

Study Report

on

Quality of Land Records in Tamil Nadu



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BACKGROUND OF THE STUDY

The Digital India Land Records Modernization Programme (DILRMP) is a centrally sponsored programme implemented in all the states including Tamil Nadu. It is a initiative aimed at modernizing and digitizing the state's land records. This program has been implemented to improve the efficiency and transparency of land administration, making it easier for citizens to access and manage their land-related documents. The DILRMP involves comprehensive process of digitizing and updating land records, including cadastral maps, land titles, and ownership details. The program implemented with the goal of ensuring that all land records are available in digital format and easily accessible to the public. One of the key aspects of the DILRMP in Tamil Nadu is the creation of centralized database of land records. This database is accessible through a web portal namely 'Tamil Nilam' means Tamil Land, which allows citizens to search for and view their land-related information online. This has significantly reduced the time and effort required for citizens to access their land records, as they no longer need to visit government offices in person. Another important component of the DILRMP in Tamil Nadu is the integration of land records with other government databases, such as those related to Registration of land, taxation and revenue. This integration has helped to improve the accuracy and reliability of land records, as well as to streamline the process of land-related transactions. Overall, implementation of DILRMP has been a successful initiative in Tamil Nadu, with significant improvements in the efficiency and transparency of land administration in the state.

Quality of Land Records in Tamil Nadu

Over the past few years, the state government has initiated several reforms aimed at improving these aspects. The quality of land records in Tamil Nadu has improved significantly, because of digitization, modernization efforts, and e-governance initiatives.



1. METHODOLOGY

1.1 Approach adopted

The study comprised three phases namely i. Interaction and collection of data from the state headquarter, ii. Interaction and collection data from the district and village and iii. Collection of data from the owners of RoRs in the selected revenue village. The study team visited the Commissionerate of Survey and Settlement at Chennai and with suggestion of the department two districts were selected one is from south of the state namely Dindigul district and one is from north namely Vellore District. In the second phase, the study team leader visited the office of the land survey and one revenue village was selected from each district on random. A structured questionnaire was canvassed with the land owners and data were collected through personal interview. Informal discussion also conducted with people to collect the views of their satisfaction on the functioning of officials of land and survey department as well as department of registration on land related transactions. The study team leader also interacted with the officials of revenue, land survey and registration departments and collected required details on the process and procedures related to administrative arrangements on digitisation of land records and mechanisms created for easy access to people on land related dealings. The detailed analysis of field data are real time mirror on ground reality of ownership of land, title of RoR, Spatial records and cadastral map. The data collected pertains to the respondents in the Land Modernization Programme across two districts. The respondents were categorized as family members and landowners. If the land owner was not available at the time of interview, one of the family members was contacted for collection of data.

1.2 Sample size and sample selection process, tools used: In order to understand the real time status of quality of land records, a small sample study was conducted in Tamil Nadu. As per the direction of the DoLR, Govt. of India, two districts were selected for field data collection. With the objective of state coverage, one district namely Dindigul was selected from south of the state and another district namely Vellore was selected from North part of the state. At the second stage, one revenue village was selected from each district. Accordingly, Vakkampatti village was selected from Dindigul district and Sathupalam village was selected from Vellore District. Universal coverage was adapted for by covering all the households/landholders bearing Survey Numbers and subdivision land parcels. The study team made adequate efforts to cover maximum number of owners of land parcels from each sample region. The study covered both, residential land holders as well as agricultural land owners. It covered 1002 holders of land parcels, i.e. 482 from Dindigul district and 520 from Vellore District.

2. OBJECTIVE OF THE STUDY

- ❖ To evaluate the quality of land records in terms of computerisation of RoR, digitisation of cadastral maps, computerisation of registration, process of mutation, revenue court management system, and real-time status of two identified villages;
- ❖ To conduct a state-wide gap analysis of reported achievements and desired outcomes of the programme;
- ❖ To assess the status of Real-Time Mirror (RTM) in identified villages to test the efficacy of real time integrated updation of textual and spatial records and the registration process
- ❖ To provide policy suggestions towards expeditious implementation of land records modernisation initiatives.

