



Quality of Land Records (Jammu & Kashmir)

B N Yugandhar Centre for Rural Studies

Lal Bahadur Shastri National Academy of Administration

Quality of Land Records (Jammu & Kashmir Report)



**B N Yugandhar Centre for Rural Studies
Lal Bahadur Shastri National Academy of
Administration, Mussoorie**

Table of content

Chapter – 1	4
QUALITY OF LAND RECORDS – ANALYSIS OF J&K	4
Introduction	4
1.0 Module I. Record of Rights (RoRs)	6
2.0 Module II. Cadastral Maps	12
3.0 Module III. Registration	12
4.0 Module IV. Mutation	15
5.0 Module V. Revenue Court Management System.....	16
 Chapter – 2	 18
REAL TIME MIRROR STATUS OF LAND RECORDS	18
2.1 Village 1: Chak Lal Din, Tehsil – Jammu West, District – Jammu, Jammu & Kashmir.....	18
2.2 Village 2: Ichnambal, Tehsil – Pantha Chowk, District – Srinagar, Jammu & Kashmir.....	27
 Chapter – 3	 35
GAPS, CHALLENGES, AND POLICY SUGGESTIONS	35
 Annexure - (I)	 40
Annexure - (II)	55
Annexure - (III)	57

Chapter – 1

QUALITY OF LAND RECORDS – ANALYSIS OF J&K

Introduction

The Evaluation Study on the Quality of Land Records of Jammu & Kashmir was conducted based on both primary and secondary data collection. The secondary data, as per the objectives of the study, is clustered into five modules covering various aspects of the computerization of land records (RoR), digitization of spatial records, online land registration, revenue court management systems and land mutation. This data was collected by visiting the Office of the FCR (Financial Commission of Revenue), the Office of the IGR, Office of RCCMS, Government of Jammu & Kashmir and Tehsil offices following the prescribed format.

In-depth interviews were conducted with senior-level officials from the Revenue department, the IGR office, RCCMS office, Tehsildars, Field Kanoongo, attesting officer, Office Kanoongo and village-level land revenue functionaries to understand the types of revenue records maintained, how the land records are managed and the processes involved in revenue records management and digitization of land revenue-records, service delivery system and policies, acts pertaining to land related matters. Different formats, registers, and documents related to land revenue records and land revenue services were studied to understand the processes involved in land ownership transitions, registration of landed property, land mutation, partition and subdivision, demarcation, land use, land mortgage, etc. State-level government websites designed to provide access to land records and facilitate citizen-centric services related to land revenue matters were reviewed to analyse their content and assess the ease of use for citizens seeking services from land revenue departments.

In the UT of Jammu & Kashmir, two sample districts out of the total 20 districts were selected for the study. One district from each of the two revenue divisions of the state was selected to represent the revenue divisions in the sample. Jammu district was selected from the Jammu revenue division, and Srinagar district was selected from the Kashmir revenue division.

The real-time mirror status of land records was ascertained by conducting a primary survey using a structured questionnaire to interview the principal landowners of all land parcels in Chak Lal din village from Jammu West tehsil of Jammu District and one village (Ichnambul) from Pantha Chowk tehsil of Srinagar District. These two villages were selected based on two criteria: (i) the number of land parcels and (ii) the size of the village population. The year of preparation of the Record of Rights (RoR)/Jamabandi reports and the last survey conducted in the village were also considered while selecting the villages.

Sample frame for the study

Division	District	Sample Tehsil and Villages
Jammu Division	Jammu , Kathua, Samba, Udhampur, Ramban Kishtwar, Doda, Reasi, Rajouri and Poonch Sample District - Jammu	Jammu – Jammu West Tehsil- Chak Lal din Village
Kashmir Division	Srinagar , Pulwama, Anantnag, Kupwara, Baramulla, Shopian, Budgam, Bandipora, Kulgam and Ganderbal Sample District - Srinagar	Srinagar-Pantha Chowk Tehsil- Ichnambul Village
Total	02 Districts	02 Tehsil and 02 Villages

Note: Due to declaration of state election, telephonic survey of additional 02 villages (Optional) was not possible.

As per the NLRMP guideline, Department of Revenue and Financial Commissioner Revenue, Govt. of J&K have created a Project Management Unit (PMU) in the state to address the land records modernisation programme and management. The PMU was registered as a Society and named as Jammu & Kashmir Land Records Management Agency (JaKLaRMA). The Digital India Land Records Modernization Programme (DILRMP) was formally launched in the UT in April-2016 and the scheme Aapki Zameen Aapki Nigrani (AZAN) - Land Records Information System under DILRMP was launched on October 22, 2021.

1.0 Module I. Record of Rights (RoRs)

1.1 Digitization of textual records/Computerisation of Land Records (RoR)

In the UT of Jammu & Kashmir, there is a single Record of Rights (RoR) per revenue village and the Village Jamabandi, which includes all land parcels collectively, is updated every four years. The Record of Rights/Jamabandi includes the following:

1. Persons who are landholders or occupants;
2. The nature and extent of their interests, along with the conditions and liabilities attached;
3. Survey number and its area;
4. Type and characteristics of the soil;
5. Rights and liabilities within the estate;
6. A map of the estate (as per Section 22 of the Land Revenue Act, 1939 AD).

In a Zamabandi report/ RoR the following relevant information are mentioned

Column of the Zamabandi	Description
Column -1	Khewat Number- The number is assigned to a specific group of landowners or landholding individuals under a particular estate or village in the Zamabandi/RoR.
Column -2	Khata Number- It refers to a ledger number assigned to a specific landholder or a group of landholders.
Column -4	Land owners details
Column -5	Kayasthkar- refers to the revenue record that mentions the names of persons having possession of land, including owners, tenants, and other occupants without any bifurcations.
Column -6	Resources – Irrigation
Column -7	Khasra no.

Column -8	Area of the plot and type of land
Column -9	Rent
Column -11	Reference Passage
Column-12	Quality

The state Revenue department maintained the following major revenue records related documents:

1. Jamabandi Register
2. Mutation Register
3. Girdawari Register
4. Cadastral Map/ Latha
5. FARD

Defining terms used in Land Revenue Records and Preparation of Revenue Records related documents in Jammu & Kashmir

The Record of Rights (RoR) is maintained by the Patwari/Girdawari Qanungo (GQ) under the supervision of the Tehsildar and the Settlement Officer (Collector). The RoR is prepared when the government issues a notification for settlement operations. Upon notification, the Settlement Officer prioritizes the settlement of villages. A settlement team, in coordination with the concerned Patwari, conducts a survey by measuring land parcels and prepares both the cadastral map and the RoR. The Records of Rights (RoR) is published after the approval of the Settlement Officer. Scanned copies of the RoRs are available online on the Land Records Information System (LRIS) portal.

The Jamabandi is maintained by the Patwari/ Girdawari Qanungo (GQ) under the supervision of the Tehsildar (Assistant Collector Class-I). This document contains the following details: Land-holders and occupants: Names of individuals who hold or occupy the land, Interests/rights and liabilities: Nature and extent of the rights of those individuals, along with any conditions and liabilities attached to the land, Survey number and area: Specific survey number of the land and its area, Soil type and characteristics. The Financial Commissioner of Revenue (FCR) mandates that the Jamabandi be written or updated every four years. The Patwari consolidates

all entries of mutations (Dakhil/Kharij) during this period. Afterward, the Jamabandi is verified by the Tehsildar and published.

Cadastral Maps: containing Survey number and its area are prepared/revised by the Patwari along with the survey teams in a village. After the approval of the Settlement Officer, the cadastral map is published along with the RoR. The scanned copies of Maps are available online on the LRIS portal.

The Girdawari is prepared and maintained by the Patwari/Girdawar Qanungo (GQ) under the supervision of the Tehsildar (Assistant Collector Class-I). This document contains crop inspection reports for each survey number (Khasra No.) and is updated twice a year, once for Kharif and once for Rabi crops. The concerned Deputy Commissioner issues a notification and calendar for the Girdawari. The Patwari/Girdawar Qanungo conducts the Girdawari by holding camps in each village.

The Mutations Register is managed and maintained by the Patwari, Girdawar Qanungo, Naib Tehsildar, or Tehsildar. This register includes details of both the old and new positions of ownership and occupation, along with information such as survey number, area, kind of soil, and other related interests.

