple account holder/ co-owners). The State requested that Aadhaar seeding/ authentication cost could be considered on individual land holder/co-owner rather than per RoR basis.
- v. The State has taken up with MeitY a proposal for Aadhaar seeding in RoRs and will start the process once approval is received.

E. Milestone 5:

- i. RCMS System is operational in all 402 revenue courts in the State. The System allows online filing of cases and online payment of fees but is not completely online or paperless.
- ii. Integration of RCMS with Land Records System and Registration System will be done by December 2024.

F. Urban Pilot:

- i. The State has submitted a list of 10 ULBs for doing pilot. It was suggested that the State could consider doing pilot in about 2-3 ULBs this year considering the manpower availability and the hilly terrain.

G. General:

- i. The State targets to come up with proposal for incentive this year in respect of milestones 2 and 4.
- ii. There is a need to review the process of 'downing' from computerised system the RoRs/ Land Records of villages taken up for consolidation (Chakbandi).
- iii. The State requested to share a list of agencies empanelled by SOI and other States for Survey till final publication of map.
- iv. Amendments may be needed in The Registration Act 1908 to authorise SROs to check legal ownership of land from Land Records System.

5.Ladakh

A. Milestone 1:

- i. Out of 1,034 sq.km. area (248 villages), survey has been completed in 51 sq.km (18 villages) using RTK/ DGPS. Final map publication has been done for 4 villages.
- ii. Following tender process, 6 teams (total 12 surveyors) are engaged in survey work and are able to complete survey of 3-4 villages (target was 15) in a month. Survey is done after patwari prepares rough plot of land (Chaminda preparation) and field boundary points are flagged in agreement with land owners.
- iii. Survey will be completed by March 2026 (Target previously was 2025). It was suggested to consider increasing the number of teams from 6 to 15-20 in order to expedite survey, especially since survey is not possible during winter months.

B. Milestone 2:

- i. Geo-referencing of land parcels and generation of ULPIN will be done after the resurvey is completed.

C. Milestone 3:

- i. All 14 SROs are computerised and are online but not paperless.
- ii. Registration is not integrated with Land Records database.

D. Milestone 4:

- i. Computerisation of Land Records has been completed in 18 (out of 248) villages (8%) and are ongoing in 9 villages. (Total number of Land Parcels in UT is 378,721). Out of 1,756 Jamabandi, 1,405 have been scanned for legacy purpose. Jamabandi is updated once every 5 years.
- ii. Out of 1,875 cadastral maps, 1,516 have been digitised for legacy purpose. However, Geo-referencing will be done only after the fresh survey is completed.
- iii. Cadastral maps and RoRs are not linked yet.
- iv. Tender has been done for a separate GIS portal in which both textual and spatial data will be uploaded.

E. General:

- i. DoLR was requested to consider approving higher cost component for Ladakh considering the difficult terrain and climate.

6.Himachal Pradesh

A. Milestone 1:

- i. Sub-division will be carried out in 'musavi' after all cadastral maps are digitised and uploaded on 'Bhu-naksha' (30% not yet done due to discrepancies in digitised maps).
- ii. Sub-division of land parcels is marked (in pencil) only on 'maumi' (butter paper available with Kanungo) and on 'latta' (cloth map available with patwari) and not on 'Musavi' (map available with District office).
- iii. Resurvey has been done in 11,271 (out of 21,631) villages (52%) in 1980s.
- iv. Resurvey using ETS/ DGPS has been taken up recently (as Phase-I Resurvey) in 483 villages of which 266 are completed and balance 217 villages will be completed by September 2025.
- v. A software for computerisation of settlement process and its integration with

RoRs will be developed by June 2025.

- vi. Cadastral map is available for all 21,631 villages. However, sub-division is not done in cadastral map due to widespread prevalence of joint ownership of land in the State.
- vii. Due to hilly terrain, there is significant difference in area of land parcels between survey done using old chain method and recent GPS-enabled resurvey leading to many litigations. The State is exploring best approach to solve the problem
- viii. It was suggested that instead of carrying out large scale resurvey (that too, without sub-division) the State could consider a process of updating all sub-divisions based on mutation done in textual records.

B. Milestone 2:

- i. Geo-referencing has been done for 3 villages as a pilot in coordination with BISAG-N and will be completed for all villages by March 2025.
- ii. ULPIN will be generated for all land parcels by June 2025.

C. Milestone 3:

- i. Online registration system (NGDRS) has been implemented in 186 (out of 188) SROs in 2019. Will be implemented in the 2 new Tehsils notified recently. The process is not paperless.
- ii. Registration system will be integrated with Land Records database by March 2025.
- iii. Registration deeds done using NGDRS will be made available to citizens by December 2024 and legacy registration documents will be scanned and digitised by September 2025.

D. Milestone 4:

- i. All RoRs have been computerised. Legacy RoRs before 2000 (about 9 crore pages) will be digitised by December 2025.
- ii. Cadastral maps have been digitised in 21,313 (out of 21,631) (98%) and the remaining will be digitised by December 2024.
- iii. Maps have been integrated with RoRs in 14,980 villages (70%) and the remaining will be integrated by December 2024.
- iv. RoRs are made available online for search/ download by Citizens and digitally signed RoRs will be made available by June 2025.
- v. A mobile application for Aadhaar seeding is under development. Aadhaar seeding is targeted to be done by March 2025.