2.1 Performance of the scheme based on the Output/Outcome indicators

Sl. No.	Output / Outcome Indicators	Input
1	Number of villages where RoRs computerised	17301
2	Number of RoRs linked with Aadhaar	0
3	Number of cadastral maps digitised	55.25 lakhs (All maps)
4	Number of Tippans/FMBs digitised	53.90 Lakh / out of 55.25 Lakh
5	Number of villages where cadastral maps/ FMBs/ Tippans are linked with RoR	All the villages
6	Number of geo-referenced land parcels	115903
7	Number of land Parcels assigned ULPIN	58522
8	Number of districts in which sub-division of land parcels is as per current ownership	All 32 Districts
9	Number of districts where legally valid digitally signed RoR available online for download by citizens	All 32 Districts
10	Number of districts where registration process is completely online & paperless	All 32 Districts

2.2 Additional parameters

- a) Implementation mechanism
This section is beyond the scope of this report.
- b) Training / Capacity Building of administrators / Facilitators
This section is beyond the scope of this report.
- c) IEC activities
This section is beyond the scope of this report.
- d) Asset/Service creation & its maintenance plan
This section is beyond the scope of this report.

- e) Benefits (individual, community)

This section is beyond the scope of this report.

- f) Convergence with scheme of own Ministry / Department or of other Ministry /Department

This section is beyond the scope of this report.

2.3 Gaps in achievement of outcomes

- ❖ **Technical and Procedural Delays:** Real-time updates face bottlenecks due to server downtimes, technical glitches, and a reliance on manual verification at certain stages of the process. This undermines the goal of instant updates.
- ❖ **Encumbrance and Classification Updates:** Changes in encumbrances or land classification do not always reflect in real time. For example, loans or legal disputes on land parcels may not immediately appear in the records, leading to potential issues during land transactions.

2.4 Key Bottlenecks & Challenges

- There are delays in updating records post-transaction, particularly in rural areas.
- **Outdated Records and Surveys:** The documents updation takes place, whenever land transaction either in the form of sale, mortgage or any other purpose to avail benefits of government, on the request of land owner.

Manual Interventions in Mutation Process: Full integration is completed between Department of land survey and Department of Registration. There are two types of transaction for mutation practiced in this state, i. Involvement of Sub-division (ISD) ii. Non-Involvement of Sub division (NISD). The NISD mutation carried automatically and change of ownership title process completes within two days. But, ISD has to be verified by the survey department and revenue department for authentication. It takes more time.

Issue of Connectivity: While access is available, technical issues like slow portals, server downtime, and errors in existing records sometimes hinder usability. Moreover, many older records are yet to be digitized. Further, the people are not aware on the online services available, much efforts are needed to make awareness.

Linking of Aadhar : Full-scale GIS integration and Aadhaar-based authentication are not yet started across the state, limiting the system's ability to provide detailed, accurate, and tamper-proof land records.

Computerization of Land Records (CLR) in terms of digitization of textual records, spatial records, online registration and integration

1. Digitization of Textual Records: Tamil Nadu has completed digitizing key land ownership and classification records, including Patta (RoR) and Chitta (Land use classification), to provide online access for landowners. However, challenges include inaccuracies in older records and occasional delays in real-time updates due to backlogs in the mutation process.



2. Digitization of Spatial Records (Cadastral Maps): Tamil Nadu is digitizing cadastral maps in several districts, allowing seamless integration with textual records.

3. Computerization of the Registration Process: The Tamil Nadu government has computerized the land registration process all over the state, automating sale deeds, title transfers, and other legal documents. This has reduced manual interventions and processing times, making land transactions more convenient. The STAR 2.0 system, integrated with digital land records, facilitates quicker property verification and registration along with easier access to documents. However, integration with mutation and high transaction volumes face delay in specific cases of land transaction with Involvement of Sub-division (ISD).

4. Integration of Textual, Spatial Records, and Registration Process: The objective is to integrate digitized textual records, cadastral maps, and the computerized registration process for consistency and accuracy. Good progress has been made in integration, allowing landowners to access ownership records and register transactions online.