Process of Land Mutation

- 1) The applicant submits a mutation application online to the concerned Tehsildar.
- 2) After verifying the documents, the Tehsildar forwards the application to the Patwari for entry into the mutation register.
- 3) The Girdawar Qanungo verifies the mutation entries and forwards them to the attesting officer.
- 4) The attesting officer holds camps in the concerned village to attest the mutation.
- 5) The mutation is attested by the officer in the presence of the applicant and witnesses and the record is uploaded on the portal.

Land Records Computerisation in the state

- In the UT of Jammu & Kashmir, there are 6850 Records of Rights (RoRs)/ Village Jamabandi comprising 68,31,000 land parcels. On average 997 Khasra numbers/Land parcels are there in one Village Jamabandi/RoR.

- In the UT, there are approximately 10,50,000 landowners and on average 150 landowners are recorded in a single Record of Rights (RoR)/ Zamabandi.
- In the UT of Jammu & Kashmir, the total number of Khata numbers is 37,17,000.

Total No. of RoRs	RoRs computerized	% RoRs computerized	No. of Land Parcels
6850	6839	99.83%	68,31,000

Out of the total 6,850 Jamabandis/RoRs in Jammu & Kashmir, 6,839, accounting for 99.83%, have been digitized and made available on the LRIS (Land Records Information System) portal for public viewing and downloading. Since the land records are currently under the verification process, the digitally signed RoR/Zamabandi is not available for download by citizens and the digitally signed copy is not yet considered a valid document in the state.

1.2 Citizen access to Digitalised RoR

The website for viewing RoR/Zamabandi under Land Records Information System of Jammu & Kashmir by any citizen is- [Jamabandi Report \(jk.gov.in\)](http://JamabandiReport.jk.gov.in) The RoR of entire village are available for view/download by any citizen at a single point of time. In the Zamabandi report the Land records can be viewed by entering Khewat number or Khata Number or Khashra number or owner's name. In the Zamanbandi report/RoR viweing of land records by selecting Khewat number option may show multiple Khata numbers and Khashra numbers and for a particular land parcel related land records one has to select Khashra option.

The Records of Rights (RoRs) are not currently seeded with Aadhaar numbers and the mobile numbers of landowners are also not linked to the RoR. There is a web portal, which provides landowners the facility to upload their mobile numbers and Aadhaar details. This can be done at the following link: landrecords.jk.gov.in/Feedback/UpdateOwnerAadharAndMobile.

The Revenue Plus online portal (<https://jkrevenue.nic.in/revenueplus/>) of department of Revenue provides online facilities to the citizens to apply for the followings major Revenue services: (a) Property Certificate (b) Extracts of AKS Masavi/Latha (c) Attestation of Mutation (d) Copy of Mutation (e) Measurement/demarcation of Land (f) Extract of Girdwari (g) Extract of

Jamabandi (h) Change of land use (i) Encumbrance certificate (j) Legal heir certificate (k) Land passbook. However, there is no provision for citizen to apply online for correction of their RoR. The applicant has to file suit before the competent authority for correction of the RoR.

The LRIS (Land Record Information System) portal <https://landrecords.jk.gov.in/> of Revenue Department provides online access to the following Revenue records/documents: scanned copy of land records such as Cadastral map, Girdwari, cadastral map linked with Record of Rights (RoRs), Digitized Jamabandi, etc.

1.3 Legal Validity of digitalised copy of RoR

The digitally signed RoR/Jamabandi is not a legally valid document in the state for land records related services. QR code or unique identification number is not generated to verify the land records of the RoR/Jamabandi.

Online Land records pertaining to RoRs are not updated on a real-time basis. The RoRs are updated based on Government orders. As of August 2024, there are 80,400 mutations orders pending for data entry including updating of names in the RoRs.

1.4 RoR database linked with Cadastral maps

In the UT of Jammu & Kashmir, the land records database for 859 villages (720 villages in Jammu District, 137 villages in Srinagar District, and 2 villages in Samba District) out of a total 6,860 revenue villages has been linked with the cadastral maps. Approximately 12.52% of the villages' cadastral maps have been linked to the Records of Rights (RoR) database.

1.5 Computerisation of RoR of Government held Land in the state

According to information provided by the Revenue Department, RoRs/Jamabandi of all government land have been computerized and Government land is redflagged.

1.6 Linkage of RoR database with Banks for mortgage

In Jammu and Kashmir, the Records of Rights (RoR) database is not linked with banks for mortgage purposes. Based on a letter issued by the bank, a red-flag marking of the land under mortgage is carried out in the manual Jamabandi. Consolidated number of RoRs with mention/red-flag of mortgage is not available with the revenue department. Mortgage release of land records is updated in the RoR on the basis of NOC issued by the lending bank.

1.7 Division and sub-division of Land

In the Record of Rights (RoR), where more than one landholder is listed, the share of each landowner is specified. If the land is divided among multiple owners, the subdivision of the plot is also recorded.

The Sajra Nasab provides a historical record that helps determine the legal ownership of the land. By documenting family trees as per the Sajra Nasab, the historical ownership of land parcels is identified, and the Patwari determines the legal heirship and ownership based on this document.

In the case of land sales, the buyer applies under Section 105 for Nishandi demarcation. Nishandi Demarcation in Jammu and Kashmir refers to the process of marking or demarcating land boundaries to clearly define the extent of property or land holdings. After the survey and spot enquiry by the Tehsildar, settlement is carried out in accordance with Section 121 of the J&K Land Revenue Act.

1.8 Other facts related to RoR/Khatauni

- Gender of the Land owner is mentioned in the RoR/Khatauni indirectly.
- 20 Marlas = 01 Kanals, 08 Kanal = 01 Acre are the land units used in the RoR/Jamabandi for land area.
- Land record of urban and peri-urban areas are digitized and updated.
- 450 village Jamabandis notified as urban areas are digitized (Urban area notified by Housing & Urban Development Department) and land records maintained by Revenue Department.

2.0 Module II. Cadastral Maps

2.1 Digitization of spatial records

The comprehensive survey across Jammu and Kashmir took place in 1922-23. The cadastral maps for 1,886 villages in the state were updated according to the last survey conducted between 1990 and 2013. Each map has a scale of 1:2640. In Jammu and Kashmir, there are a total of 6,850 cadastral maps. Out of 6850 cadastral maps, 92.46% (6,334) have been scanned and digitized. All 6,334 scanned maps have been fully converted into digital format (vectorized). Out of the total 6,850 villages, geo-referencing of cadastral maps has been completed for 6,163 villages, which accounts for 89.97% of the total cadastral maps. The revenue department does not have information on the number of land parcels that have been geo-referenced. Out of a total of 6,831,000 land parcels, ULPIN (Unique Land Parcel Identification Number) has been assigned to 6,596,295 land parcels, which is approximately 96.56%.

3.0 Module III. Registration

3.1 Computerization of registration process

All 86 Sub-Registrar Offices (SROs) in Jammu & Kashmir (J&K) have been computerized. The first SRO was computerized as early as Sept. 2022, while the most recent, was computerized in February 2023. 78,474 land properties were registered in FY 2023-24. The UT of J&K is using the National Generic Document Registration System (NGDRS) software platform- <https://ngdrs.jk.gov.in/> for online registration .

3.2 Registration Process in the UT of J&K

Citizen document submission – online

- Documents submission by the Citizen -
Step-1: Registration by citizen on NGDRS
Step-2: Filling up the personal details
Step-3: Filling up the party details – PAN is mandatory for property transaction of Rs. 10 Lakh and above and Aadhaar is optional
Step-4: Filling up the property details (Khata/Khasra/Khewat/type of Land, location, rate, etc.)

Step-5 Filling up the witness and identifier details

Step-6 Fee calculation based on instrument type and document submission

- Payment of fees (Registration fee and stamp duty) through vendor
- Offline Booking of slots for appointment
- Document submission

Registration by Sub-Registrar – Registration

- Preliminary scrutiny of documents
- Admission of parties
- Payment verification
- e-KYC of parties
- On line capturing – biometric
- Final acceptance
- Printout and signature by sub-registrar
- Scanning of registered documents and uploading – Digilocker, Tehsildar for mutation and citizen log-in

Online slot booking for land property registration is not available in the Union Territory (UT) of Jammu & Kashmir. However, the UT allows anywhere registration, meaning that land properties can be registered at any designated registration office within the UT. Circle Rates (also known as Ready Reckoner Rates, Guideline Values, or Collector Rates) for lands are accessible to citizens through the Registration Software. Additionally, an e-calculator is available for citizens to estimate stamp duties for land registration purposes. As of now, a mobile app for land registration-related services has not been developed in Jammu & Kashmir.