E. Milestone 5:

- i. Revenue Management System for management of cases of all 435 Revenue Courts has been implemented in July 2022.
- ii. The System is not completely online yet and is also not paperless. Changes in Law may be required for enabling the same.
- iii. Integration of RCMS with LR database will be done by December 2024.
- iv. eFiling is targeted to be activated by March 2025.
- v. Scanning and digitisation of legacy court cases (8 crore pages) was started in July 2024 and 30 lakh pages have been digitised so far. Target is to complete digitisation of legacy records by December 2025.

F. Urban Pilot:

- i. The State has identified 10 cities for creation of ortho-rectified maps and will start the pilot in coordination with Urban Department once guidelines are issued by DoLR.
- ii. The State already has land records and maps (1:500 scale) for all revenue

villages under urban areas also (similar to rural areas).

G. General:

- i. States should first determine what legacy land records/ documents are to be digitised on priority rather than start digitising all available records.
- ii. The difference in legal provisions regarding creation of land records in urban areas needs to be studied especially between HP Land Revenue Act 1954 and the Punjab Land Revenue Act, 1967 since Punjab is of the opinion that amendments are needed for creation of land records in urban areas while HP has gone ahead in creation of land records in urban areas.

7.Chandigarh

A. Milestone 1:

- i. Not many Sub-division requests are generally received in the UT.
- ii. Total Khasra numbers in all 25 villages put together are 30,544 and total number of owners are about 47,385. The number of mutations received during 2021-2024 is 4467.

B. Milestone 2:

- i. Cadastral Maps have been digitised and Geo-referenced for all 25 villages (114 sq.km.) and ULPIN has been generated for about 12,000 land parcels. Balance ULPIN (about 2000 land parcels in rural areas) will be generated by October 2024.

C. Milestone 3:

- i. Registration process is completely online ('Web-Haris' software) and is being migrated to NGDRS by 30.09.2024.
- ii. Registration system is integrated with Land Records. Land records data can be fetched online during registration process and after registration mutation is auto-triggered in land records.
- iii. Legacy records from July 2021 are available online and searchable by citizens.

D. Milestone 4:

- i. Land records of all 25 (urban) villages have been digitised and are available online for Citizens.
- ii. Provision for making digitally signed RoRs available online will be completed by November 2024.
- iii. All RoRs are integrated with cadastral maps and are available on the portal.

E. Milestone 5:

- i. Cases pending in various revenue courts of the UT are uploaded/ entered in Case Management Information System (CMIS) and will be migrated to RCCMS in next two months (November 2024).

F. Urban Pilot:

- i. The State has LiDAR image of 2018 (only sensors but no cameras) but would still require to do drone flying for new images (with cameras).
- ii. There are about 45,000 plots (of which 25,000 is residential) in the UT. It was suggested that Maps of areas pertaining to all four entities (Municipal Corporation, Estate Office, Cooperative Societies and Housing Board) should be integrated and pilots can be done for creation of vertical land records also.

8. All States/ UTs were requested to take appropriate follow up action and achieve the desired goals expeditiously as discussed in the meeting for Good Quality Land Records. For claiming **financial incentives for 2024-25**, States were informed that they would have to achieve the milestones and submit relevant proposals before **31.01.2025** so that sufficient time is left to verify, process and release the incentives.

Annexure-I

**List of Participants for Regional Conference to Review DILRMP
Venue- Chandigarh
13th September, 2024**

Department of Land Resources, GOI

1. Sh. Manoj Joshi, Secretary
2. Sh. R. Anand, Additional Secretary
3. Sh. P.K. Abdul Kareem, Economic Advisor
4. Sh. Kunal Satyarthi Joint Secretary
5. Dr. Ganesh Khadanga, HoD-Sr. Technical Director NIC
6. Sh Dayanidhi Joshi, Deputy Secretary
7. Sh. Ashok Bishnoi LR expert
8. Sh. Suresh Kumar GIS expert
9. Ms. Neebha Kumari ASO

Punjab

1. Sh. K A P Sinha, Special Chief Secretary Revenue Punjab
2. Smt. Alaknanda Dayal, Secretary Revenue
3. Sh. Arshdeep Singh Thind, Secretary Revenue and Director Land Records/ **IG Registration**
4. Sh. Upkar Singh, Special Secretary Revenue
5. Sh. Tapan Bhanot, Deputy Director Land Records
6. Smt. Sunita Thakur, Project Manager, PLRS.

Himachal Pradesh

1. Sh. Ashish Singhmar, Secretary, Social Justice & Empowerment
2. Ms. Ritika Jindal, Director Land Records/**IG Registration**
3. Sh. Balwan Chand, Addl. Secretary Revenue
4. Ms. Rakhee Singh, Addl. DLR

Uttarakhand

1. Sh. S. N. Pandey, Principal Secretary, Revenue
2. Sh. Anand Shrivastav, Additional Secretary, Revenue
3. Sh. Ahmed Iqbal, IG Registration
4. Sh. Anil Singh Garbyal, Project Director
5. Sh. Anoop Singh Negi, Assistant Review Officer

Chandigarh

1. Sh. Mandip Singh Brar, Secretary Revenue
2. Sh. Vinay Pratap Singh, Deputy Commissioner Chandigarh UT
3. Sh. Amandeep Singh Bhatti, Additional Deputy Commissioner
4. Sh. Ramesh Gupta, State Informatics Officer, NIC Chandigarh
5. Sh. Vijay, District Informatics Officer Chandigarh

Ladakh

1. Sh. Pawan Kotwal, Adviser to Lt. Governor (through VC)
2. Sh. Shabbir Hussain, Assistant Commissioner, Revenue, Leh