5. Web-Enabled Land Records (Online Access): Tamil Nadu is implementing a web-enabled system 'TAMIL NILAM' (Tamil's Land) to provide citizens with access to land records, cadastral maps, and registration services, aiming to reduce dependence on physical records. The Patta-Chitta Portal allows citizens to view land ownership details, apply for changes, and submit mutation requests.

2.5 Input Use Efficiency : The study has not covered this part because it was not included in the initial ToR of the study

3. OBSERVATION AND RECOMMENDATION

a. Study Team Observations

1. Current status of computerization of land records at the Tehsil level in the state of Tamil Nadu.

The current status of the computerization of land records at the Taluk level in Tamil Nadu shows significant progress, though there are ongoing challenges that need to be addressed for full implementation. Under the **Digital India Land Records Modernization Programme (DILRMP)**, Tamil Nadu has undertaken initiatives to digitize land records and streamline land administration processes across the districts.

- **Digitization of Textual Records:** Tamil Nadu has made significant progress in digitizing textual land records, including ownership, land classification, and crop details, through the state's e-services portal.
- **Digitization of Spatial Records (Cadastral Mapping):** Digitization of spatial records, including cadastral mapping is completed. The state has successfully digitized maps, integrating them with textual data for comprehensive view of land ownership. However, challenges include inaccuracies, boundary disputes, and physical re-surveys, and integration of textual and spatial records is not fully realized at the tehsil level.
- **Computerization of the Registration Process:** Tamil Nadu is enhancing its land registration process through computerization and an online system, allowing citizens to book appointments, calculate stamp duty, and register documents digitally.
- **Integration Between Textual, Spatial, and Registration Records:** Tamil Nadu is working towards achieving saturation of real-time integration of textual, spatial, and registration records.
- **Web-Enabled Land Records Access:** Tamil Nadu offers online access to land records through its e-services portal, enabling citizens to view and download information like ownership details and transaction history. However, challenges like inadequate internet connectivity and technical issues persist in rural areas.
- **Ongoing Efforts and Future Goals-** Tamil Nadu has completed computerization of land records and cadastral maps. Now it works on training local officials in digital tools, and invest in IT infrastructure, particularly in rural areas, to ensure online services are accessible to all citizens.

2. Status of records updation and real time mirror status of the records based on independent assessment of sample number of RoR entries.

The Records of Rights (RoR) in Tamil Nadu consist of key documents that detail land ownership, usage, and other relevant information about land parcels. The Real-Time Mirror (RTM) concept aims to ensure that any changes in land ownership, classification, or encumbrances are instantly reflected in both textual and spatial records.

1. Current Status of Records Updation: Land records are updated regularly after significant transactions, but backlogs persist in some regions due to administrative delays or inefficiencies. Accuracy issues include discrepancies in land classification, outdated ownership details, and boundary descriptions. Comparative analysis shows mismatches, especially in urban areas. Accessibility is limited online, but rural areas face challenges due to limited internet connectivity and digital literacy. Public awareness is also lacking, potentially leading to underreporting of discrepancies.

2. Status of Real-Time Mirror (RTM) Implementation: The Real-Time Mirror (RTM) concept has been piloted in select districts, showing positive results in immediate textual record updates after land registration. However, integration challenges remain, with many Taluks still relying on manual checks. The real-time update process is hindered by technical infrastructure in rural areas and data consistency issues in some regions.

3.1 Thematic Assessment based on Field Data: The inferences of field data are presented for better understanding based on the opinion drawn from the owners of the RoRs selected from the sample study region.

3.1.1 Differences between spatial records and the textual records

In Tamil Nadu, spatial records and textual records are used for different purposes. Spatial records are data representing the geographic location and attributes of Earth's features, such as maps, GIS data, and spatial databases. They are primarily used for mentioning location, extent of area, boundaries, etc. Textual records, on the other hand, are written documents conveying detailed information and ownership of land. The comparison of the extent of area, significant majority (96.0%) of records align between the two formats across both districts, indicating generally effective data practices in Tamil Nadu.

3.1.2 Status of updation of partition and demarcation actions for textual records and spatial records: The over all data shows that 96.7% of records are updated in both RoR and spatial formats, reflecting a strong performance in land record management. However, the presence of records that are only in one format (either RoR or spatial) suggests the need for ongoing efforts to ensure complete synchronization and update of all records.