3.3 Integration of Revenue Office with Registration Office for the verification of land records

In the Union Territory of Jammu & Kashmir, 17 Sub-Registrar Offices (SROs) out of the total 86 SROs have been integrated with the Revenue Offices and the Land Record database. However, under the current registration system, the sale of government land is not blocked.

3.4 Verification and Searches

FARD is used for verification details of land records, land ownership, last mutation details, land area to be sold and other records before registration. In Jammu & Kashmir, a **Fard** refers to an official extract from land records that provides details about land ownership, rights, and revenue. It serves as a legal document issued by the revenue department, primarily used for property transactions, inheritance, and legal matters. Citizens in Jammu & Kashmir can apply for a Fard (an official extract of land records) through the online system.

Land Ownership Details: The Fard contains information about the landholder(s), specifying the names and shares of the owners.

Land Description: It includes details such as the plot number (Khasra No.), area, type of land, and boundaries.

Rights and Liabilities: It records any rights attached to the land and any encumbrances, such as mortgages.

Revenue Details: Information on the revenue or taxes payable to the government for the land.

In the Union Territory of Jammu & Kashmir, a copy of the Record of Rights (RoR) is not downloaded as proof when checking land records. Instead, party names, land ownership, and land details are manually verified from the RoR before proceeding with land registration.

Sub-Registrar Offices (SROs) conduct searches of the past five years of registration deeds before processing new registrations. During this process, the SRO checks the seller's ownership documents against historical records.

For each party involved in the registration, PAN, Aadhaar number, and mobile number are captured. Additionally, there is a facility to upload identification documents during the registration process in the UT.

The Sub-Registrar Offices (SROs) in Jammu & Kashmir do not have the facility to generate encumbrance certificates or access legacy data. An online grievance redressal system is available for filing complaints related to property registration at the Sub-Registrar Office. A total of 104 online grievances were received and settled during the year 2023-24.

There is however, no online registration system available for citizens that facilitates presence-less registration through e-KYC for first sales, Leave and License Agreements. SROs in the UT of J&K currently lack the ability to send SMS notifications to the parties during document registration. The state does not have an AI-based solution (AI Nibhrit) for masking personal information such as PAN, Aadhaar numbers, and fingerprint impressions on registered PDF deeds. It is under progress. Citizens can search for documents based on various criteria, such as name, property details (survey number, deed number, etc.).

4.0 Module IV. Mutation

4.1 Land Mutation in the state

In the year 2023-24, a total of 13,76,464 applications were received for mutation, out of which 12,93,437 mutation cases were disposed of. A total of 29,809 mutation cases remained pending for mutation during this period.

The Auto Mutation Module on the LRIS portal is still under development. Currently, after a land transaction is completed through the registration process, the sale deed is sent to the Tehsil office from the concerned Sub-Registrar Office (SRO). However, this process does not serve as a trigger for auto-mutation. As of now, not a single auto-mutation has taken place in the Union Territory.

As per discussions with the state Land Revenue Department, after registration, objections from the applicant are received during camps held in the village for the attestation of mutation. However, SMS notifications are not sent to the mobile numbers of all concerned parties. The prescribed period for issuing mutation orders is 30 days from the date of receipt of the mutation application. The Patwari submits their mutation-related reports online. The certified order copy of the mutation can be downloaded from the website Document Viewer (jkrevenue.nic.in). However, the Record of Rights (RoRs) is not updated immediately after the issuance of mutation orders. The Mutation Module for updating the RoR through the LRIS is still under process.

4.2 The process flow of the Mutation is as follows:

- The applicant applies for mutation online to the concerned Tehsildar.
- The Tehsildar, after verifying the documents, forwards the application to the Patwari for entering the mutation.
- The Girdawari Qanungo verifies the mutation entries and forwards them to the attesting officer.
- The attesting officer attests the mutation after holding camps in the concerned village.
- The mutation is attested by the attesting officer in the presence of the applicant and witnesses, and then it is uploaded on the portal.
- The mutation register consist of two part- Part Patwari and Part Sarkar. These two parts contains mutation case final orders.

5.0 Module V. Revenue Court Management System

5.1 RCMS in Jammu & Kashmir

There are 878 Revenue Courts in Jammu & Kashmir. All 878 Revenue Courts have been computerized. In the last financial year 6696 revenue court cases were handled using the computerized system. Prior to the implementation of the online RCCMS, there were 9,389 legacy cases.

The Revenue Court Cases Monitoring System (RCCMS) in Jammu & Kashmir provides an online platform for the public to access court judgments, case orders, conduct case searches, and check the status of ongoing cases. Applicants are notified of their appointment date and time via the official RCCMS website.

Court orders are uploaded as separate PDF files on the website, ensuring easy public access. All court hearings are held exclusively in physical mode. Court case documents are stored online.

The Land Records database is not linked to the RCMS system. The system for red-flagging pending revenue court cases in the RoR is under process. Currently, court orders are manually entered, and there is no standardized system for red-flagging. The data on the number of revenue court cases red-flagged in the RoR is not available.

The Land Records database is not linked to the eCourts system of Civil Courts. Consequently, RoR cannot be viewed or downloaded by Civil Courts. Only manual entry of court orders is done in RoR for civil court cases. There is no automated system for red-flagging, and as of the current date, no civil court cases have been red-flagged in the RoR.

Chapter – 2

REAL TIME MIRROR STATUS OF LAND RECORDS

2.1 Village 1: Chak Lal Din, Tehsil – Jammu West, District – Jammu, Jammu & Kashmir

The population of Chak Lal Din village in Jammu West Tehsil, Jammu district was 552 according to the 2011 Census. Based on recent discussions, the current population of the village is approximately 1500 and total number of households is around 250.

1. Differences between spatial records and the textual records

- The Village has a cadastral map and the map is digitized and linked to Revenue records.
- According to the cadastral maps, there are a total of 418 survey numbers in the village.
- The last survey was conducted in 2006, and no changes have been incorporated into the cadastral maps since that time.
- The Zamabandi was last updated in 2016-17. However, changes in land ownership there after due to legal heir transitions and sale-purchase are not updated in the land records.
- Share croppers and cultivators are recorded in the Jamabandi/RoRs.

Total Survey no. as per Cadastral Map	Total Land Parcels/ Khasra numbers as per Survey	Owner as per current RoR/ Khatauni	Extent of Area of the Survey numbers as per Cadastral Map	Total Area of Land Parcels/ Khasra numbers as per RoR	Difference in area
418 (Includes 377 Private Land and 33 Govt. Land distributed to private land holders & 8 under Sericulture department)	434 (393 Private Land and 33 Government land distributed to private land holders & 8 under Sericulture department)	5272	1469 Kanal & 620 Marla i.e. 75.878 Hectares	75.878 Hectares	Nil

1.a The total area of survey numbers as per the cadastral map and online data, is 75.878 hectares, and the survey also records the total area of 434 land parcels as 75.878 hectares. There is no difference in the area of land parcels between the cadastral map and the survey. As per the current Record of Rights (RoR)/Jamabandi updated in 2016-17, there are a total of 426 private land parcels, including 33 parcels of government land (distributed to private parties) and 5272 landowners in the village. Five land transactions have taken place in the village due to land sales and changes in legal heirship after 2016-17 however, the land records of these transactions have not been updated in the Jamabandi report.

1.b Partition and demarcation

- Partition and demarcation of land parcels have been done under the section -J&K LRA-105 and based on FARD.
- Out of a total of 418 survey numbers mentioned in the cadastral map, partition has taken place in 16 survey numbers (4.24% of the total private land

survey numbers, which is 377), resulting in 434 land parcels. None of the partitions have been updated in the cadastral map.

- The textual land records in the RoRs have been updated according to the partitions of land parcels; however, the ground partition proceedings have not been incorporated into the RoR and the cadastral map has not been updated.