3.1.3 Is the RoR format able to capture non-agricultural land uses in detail (e.g. in- built up areas, ownership of flats or individual floors)?

The high percentage of positive responses (85.4%) indicates that a significant majority of the respondents believe that the RoR format captures relevant land uses effectively. The study covered only in rural areas of the district, in which, the land classification is predominantly used either as Agriculture land or residential land and remaining lands are classified as government land. Therefore, there is no need for provision of space for mentioning of flat system, commercial use or any other use.

The RoR format appears to function well for agricultural land uses, as evidenced by the high affirmative responses, particularly in Dindigul. This indicates that the format is likely well-structured for capturing the rights associated with agricultural land.

3.1.4 Ownership details match with RoRs: The majority of respondents (95.0% overall) believe that the on-ground ownership details match the records in the land documentation. However, discrepancies in shared ownership scenarios, particularly in Vellore, could be due to inadequate updating, unclear definitions of shared ownership, and communication gaps between landowners and authorities.

3.1.5 Is there a difference between the on-ground use of land, and the one stated in ROR?

In Dindigul District, a significant majority 96.1% from Dindigul district and 84.2% from Vellore district replied that the on-ground use of land matches the RoR, suggesting a strong confidence in the accuracy of land records in that region. Across both regions, a total of 10.0% of respondents indicated that there is a difference between the on-ground land use and what is stated in the RoR. Especially, residential plots allotted by government or constructed houses on the open land or agricultural land is not reported to the government. The residential land owners report to the government when it comes for any type of land transaction reports the status of use of land. Periodical updation of land use is not happen in the state.

3.1.6 Is the ROR format able to capture non-agricultural land uses in detail?

In both regions, 956 respondents (95.4%) responded positively that the ROR format captures land use in detail with option of agriculture use and residential use, this suggests that the format is generally considered effective by most respondents. Overall, the data suggests broad approval of the ROR format

3.1.7 Is there any difference on ground location and that marked in the revenue map

Across both sample districts, 71.7% reported no difference. Dindigul has a high level of accuracy between the ground locations and the revenue map. Vellore shows a much higher discrepancy, with 7.5% of cases reporting differences between the ground location and the

revenue map. In total, across both locations, the majority of the locations (94.6%) match the revenue map. The maps available with the revenue department are very old, updation was carried in the year 1984, the recent developments were not updated. Therefore, lot of changes happened were unable to mark location in the available small map.

3.1.8 Is there difference in area between on-ground situation, spatial records on paper, and Records of Rights?

In Dindigul District, majority (94%) believe that there is no difference in terms of area between the on-ground situation and records, indicating consistency between what is recorded on paper and the actual situation. In Vellore also majority respondents (89.8%) indicating no discrepancy between the on-ground situation and records. It was further enquired the reasons for more discrepancies, the officials informed that, the old measurement was mentioned in terms of 'Arce' and decimals were mentioned as nearest whole number. But now, the land measurement mentioned in Square foot for residential land or commercial lands and Acer or cent for agriculture land by measuring through mechanical devices. Therefore, difference between old measurement and advanced one leads difference in land area in RoR and real situation. The percentage of error is 0.5%, it may increase or decrease the area of land between RoR and actual.

3.1.9 Is on-ground partition and demarcation proceedings been incorporated in textual and spatial records?

A significant majority (95.2%) of respondents in Dindigul agree that on-ground partition and demarcation proceedings have been incorporated into textual and spatial records, suggesting a high level of alignment between physical and documented information.

3.1.10 Is there any differences between on-ground status and land records status, in terms of Encumbrances on parcel?

Almost all respondents (98.5%) in Dindigul and (95.9) Vellore responded positively that there are no differences between the on-ground status and land records concerning encumbrances on land parcels. This suggests a high level of consistency between recorded encumbrances (like mortgages, easements, etc.) and the actual on-ground situation in both districts.

3.1.11 What are the various encumbrances (e.g. loans, liens, mortgages, litigations, court orders, acquisition proceedings) on the land parcels, and how many of these are mentioned on the RoR?

The data indicates a significant respondents reported only mortgages as a form of financing will be recorded in the documents in both regions, with Dindigul showing an overwhelmingly high percentage. Government acquisition proceedings also noted in the land documents and it

was reported by less percentage of people. There were around 23% reported that, if land owners gets personal loan from neighbour, relatives or local people, if the lender is insist for pledging of land as collateral then it will be noted by registration of transaction.

3.1. b. Recommendations

- ❖ **Streamline Administrative Processes:** Establish a centralized governance structure for land records modernization, coordinating departments for streamlined operations. Review and simplify existing procedures to reduce bureaucratic delays and enhance service delivery.
- ❖ **Improve Data Quality and Accuracy:** Develop standardized data entry protocols and conduct regular audits to ensure accuracy and consistency across land records, including cross-verification with physical records.
- ❖ **Citizen-Centric Services:** Enhance online platforms and mobile applications for easy navigation and accessibility of land records, enhancing accessibility in remote areas and providing clear instructions for citizens.
- ❖ **Capacity Building and Training:** Regular training programs for land administration officials and public awareness campaigns can empower citizens to effectively utilize digital land records and data management.
- ❖ **Focus on Spatial Records and Cadastral Surveys:** Regular cadastral surveys and effective linking of textual and spatial data are crucial for accurate land parcel representation, dispute resolution, and clarity for landowners, utilizing advanced technologies like GIS and drone surveying.

3.2 Externalities

Accurate records are crucial for land transactions, but manual errors and lack of updates can lead to discrepancies. Incomplete records can also cause boundary disputes and unclear ownership records. The state has enhanced public access to land records through online portals, enhancing transparency and enabling individuals to track their application status. Digitization of land records has simplified the process of land registration and mutation. The state has implemented reforms such as survey resettlement operations and the Land Records Modernization Programme, aiming to improve land boundaries accuracy and streamline registration processes.

Digitization and e-Governance Initiatives in Tamil Nadu

- **Patta, Chitta System:** The Tamil Nadu government introduced the *Patta* (land ownership) and *Chitta* (land classification) system, which has been largely digitized.

The online portal allows landowners to access details about their land and can be downloaded which reduces dependency on intermediaries and enhancing transparency.

- **TNeGA (Tamil Nadu e-Governance Agency):** This platform provides services related to land records, including viewing and applying for updated patta or chitta documents, making the process more streamlined and reducing delays.
- **Unified Land Records Database:** The web-portal of Land department namely 'Tamil Nilam' and Registration department's web portal namely 'STAR-2.0' are interlinked and connected to the NIC of Govt. of India. It eliminates intermediaries and corruption practices in large extent.
- People can apply online for Patta transfer through any Common Service Centres (CSC) situated nearer to them.
- They can ascertain the action taken on their application and the current status through internet.
- SMS will be sent to the applicants on receipt of applications (as acknowledgement), regarding date fixed for field inspection by the firka surveyor and on approval of Patta / rejection of applications by Tahsildar / Deputy Tahsildar.
- Digitally signed Patta can be downloaded through internet.
- There is no need for the public to go to Taluk offices.
- It will also ensure delivery of other related services to the public through electronic mode.

4. CONCLUSION

4.1 Issues & Challenges

- **Technical Limitations:** Inadequate technical infrastructure in rural areas, including unreliable internet connectivity, hampers the effective implementation of the RTM system.
- **Lack of Training:** Insufficient training for local land administration officials on using digital tools and systems has been identified as a barrier to effective records management.

4.2 Vision for the future

- ❖ **Policy Framework and Legal Support:** Develop a robust legal framework for digital land records, including guidelines for electronic signatures and transactions, and implement periodic policy reviews to adapt to changing needs and technologies.

- ❖ **Feedback Mechanisms and Continuous Improvement:** Implement citizen feedback systems and performance metrics to assess and improve land record services, ensuring accountability and continuous improvement.

4.3 Recommendations for scheme with reasons

The scheme can be continued with the same objectives and guidelines but putting rider to earmark more funds for strengthening infrastructures for improving network and digital practices in rural areas. More focus need to be given for building capacity of the manpower both in the land survey department and Registration department. It is also essential to have programmes for building awareness to the citizens on the importance of land records, digital process available for land transactions, avoiding intermediaries in obtaining land related documents and on digital land registration process.