Khasra No./ Land Parcels	Owner of 426 Khasra number/L and parcels as per Current RoR	Whether Partition taken place (yes/no)	Whether Updation of Partition done in Cadastral map	Whether RoR Updated as per partition	Have on-ground partition proceedings been incorporated in RoR
434 (393 Private Land and 33 Government land distributed to private land holders & 8 under Sericulture department)	5272	Yes, Partitions have taken place in 16 Survey numbers (4.24% of total 377 private land survey numbers of Cadastral Map)	No	Yes	No

Updation of demarcation of Land Parcel

Khasra numbers	Owner of 426 Khasra number/Land parcels as per Current RoR	Whether demarcation taken place (Yes/No)	whether Updation of demarcation done in Cadastral map	Whether RoR Updated as per demarcation	Have on-ground demarcation proceedings been incorporated in RoR and Cadastral Map
434 393 Private Land and 33 Government land distributed to private land holders & 8 under Sericulture department	5272	Yes (4.24%) under LRA – 105 and by FARD applications	No	No	No

2. Differences between on-ground status and land records status in terms of ownership

- According to ground verification, there are 426 private land parcels with 5272 landowners. Of these, 42 land parcels (9.85%) are owned by single landowners and 384 land parcels (90.15%) have multiple landowners. Additionally, 08 land parcels are owned by the government and are under the possession of sericulture department. There is no difference between on-ground status and records status in terms of ownerships of land.

- The Jamabandi reflects joint ownership or co-sharer ownership, including details of changes in ownership due to legal heir changes, land sales and the gifting of property.
- Since the last update of the Record of Rights (RoR)/Jamabandi in 2016-17, ownership of 05 Khasra numbers (land parcels) out of a total of 426 land parcels in the village of Chak Lal Din has been changed through land sales. This represents a change in ownership of 1.17% of the total land parcels since the last update of the RoR/Jamabandi.
- There is discrepancy in land ownership as verified at the ground level compared to the ownership updated in the RoRs/Jamabandi. The last update was completed in 2016-17.
- Sharecroppers are also recorded in the Jamabandi/RoRs. As per the latest Jamabandi (2016-17), 51 land parcels out of the 426 land parcels owned by 424 private landowners are under the possession of sharecroppers.

2.a RoR able to capture non-agricultural land uses in detail

- Out of the total 426 land parcels, 7 have non-agricultural land uses.
- The non-agricultural use for 7 land parcels is reflected in the RoR/Jamabandi.
- The RoR format does not capture detailed land use information, such as residential, road, school, Panchayat office, forest department office, canals, and fallow land.

Khasra No.	Classification as per RoR	Land use as per ground truthing	Is the non-agriculture land use reflected in RoR?	Difference Yes/ No	Is the RoR format able to capture non-agriculture land uses in detail? (area of built-up, commercial, flats ownership etc.)	Is on-ground land use details is coincide with the details mentioned in RoR?	If not updated how long the record not been updated	Reasons for the same
434- (393 Private Land and 33 Government land distributed to private land holders & 8 under Sericulture department)	Classification as agricultural (419) & Non-agricultural (07)	07 – Residential Agriculture -419	Yes (07 Khasra),	No	No	No	07 Years	Land use data is maintained offline in the Girdawari register and it is not updated in RoR

- On-ground ownership details, including built-up area and agriculture area

on the land parcel are coincided with the details in land record mentioned in the Girdawari.

3. Differences between on-ground status and land records status, in terms of Classification of land parcel

There are 33 Khasra numbers (land parcels) classified as government land and distribution of these 33 parcels of government land to private land owners has taken place and 08 parcels of land owned by the sericulture department.

4. on-ground status and land records status, in terms of Location and extent of the land parcel

The on-ground location of land parcels was verified with the landowners based on the identification of survey numbers and the respective locations of the land parcels. There were no differences between the locations of the land parcels as per the ground verification and the cadastral map.

Khasra No./ Land Parcels	On ground location of Land	Location of Land parcel on Revenue Map	Differen ce (Y/N)	Remarks
434- (393 Private Land and 33 Government land distributed to private land holders & 8 under Sericulture department)	Landmark wise location verified	Landmarks found in same location of the map.	No Differen ces	All Land Parcels on Cadastra l Map verified

5. Differences between on-ground status and land records status, in terms of Encumbrances on parcel

There is no difference between the on-ground status and land records status in terms of encumbrances on the land parcel. Out of a total of 426 private land parcels, 02 are mortgaged or under loan, according to the encumbrance status. The details of loans and mortgages on the land are mentioned in the RoR and are continuously updated

Khasra No.	Owner as per Current RoR	Encumbrances status as per RoR	Encumbrances status as per ground truthing	Type of Encumbrances mentioned in RoR	Type of Encumbrances as per ground truthing
434- (393 Private Land and 33 Government land distributed to private land holders & 8 under Sericulture department)	5272	02	02	Mortgage and Loan	Mortgage and Loan

2.2 Village 2: Ichnambal, Tehsil – Pantha Chowk, District – Srinagar, Jammu & Kashmir

The current population of Ichnambal village in Pantha Chowk Tehsil, Srinagar district is approximately 1650.

1. Differences between spatial records and the textual records

- The Village has a cadastral map and the map is digitized and linked to Revenue records.
- According to the cadastral maps, there are a total of 227 survey numbers in the village.
- The last survey was conducted in 1974-75, and no changes have been incorporated into the cadastral maps since that time.
- The Zamabandi was last updated in 2018-19. However, changes in land ownership there after due to legal heir transitions and sale-purchase are not updated in the land records.

Total Survey no. as per Cadastral Map	Total Land Parcels/ Khasra numbers as per Survey	Owner as per current RoR/ Khatauni	Extent of Area of the Survey numbers as per Cadastral Map	Total Area of Land Parcels/ Khasra numbers as per RoR	Difference in area
227 (Includes 72 Private Land and 155 Govt. Land)	1432 (1277 Private Land parcels and 155 Government land parcels)	6732	1769.07 Kanal i.e. 89.48 Hectares	89.48 Hectares	Nil

1.a The total area of survey numbers as per the cadastral map and online data is 89.48 hectares and the survey also records the total area of 1432 land parcels as 89.48 hectares. There is no difference in the area of land parcels between the cadastral map and the survey. As per the current Record of Rights (RoR)/Jamabandi updated in 2018-19, there are a total of 1432 land parcels and 6732 landowners in the village. Since then, 91 land transactions have taken

place in the village due to land sales and changes in legal heirship, but the land records for these 91 transactions have not been updated in the jamabandi report.

1.b Partition and demarcation

- Partition and demarcation of land parcels have been done under the section - J&K LRA-105 and based on FARD.
- After 2018-19, out of a total of 1277 private survey numbers mentioned in the Jamabandi, partition has taken place in 91 Khashra numbers (7.12% of the total private land Khashra numbers, which is 1277), resulting in 590 additional land parcels. None of the partitions have been updated in the cadastral map.
- The textual land records in the RoRs/Jamabandi have been updated according to the partitions for 731 land parcels upto 2018-19; however, the ground partition proceedings have not been incorporated into the RoR/Jamabandi and the cadastral map has not been updated since 1974-75.

Khasra No. /Land Parcels	Owner of 426 Khasra number/L and parcels as per Current RoR	Whether Partition taken place (yes/no)	Whether Updation of Partition done in Cadastral map	Whether Jamabandi Updated as per partition	Have on-ground partition proceedings been incorporated in RoR
1432 (1277 Private Land parcels and 155 Govern	6732	Yes, Partitions have taken place and records updated in 731 Khashra	No	Yes, up to 2019. Thereafter, 91 partitions have taken	No

ment land parcels)		numbers/La nd parcels (57.24% of total 1277 private land Parcels)		place, but not update d	
--------------------------	--	--	--	----------------------------------	--

Updation of demarcation of Land Parcel

Khasra numbers	Owner of 1277 Khasra number/L and parcels as per Current RoR	Whether demarcation taken place (Yes/No)	whether Updation of demarcation done in Cadastral map	Whether Jamabandi Updated as per demarcation	Have on-ground demarcation proceedings been incorporated in RoR and Cadastral Map
1432 (1277 Private Land parcels and 155 Government land parcels)	6732	Yes (57.24%) under J&K LRA – 105 and by FARD applicati ons	No	Yes, up to the year 2019	No

2. Differences between on-ground status and land records status in terms of ownership

- According to ground verification, there are 1277 private land parcels with 6732 landowners. Of these, 250 land parcels (19.57%) are owned by single landowners and 1027 land parcels (80.43%) have multiple landowners. Additionally, 155 land parcels are owned by the government. There is no difference between on-ground status and records status in terms of ownerships of land.

- The Jamabandi reflects joint ownership or co-sharer ownership, including details of changes in ownership due to legal heir changes, land sales, and the gifting of property.
- Since the last update of the Record of Rights (RoR)/Jamabandi in 2018-19, ownership of 91 Khasra numbers (land parcels) out of a total of 1277 land parcels in the village of Ichnambal has changed through land sales and changes in legal heirship. This represents a change in ownership of 7.12% of the total land parcels since the last update of the RoR/Jamabandi.
- There is discrepancy in land ownership as verified at the ground level compared to the ownership updated in the RoRs/Jamabandi. The last update was completed in 2018-19.

2.a RoR able to capture non-agricultural land uses in detail

- Out of the total 1277 land parcels, 78 have non-agricultural land uses.
- The non-agricultural use for 26 land parcels is reflected in the RoR/Jamabandi.
- The RoR/Jamabandi format does not capture detailed land use information, such as residential, road, school, commercials, etc.

Khasra No.	Classification as per RoR	Land use as per ground truthing	Is the non-agriculture land use reflected in RoR?	Difference Yes/ No	Is the RoR format able to capture non-agriculture land uses in detail? (area of built-up, commercial, flats ownership etc.)	Is on-ground land use details is coincide with the details mentioned in RoR?	If not updated how long the record not been updated	Reasons for the same
1432 (1277 Private Land parcels and 155 Government land parcels)	Classification as agricultural (1199) & Non-agricultural (78)	76 – Residential Agriculture -1199 and 02-commercial	Yes (26 Khasra),	Yes	No	No	04 Years	Land use data is maintained in the Girdawari register and it is updated in RoR

- On-ground ownership details, including built-up area and agriculture area on the land parcel are coincided with the details in land record mentioned in the Girdawari.

3. Differences between on-ground status and land records status, in terms of Classification of land parcel

There are 155 Khasra numbers (land parcels) classified as government land and 1277 parcels of land owned by the Private land owners.

4. on-ground status and land records status, in terms of Location and extent of the land parcel

The on-ground location of land parcels was verified with the landowners based on the identification of survey numbers and the respective locations of the land parcels. There were no differences between the locations of the land parcels as per the ground verification and the cadastral map.

Khasra No./ Land Parcels	On ground location of Land	Location of Land parcel on Revenue Map	Difference (Y/N)	Remarks
1432 (1277 Private Land parcels and 155 Government land parcels)	Landmark wise location verified	Landmarks found in same location of the map.	No Differences	All Land Parcels on Cadastral Map verified

5. Differences between on-ground status and land records status, in terms of Encumbrances on parcel

There is no difference between the on-ground status and land records status in terms of encumbrances on the land parcel. Out of a total of 1277 private land parcels, 02 are mortgaged or under loan, according to the encumbrance status. The details of loans and mortgages on the land are mentioned in the RoR and are continuously updated.

Khasra No.	Owner as per Current RoR	Encumbrances status as per RoR	Encumbrances status as per ground truthing	Type of Encumbrances mentioned in RoR	Type of Encumbrances as per ground truthing
1432 (1277 Private Land parcels and 155 Government land parcels)	6732	02 (Khashra no. 245 & 248)	02	Mortgage and Loan	Mortgage and Loan

Overall findings of real time mirror status of land records

In total, 1866 land parcels/Khasra numbers of 02 villages were covered under the primary survey for assessing the real time mirror status of the land records. The overall findings are as follows:

- There is no discrepancy among the land area recorded in the RoR/Jamabandi, the area mentioned in the cadastral map and the area of land parcels computed based on the primary survey for all land parcels in a village.
- In one of the villages, the RoR/Jamabandi register was updated in 2016-17 and in the other village, the Jamabandi was updated in 2017-18. There are no discrepancies between the landowners mentioned in the offline Jamabandi/RoR and the information available online. However, the ownership established through primary surveys or ground truthing differs, as the last update was carried out a few years ago.
- The individuals in possession of the land and the landowners listed in the RoR/Jamabandi register are not the same for all land parcels across the two villages, as sharecroppers are recorded in the Jamabandi.

- In both villages, records of government land have been maintained separately.
- In both villages, Land use data is not accurately reflected in the RoR.
- Land partitions are updated in the RoR/Jamabandi register and are reflected in the online RoR/Jamabandi database.
- Cadastral maps in all two villages are not updated to reflect the partition of land parcels.

Chapter – 3

GAPS, CHALLENGES, AND POLICY SUGGESTIONS

1. Best Practices in the Process of Land Record Updating

- The RCCMS provides revenue-related services and the revenue courts are interconnected to provide data on the number of revenue court cases registered across different courts. Based on daily monitoring of listed and pending revenue court cases, the RCCMS issues orders for the temporary deputation of revenue officers from courts with fewer cases to those with a higher number of cases.
- The RCCMS web portal provides facilities to file revenue cases with the concerned Revenue Court online and to track the progress of hearings. The parties involved in land disputes can monitor the progress and find court order details on the RCMS site.
- The NGDRS software is used for the registration of landed properties and the SROs conduct verifications of landowners' details, location, land area, etc., prior to registration. The registration department uses the FARD-No Objection Certificate (NOC) as an authenticated document to proceed with the land registration.
- **FARD – NOC**
The Revenue Department of Jammu & Kashmir is providing online services through the Revenue Plus portal. Any citizen can register and apply for various revenue services, and through this web portal, one can obtain the NOC-FARD, which is a legal extract of revenue records. It is generated online after all land records are duly verified and contains details such as the landowner's name, cultivators/occupant details, Khasra number, area, type of soil, mode of ownership of the applicant, total share of the applicant, area already sold, area proposed for alienation, on-the-spot verification, Aadhaar number, occupation, mobile number, email, address, free of encumbrances, status of court orders, and the last mutation in which the applicant's name appears.

This document not only facilitates land property registration without any ambiguity but also aids in land mutation.

- **Land mutation**

The land mutation process is very simple in the UT of J&K. The mutation register consists of two parts: the Patwari part and the Sarkari part. Based on the FARD and village camps, the attestation officer attest land mutation certificate and concerned Tehsildar passes order and the same is recorded in the patwari part and Sarkari part.

The following are the gaps with respect to different aspects of the quality of land records and the digitalization of land records in the UT of Jammu & Kashmir.

2. Gaps in Land Records and Computerization

- RoRs/Jamabandi are not seeded with Aadhaar numbers and mobile numbers in the UT, although there is an online portal for landowners to register their mobile numbers and upload their Aadhaar documents.
- Cadastral maps of villages of 18 districts are not linked with the revenue textual data base.
- In the UT of J&K, there is no provision for citizen to apply online for correction of their RoR.
- A digitally signed copy of the RoR/Jamabandi is not available in the UT. The Jamabandi report on the web portal for the public is for viewing purposes only and does not carry legal authenticity. The online revenue records have not yet been vetted. Manual land records are considered as authentic documents.

3. Gaps in Digitization of spatial records

- The cadastral maps are not updated based on subdivision/partitions of land parcels.
- Approximately 87.48% of the villages' cadastral maps are not linked to the Records of Rights (RoR) database.

- Geo-referencing of cadastral maps for 687 villages out of the total 6850 villages has not been completed, which is around 10.02% of the total villages.

4. Gaps in Land Registration

- 69 Sub-Registrar Offices (SROs) out of the total 86 SROs are not integrated with Revenue records.
- In the UT of Jammu & Kashmir currently does not have a mobile app developed for land registration-related services.