5. REFERENCES :

- Primary Data : Field Survey
- Secondary Data: Department of Land Survey and Settlement, Chennai, District office, Dindigul, Vellore.
- Village Administrative offices of the sample villages

6. APPENDICES

6.1 Questionnaire for Evaluation of Quality of Land Records (Data collected from State Headquarter Commissioner of Land Survey and Settlement, Chennai, Tamil Nadu)

PART 1

S.No.	Parameter and Indicators	
Module I	Record of Rights(RoRs)	
1	Total number of Land Parcels	3781206
2	Total number of RoRs in the State	
3	No.of RoRs computerized	216/207
4	What are the other documents/ registers maintained by the Revenue authorities in the State related to RoR such as Jamabandi Register etc.	i) A-reg ii) Chitta iii) FMS iv) Adangal
5	A brief process flow of who maintains, what and when entries are made in these documents/ registers to be provided	A-reg, chitta, FMS are maintained by online, Adangal is maintained by VAO
6	Is RoR of Govt. held land computerized in the State	Yes, in A-Register
7	Is RoR available on web portal for view/download by any citizen	Yes in http://eservices.tn.gov.in
8	Is digitally signed RoR available for download by any citizen	Yes
9	Is digitally signed RoR a legally valid	Yes

S.No.	Parameter and Indicators	
	document in the State	
10	Is digitally signed RoR verifiable through a QR code/ unique ID	Yes
11	Have manual records been discontinued so that digital records are the sole legal record?	Yes
12	Is list of all RoRs of entire village available for view/ download by any citizen	Yes
13	Total Khata numbers in the State	3335130
14	Average number of land holders in each RoR	339035
15	Number of single land holder RoRs	2425960
16	Number of pending applications for including names in RoRs	336774
17	Where more than one land holder is mentioned in RoR, is share of each holder mentioned in RoR?	No
18	Details regarding in what format and in which column share of each holder is mentioned to be elaborated	Not Applicable
19	Where more than one landholder is mentioned in RoR, is sub-division of plot also done?(Details of process followed may be briefly mentioned)	Yes
20.	Is RoR seeded with Aadhaar	No
21.	If yes, number of RoRs seeded with Aadhaar	Not Applicable
22.	Is RoR seeded with mobile number of land holder	No
23.	If yes, number of RoRs seeded with mobile	Not Applicable
24.	On what occasion phone number and Aadhaar are seeded?	It is Captured during the registration of lands at SROs. It will be added in land records database, once Aadhaar seeding is commence
25.	Is an alert message sent to the registered mobile, Number in case of any change in that RoR / mutation?	Not Applicable
26.	Is there a provision for citizen to apply online for correction of their RoR	Yes
27	Total number of RoRs corrected in the last financial Year (April2023-March2024)	31294
28	Is RoR data base linked with Cadastral maps	Linking Process commenced on Pilot Basis
29	If yes, Number of RoRs linked with Cadastral maps	To be obtained from NIC
30	Is RoR data base linked with Banks for mortgage	Action is being pursued
31	If yes, number of districts where it is linked	One District

S.No.	Parameter and Indicators	
32	Also, number of banks and bank branches which Are linked	Linking is in Progress
33	Number of banks and bank branches which are not linked	Yet to be commenced
34	Is mortgage mentioned/red-flagged in the RoR	Flagging is proposed to be done
35	Process flow followed for mention/red-flag in RoR to be provided	-
36	Number of RoRs with mention/red-flag of mortgage(as on date)	Does not arise
37	Is mortgage release updated in the RoR	Does not arise
38	Process flow followed for mention of release of Mortgage in RoR to be provided	In discussion level
39	Is online transliteration facility available for RoRs	-
40	Number of columns in RoRs; what details are prescribed to be captured in RoRs; What details are actually captured and not captured in practice?	9 Columns. i) Survey Number ii) SUB Division iii) Dry Land a)Extent b) tax iv)Wet Land a)Extent b)tax v)Others a)Extent b)tax vi) remarks
41	Is gender of landholder captured in RoR? If yes, How many females are landholders?	No can be obtained using relationship code
42	What is the unit of land measurement used in RoR? What is its conversion in acres?	Rural: Hectare-areas Urban: Hec-ares-Sq-mts Natham: Sq-mts
43	Is land record of urban and peri-urban areas also Digitized and updated?	Yes (TSLR)
44	If yes, how many urban RoRs are there and Which entity maintains it ?	Revenue and Disaster Management Department
45	Describe terms used in RORs and Maps along With English/Hindi standard terms in tabular form.	Enclosed (GoT)