5. Gaps in Land Mutation

- As of August 2024, there are 80,400 mutations orders pending for data entry including updating of names in the RoRs/jamabandi.
- There is no online facility to apply for land mutation by the land owners.
- The integration of Registration software with Revenue offices for pushing land registration to auto-mutation is under process and has not yet been implemented.
- The Land Record database is not integrated with the SROs for the verification of land details during registration process.
- Court orders are manually entered, and there is no standardized system for red-flagging land under disputes in the RoR
- The Land Records database is not linked to the e-Courts system of Civil Courts

6. Recommendations/Policy Suggestion

- The online land record database should be verified/supervised expeditiously so that the revenue department can issue authenticated digital copies of the Jamabandi report.

- The Revenue Department may need to revise the existing system for real-time updates of the Jamabandi report, particularly after mutations, to accurately reflect changes in land ownership, mortgages, and encumbrances.
- The Land Revenue department should make attempts to integrate the Registration system, RCMS, and Land Record database/Jamabandi report to streamline processes and ensure data consistency.
- The Revenue Department should aim to complete the mutation module under LRIS as soon as possible and initiate the auto-mutation process.
- Land records such as RoR/jamabandi are primarily used by banks to sanction loans, and farmers need the latest RoR copies to apply for benefits under PMKSY. Authenticated digital copies of the RoR/zamabandi are not available. The banks may be linked to the land record data base.
- The digitalization of obsolete cadastral maps is causing issues with linking textual revenue records. Therefore, the state government should undertake settlement activities to correct the cadastral maps before integrating them with the land revenue textual records.
- The Revenue Department has uploaded scanned copies of Khasra registers/Girdawari; however, these scanned copies cannot be used to update land records. The Revenue Department should utilize the Girdawari online data entry format to update the database.
- Court orders mentioned in the RCMS should automatically reflect in the RoR. Currently, manual entry is required. The revenue record database should be integrated with the e-Court system for seamless recording proceedings of court order in the RoR and red-flagging of lands under dispute.
- Revenue department may start a government-led awareness campaign to educate landowners on how to use the online portal to register their mobile numbers and upload Aadhaar documents.
- Revenue department may prioritize the integration of cadastral maps with the revenue textual database across all districts.

- The Revenue Department may engage a third party to validate all online Jamabandi reports in coordination with the Patwari, and update the land ownership details for the pending 80,400 mutation orders awaiting data entry.
- The IGR office may initiate process for online registration system available for citizens that facilitates presence-less registration through e-KYC from anywhere.

Annexure - (I)

Union Territory of J&K

Part-1: Questionnaire for Evaluation of Quality of Land Records

Sl · N o ·	Parameter and Indicators	
Module I Record of Rights (RoRs)		
1.	Total number of Land Parcels	68.31 Lakh
2.	Total number of RoRs in the UT (Total No. of Jamabandis)	6850 village Jamaban dis
3.	No. of RoRs computerized (Jamabandis) one Jamabandi per village	6839 village Jamaban dis
4.	What are the other documents/ registers maintained by the Revenue authorities in the State related to RoR such as Jamabandi Register etc.	Documents maintained by Revenue Deptt. 1. Jamaban di Register 2. Mutation Register 3. Girdawari Register 4. Cadastral Map/ Latha. 5. Misal Haqiyat 6. Misc. registers like Roznamcha Waqyati,

					Fard Partal, Chula Chowkidara, Lal Kitab etc.
5.	A brief process flow of who maintains, what and when entries are made in these documents/ registers to be provided				
	<i>Name of other documents/ registers</i>	<i>Who maintains</i>	<i>What and When entries are made</i>	<i>Process flow</i>	<i>Available in Online/Offline</i>
	<i>Record of Rights (RoR)</i>	<i>Patwari/ GQ under the supervision of Tehsildar & Settlement Officer (Collector)</i>	<p>Record-of-Rights, include the following:-</p> <p>1. Persons who are land-holders, occupants ;</p> <p>2. Nature and extent of the interests of those persons; and the conditions and liabilities attaching thereto ;</p> <p>3. Survey number and its area ;</p> <p>4. Type</p>	<p>1. Government notifies settlement operations for preparation of RoRs.</p> <p>2. Settlement Officer prioritizes the settlement of villages.</p> <p>3. Settlement team in coordination with concerned Patwari conducts survey by measuring the land</p>	Scanned copies of RoR available online on the LRIS portal.

			<p>and characteristics of soil ;</p> <p>5. Rights and liabilities in the estate</p> <p>6. A map of the estate. (As per sec 22 of Land Revenue Act 1939AD)</p>	<p>parcels and prepares cadastral map and RoR.</p> <p>4. Settlement Officer after signing publishes RoR.</p>	
	Cadastral Maps	Patwari/ GQ under the supervision of Settlement Officer (Collector)	Survey number and its area ;	<p>Patwari along with survey teams measures the land parcels in a village.</p> <p>Settlement Officer after signing publishes it along with RoR.</p>	Scanned copies of Maps available online on the LRIS portal.
	Jamabandi	Patwari/ GQ under the supervision of Tehsildar (Assistant Collector Class-I)	<p>Jamabandi, include the following:-</p> <p>1. Persons who are land-holders, occupants ;</p>	<p>1. FCR announces the Jamabandi writing/ updation Dour of 04 years.</p> <p>2. The concerne</p>	<p>6839 Jamabandis out of Total 6850 Jamabandis have been digitised and available</p>

			<p>2. Nature and extent of the interests/ rights of those persons; and the conditions and liabilities attaching thereto;</p> <p>3. Survey number and its area ;</p> <p>4. Type and characteristics of soil ;</p>	<p>d Patwari updates the Jamaban di after consolidation of all entries of mutations (Dakhil/ Kharij). Tehsildar after verification publishes the Jamaban di.</p>	on LRIS portal.
	Girdawari	Patwari/ GQ under the supervision of Tehsildar (Assistant Collector Class-I)	Survey No. (Khasra No.) wise crop inspection twice in a year (Kharief and Rabi)	Deputy Commissioner concerned notifies and issues Calandar. Patwari/ Girdawari conducts Girdawari by holding camps in each village.	Scanned copies of Girdawari Registers available online on the LRIS portal.
	Mutations	Patwari/	1. Old	1. The	Offline.

		<p>Girdawari / Naib Tehsildar or Tehsildar</p>	<p>position of ownership and occupation along with , survey No., area, kind of soil and other interests.</p> <p>2. New position of ownership and occupation along with , survey No., area, kind of soil and other interests.</p>	<p>applicant applies for mutation online to concerned Tehsildar.</p> <p>2. The Tehsildar after verification of the documents forwards to Patwari for entering the mutation.</p> <p>3. The Girdawar Qanungo verifies the entries of mutation and forward to attesting officer.</p> <p>4. The attesting officer attests the mutation after holding camps in the concerned village.</p>	
--	--	--	--	--	--

				5. The Mutation is attested by the attesting officer in presence of the applicant and witnesses and uploads on the portal	
6.	Is RoR (Jamabandi) of Govt. held land computerized in the State				Yes
6. a	If No/Partial, reasons for the same				
7.	Is RoR available on web portal for view/ download by any citizen				Yes
7. a	If No/Partial, reasons for the same				
8.	Is digitally signed RoR available for download by any citizen				No
8. a	If No, reasons for the same				Data under verification
9.	Is digitally signed RoR a legally valid document in the State				No
9. a	If No, reasons for the same				Data under verification
10.	Is digitally signed RoR verifiable through a QR code/ unique ID				No

1 1.	Have manual records been discontinued so that digital records are the sole legal record?	No
1 2.	Is list of all RoRs of entire village available for view/download by any citizen	Yes
1 3.	Total Khata numbers in the State	37.17 Lakh
1 4.	Average number of land holders in each RoR (<i>Total No. of RoRs/ Total No. of Land owners</i>)	Avg. 150 land holders per RoR/ Approx. 10.50 Lakh
1 5.	Number of single land holder RoRs	NA
1 6.	Number of attested mutations pending for including names in RoRs (Backlog Mutations pending for Data Entry)	8.04 Lac
1 7.	Where more than one land holder is mentioned in RoR, is share of each holder mentioned in RoR?	Yes
1 7. a	If Yes, what is the process followed	As per Shajra Nasab (Pedigree Tree)
1 7. b	If No/Partial, reasons for the same	
1 8.	Details regarding in what format and in which column share of each holder is mentioned to be elaborated	Ownership Column
1 9.	Where more than one land holder is mentioned in RoR, is sub-division of plot also done? (<i>Details of process followed may be briefly mentioned</i>)	Yes
2 0.	Is RoR seeded with Aadhaar	No
2 1.	If yes, number of RoRs seeded with Aadhaar	

2 2.	Is RoR seeded with mobile number of land holder	No
2 3.	If yes, number of RoRs seeded with mobile	
2 4.	On what occasion phone number and Aadhaar are seeded?	
2 5.	Is an alert message sent to the registered mobile Number in case of any change in that RoR / mutation?	No
2 6.	Is there a provision for citizen to apply online for correction of their RoR	No
2 6. a	If No, reasons for the same	Applicant files suit before the competent authority for correction.
2 7.	Total number of RoRs corrected in the last financial Year (April 2023-March 2024)	NA
2 8.	Is RoR data base linked with Cadastral maps	Yes (03 Districts Jammu, Samba & Srinagar)
2 9.	If yes, Number of RoRs linked with Cadastral maps	Total 859 Village RoRs (720 Jammu District, 137 Srinagar, 02 Samba District.)
3 0.	Is RoR data base linked with Banks for mortgage	No

3 1.	If yes, number of districts where it is linked	
3 2.	Also, number of banks and bank branches which are linked	Nil
3 3.	Number of banks and bank branches which are not linked	Nil
3 4.	Is mortgage mentioned/red-flagged in the RoR	Yes. Marked in manual Jamaban di.
3 5.	Process flow followed for mention/red-flag in RoR to be provided	On the basis of letter issued by Bank, red flag marking is carried in the manual Jamaban di.
3 6.	Number of RoRs with mention/red-flag of mortgage(as on date)	NA
3 7.	Is mortgage release updated in the RoR	Yes
3 8.	Process flow followed for mention of release of mortgage in RoR to be provided	On the basis of NOC issued by the lending bank.
3 9.	Is online transliteration facility available for RoRs	Yes

4 0.	Number of columns in RoRs;	14 (12 in Jamabandi)
4 0. a	What details are prescribed to be captured in RoRs;	Available at Sl. No.5 RoR Module
4 0. b	What details are actually captured and not captured in practice?	All are captured as per. S.No. 5.
4 1.	Is gender of land holder captured in RoR?	Yes
4 1. a	If yes, how many females are land holders?	NA
4 2.	What is the unit of land measurement used in RoR? What is its conversion in acres?	20 Marlas = 01 Kanals, 08 Kanal =01 Acre
4 3.	Is land record of urban and peri-urban areas also digitized and updated?	Yes
4 4.	If yes, how many urban RoRs are there and which entity maintains it?	450 village Jamabandi dis. (Urban area notified by H&UDD, land records maintained by Revenue Deptt.)
4 5.	Describe terms used in RoRs and Maps along with English/Hindi standard terms in tabular form.	List of terms used in RoRs and Maps

		attached.
--	--	-----------

Module II Cadastral Maps		
1	Year when Survey was last done in the State	1922-23 AD
1 . a	If complete survey for the entire state was not happened, then details of Districts with year of last survey was done to be mentioned	<u>Year 1990 to 2013 (villages)</u> 1.Jammu = 421 2.Samba= 16 3.Kathua = 174 4.Doda = 03 5.Kishtwar=00 6.Ramban=80 7.Udhampur=184 8.Reasi=25 9.Rajouri=18 10.Poonch=00 11.Srinagar=33 12.Budgam=276 13.Ganderbal=55 14.Anantnag=74 15.Kulgam=175 16.Pulwama=199 17.Shopian=38 18.Baramulla=46 19.Kupwara=62 20.Bandipora=7
3	Year of last survey was done in Towns /Cities (if any special survey was conducted)	Nil
2	Scale of available cadastral maps	1:2640

.		
3	Total no. of Cadastral Maps	6850
.		
4	Total number of maps scanned	6334
.		
5	Total scanned maps converted into digital format (vectorized)	6464 Village Maps
.		
6	Total no. of cadastral maps Geo-referenced	6163
.		
7	Number of Land Parcels Geo-referenced	
.		
8	Number of Land Parcels assigned ULPIN	6596295
.		
9	Whether any other unique ID assigned (Is unique ID a random number or does the ID has some logical basis? If logical, details of the same)	No
.		
10	Is online facility available for land owners to request survey of their land parcel for sub- division	No
.		
11	Brief description of process flow from receipt of request to updation of sub-division including time taken (average days)	Nil
.		
12	Number of online requests pending for sub-division (as on date)	Nil
.		
13	Is sub divisions updated in the cadastral map, as a practice?	No
.		

14.	Ratio of Survey number and RORs land holders per ROR	1000 approx.
Module IV Mutation		
1.	Number of applications received for mutation in FY 2023-24	13,76,464 (jkrevenue.nic.in portal). Mutation Module on LRIS portal is under process
2.	Number of applications disposed in FY 2023-24	12,93,437 (jkrevenue.nic.in portal)
3.	Number of applications pending for mutation	29,809 (jkrevenue.nic.in portal)
4.	Is online facility available for requesting mutation	Yes (jkrevenue.nic.in portal)
5.	Is auto-trigger mutation facility available in the State	No (LRIS Module under process)
6.	What type of transactions are eligible for auto-trigger mutation?	(LRIS Module under process)
7.	How many such transactions occurred in FY 2023-24 which were eligible for auto-mutation?	Nil
8.	Of these, how many mutations were actually completed through auto-trigger	Nil
9.	Number of mutations related to sub-division	Nil

10.	Out of total mutation cases received through Registration how many are for mutation of land with entire Khasra	Nil
11.	What is the process flow followed in the State for mutation process	Process flow available at point No 5, Column 4 against Mutation.
12.	What is the process followed for receiving objection from public?	Objections are received from the applicant during camp in the village for attestation of mutation.
13.	Is SMS sent to all mobile number of all villagers?	No
14.	Is there facility for objections to be sent online?	No.
15.	What is the prescribed period for issue of mutation orders from The date of receipt and what is actual period in practice	30 days under PSGA
16.	Is SMS alert sent to applicant at each stage for his information	No
17.	Does Patwari submit his report online.	Yes
18.	Are certified order copy of the mutation sent to the applicant through email or whatsapp or is it available for download from RCMS website	Yes (jkrevenue.nic.in)
19.	How many cases are pending where mutation orders have been passed but certified copy is not yet sent to the applicant? Average number of days of	NA

	pendency of such cases?	
20.	Is Cyber Tehsil functional or proposed to be functional in the State. If proposed, what is the stage?	No
21.	Are RoRs updated immediately after issue of mutation orders or does the State follow a different practice and cycle of updation of RoRs? If so, the details of process and cycle followed for updation	No. Mutation Module under process.
22.	In what type of mutation request it is carried out without inviting objection?	Sale/purchase, Govt Orders, Court orders.

Annexure - (II)

Copy of FARD

GOVERNMENT OF JAMMU AND KASHMIR

FARD

Application No : 03932505202421214849

Name : GHULAM NABI SOFI

District : Srinagar

Tehsil : Central Srinagar Shalteng

Mobile : 9906343200

Description of Area (As per Jamabandi)				Mutation																											
Khewat No.	Khata No.	Owner(s) name with full description	Cultivator/Occupant name with full description	Area			Kind of Soil	No.	Type																						
				Kanal	Marla	Sqft																									
535	903	ghulam nabi sofi son of habibullah sof resident of zainakote	ghulam nabi sofi son of habibullah sof resident of zainakote	1	10	0	numbal	NA	sale deed																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Mode of Ownership of Applicant</th> <th rowspan="2">Description of application as per current Girdawari</th> <th rowspan="2">Total Share of applicant(s) in Khewat</th> <th rowspan="2">Total share of applicant(s) in the Khawra numbers(s)</th> <th colspan="2">Area already alienated</th> <th rowspan="2">Area Proposed for alienation</th> <th rowspan="2">On Spot Position</th> <th rowspan="2">Within Municipal Limit</th> </tr> <tr> <th>In the Khewat</th> <th>In the Khawra</th> </tr> </thead> <tbody> <tr> <td>Self</td> <td>ghulam nabi sofi son of habibullah sof resident of zainakote</td> <td>6 marla</td> <td>6 marla</td> <td>0</td> <td>0</td> <td>sale deed 6 marla</td> <td>Vacant</td> <td>YES</td> </tr> </tbody> </table>				Mode of Ownership of Applicant	Description of application as per current Girdawari	Total Share of applicant(s) in Khewat	Total share of applicant(s) in the Khawra numbers(s)	Area already alienated		Area Proposed for alienation	On Spot Position	Within Municipal Limit	In the Khewat	In the Khawra	Self	ghulam nabi sofi son of habibullah sof resident of zainakote	6 marla	6 marla	0	0	sale deed 6 marla	Vacant	YES								
Mode of Ownership of Applicant	Description of application as per current Girdawari	Total Share of applicant(s) in Khewat	Total share of applicant(s) in the Khawra numbers(s)					Area already alienated					Area Proposed for alienation	On Spot Position	Within Municipal Limit																
				In the Khewat	In the Khawra																										
Self	ghulam nabi sofi son of habibullah sof resident of zainakote	6 marla	6 marla	0	0	sale deed 6 marla	Vacant	YES																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Alienee</th> <th rowspan="2">Parentage</th> <th rowspan="2">Aadhaar No.</th> <th rowspan="2">Occupation</th> <th colspan="2">Total land Owned in</th> <th rowspan="2">Mobile</th> <th rowspan="2">Email</th> <th rowspan="2">Residential Address</th> <th rowspan="2">Permanent Address</th> </tr> <tr> <th>the UT</th> <th>the Village</th> </tr> </thead> <tbody> <tr> <td>GULNAZA BEGUM</td> <td>W O NASEEM NAZIR LONE</td> <td>552553986888</td> <td>HOUSE WIFE</td> <td>06 MALRA</td> <td>06 MALRA</td> <td>9622877403</td> <td>AFAANSAMEER55222@GMAIL.COM</td> <td>GULSHANPORA BAGTOR BANDIPORA</td> <td>GULSHANPORA BAGTOR BANDIPORA</td> </tr> </tbody> </table>				Alienee	Parentage	Aadhaar No.	Occupation	Total land Owned in		Mobile	Email	Residential Address	Permanent Address	the UT	the Village	GULNAZA BEGUM	W O NASEEM NAZIR LONE	552553986888	HOUSE WIFE	06 MALRA	06 MALRA	9622877403	AFAANSAMEER55222@GMAIL.COM	GULSHANPORA BAGTOR BANDIPORA	GULSHANPORA BAGTOR BANDIPORA						
Alienee	Parentage	Aadhaar No.	Occupation					Total land Owned in						Mobile	Email	Residential Address	Permanent Address														
				the UT	the Village																										
GULNAZA BEGUM	W O NASEEM NAZIR LONE	552553986888	HOUSE WIFE	06 MALRA	06 MALRA	9622877403	AFAANSAMEER55222@GMAIL.COM	GULSHANPORA BAGTOR BANDIPORA	GULSHANPORA BAGTOR BANDIPORA																						

Detail of Last Mutation in which name of applicant appears.

#	Mutation No	Date of Attestation	Type of Mutation	Detail of 1st Party	Detail of 2nd Party	Khasra No	Description of Area			Kind of Soil
							Kanal	Marla	Sqft	
1	2441	18 May 2005	sale deed	wahab son of qadir mir resident of malooora	ghulam nabi sof son of habbullah sof resident of zainakote	1769/311	1	10	0	numbal
2	2441	18 May 2005	sale deed	wahab son of qadir mir resident of malooora	ghulam nabi sof son of habbullah sof resident of zainakote	1769/311	1	10	0	numbal
3	2441	18 May 2005	sale deed	wahab son of qadir mir resident of malooora	ghulam nabi sof son of habbullah sof resident of zainakote	1769/311	1	10	0	numbal

Disclaimer: (It is a Computer Generated Document, Signature not required and for Authentication of this Document Scan QR Code or visit official website (kvenueplus/)

This is to certify as per available records:

1. Issuance of this FARD Intekhab (for alienation like Sale/Gift/Mortgage/Exchange/Self perusal etc.) is not in contravention of the J&K Land Revenue Act 1939 AD, J&K Agrarian Reforms Act 1976, Govt. Order LB - 6 of 1958, Govt. Order S / 432 of 1966 dated 3rd June 1966, Govt. Order LB - &c of 1958, Govt. Order LB - 202 of 2007, Govt. Order LB - 66 of 2000.
2. Proposed land is not covered / transferred under J & K State Land/Vesting of Ownership to Occupants) Act 2001 / Rules.
3. Proposed Land is free from all encumbrances.
4. No Stay order has been issued by any competent Court for the proposed land.
5. The fard is issued only for the purpose of Registration/calculation of Stamp Duty fee. Mere registration does not entitle the vendor/vendee to claim Change in Land Use.
6. Proposed land has neither been proposed for acquisition nor has been acquired.
7. No violation of the land under J&K Migrant Immovable Property (Prevention, Protection and Restraint on Distress Sales) Act, 1997.
8. No Nazool, Kancharif, Government or any land belonging to religious institutions is involved.

This is Further Certified that:

Patwari Remarks : This patch of land is categorised as residential which costs per kanal as per govt valuation 4650000

Girdhawar Remarks : NA

N arks : Revenue extracts as prepared by the patwari found correct , Hence submitted for issuance of fard
T ialeng (Remarks) : (Finalized on) : 03 Jul 2024 (Valid upto: Tuesday, October 1, 2024)



Application No:03932505202421214849, Upload Date: 03 Jul 2024, Service Type: Fard

Annexure - (III)

Copy of Mutation Register

(PARAT PATWAR) پرت پٹوار

رجسٹر انتقالات موضع طرف پاتی نمبر حدست تحصیل ضلع نمبر صفحہ

108901

REGISTER MUTATIONS OF VILLAGETARAF OR PATTI VILLAGE BOUNDARY NUMBER TEHSIL DISTRICT PAGE No.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
نمبر (S.No.)	نمبر کیوٹا (Khasra No.)	نام ہاگ معامول (Name of the owner with description)	نام کوٹھک معامول (Name of the Cultivator with description)	نمبر کیوٹا معامول (Number and name of field area with kind of soil)	نمبر کیوٹا معامول (Cross or Rent)	نمبر کیوٹا معامول (Khasra Number of current Jamabandi)	نام ہاگ معامول (Name of the owner with description)	نام کوٹھک معامول (Name of the Cultivator with description)	اندراج جدید جواب کا نام کیا جائے گا Latest entries which need to be incorporated	نمبر کیوٹا معامول (Cross or Rent)	نمبر کیوٹا معامول (Khasra Number of current Jamabandi)	نمبر کیوٹا معامول (Cross or Rent)	نمبر کیوٹا معامول (Khasra Number of current Jamabandi)	نمبر کیوٹا معامول (Cross or Rent)

(PARAT SARKAR) پرت سرکار

رجسٹر انتقالات موضع طرف پاتی نمبر حدست تحصیل ضلع نمبر صفحہ

108901

REGISTER MUTATIONS OF VILLAGETARAF OR PATTI VILLAGE BOUNDARY NUMBER TEHSIL DISTRICT PAGE No.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
نمبر (S.No.)	نمبر کیوٹا (Khasra No.)	نام ہاگ معامول (Name of the owner with description)	نام کوٹھک معامول (Name of the Cultivator with description)	نمبر کیوٹا معامول (Number and name of field area with kind of soil)	نمبر کیوٹا معامول (Cross or Rent)	نمبر کیوٹا معامول (Khasra Number of current Jamabandi)	نام ہاگ معامول (Name of the owner with description)	نام کوٹھک معامول (Name of the Cultivator with description)	اندراج جدید جواب کا نام کیا جائے گا Latest entries which need to be incorporated	نمبر کیوٹا معامول (Cross or Rent)	نمبر کیوٹا معامول (Khasra Number of current Jamabandi)	نمبر کیوٹا معامول (Cross or Rent)	نمبر کیوٹا معامول (Khasra Number of current Jamabandi)	نمبر کیوٹا معامول (Cross or Rent)



**Lal Bahadur Shastri
National Academy of Administration**

Mussoorie-248179

EPABX . : 0135-2222000, 2632236, 2632489, 2632367, 2632374 & 2632405

Fax No. : 0135-2632350 & 0135-2632720

Website : <http://www.lbsnaa.gov.in>