Module II Cadastral Maps		
1	Year when Survey was last done in the State	Updating Registry SCheme-1986
2	Scale of available cadastral maps	1:1000, 1:5000, 1:2000
3	Total no. of Cadastral Maps	55.25 lakhs
4	Total number of maps scanned	16721
5	Total scanned maps converted into digital format (vectorized)	55.25 lakhs
6	Total no. of cadastral maps Geo-referenced	12276
7	Number of Land Parcels Geo-referenced	115903
8	Number of Land Parcels assigned ULPIN	58522

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	Survey Number / Sub Division Number
10	Is online facility available for land owners to Request survey of their land parcel for sub-division	Yes
11	Brief description of process flow from receipt of request to updation of sub-division including Time taken (average days)	Land Owner can apply in eservices.tn.gov.in and pay the fees @ Rs. 800 per sub division . Field visit will be scheduled and measured before the land owner. Sketch / Statement will be uploaded and land owner can download the same online.
12	Number of online requests pending for sub-division(as on date)	246428
13	Is subdivisions updated in the cadastral map, as A practice?	Yes During Mutation
14	Ratio of Survey number and RORs landholders Per ROR	-

Module III Registration		
1	Total no. of SROs in the State	585
2	Number of SROs computerized	585
3	Month and Year of Computerization of 1 st SRO in the State	6-2-2000
4	Month and Year of computerisation of latest SRO in the State	-9-2009
5	Number of land properties registered in FY 2023-24	
6	Number of SROs integrated with Revenue Offices and Land Record database	582
7	Is there online facility for booking appointment slot for registration	Yes
8	What information/ details are captured during online system for appointment slot booking	Claimant, Executant, Property details
9	What Property attributes (survey number, door number, plot number, khasra, khewat, khatouni number, etc.) are captured in online system	All (Except some documents in book 4)
10	Whether any where registration is allowed in the state	No
11	Whether sale of Govt Land is blocked/red-flagged(details of process followed be provided)	Yes
12	Whether Circle Rates/ Ready Reckoner Rates/ Guideline values / Collector Rates for lands are available to citizens in the Registration software	Yes
13	Is Online payment facility available for application fee-Stamp duty, registration fees, etc.	Yes
14	Is e-Calculator(Online Stamp duty calculator)made available for citizens to compute fees	Yes
15	Is party/owner names and area details checked from Land Records (RoR) before registration. Is the copy of RoR downloaded as proof of checking? If not, what process is followed as proof for checking?	Patta is verified through the e-services (Revenue Department) website and a copy of the patta property tax, etc are attached with the document.
16	Is this mandated in Rules, SOP, Manual or just a practice?	Yes
17	In practice, how many year's registration deeds are searched by SRO before registration?	Maximum 30 years
18	Do SRO check seller's ownership document by past record.	Yes
19	Whether PAN, Aadhaar number, mobile number are captured for each party	Yes
20	IsonlinePANverificationsystemintegratedforRegistrations involving higher cost	No
21	Is facility available to verify eKYC of Aadhaar/PAN during admission of parties	Yes (Aadhar)
22	Whether party signature is captured using digital pen and pad	No
23	Whether identification documents upload facility is available	Yes included as part of document
24	Whether SRO is able to complete registration online	Yes

25	Whether home visit module is available for SRO	Yes
26	Whether SRO has facility to generate encumbrance certificate and e-search	Yes
27	Whether SRO can access legacy data as area dy reference	Yes
28	Does every registration trigger a corresponding digital mutation in the RoR	yes
29	Whether SRO can push pending data of mutation incase of any network failure	No
30	Whether SRO can check litigations online for a property scheduled for registration	Only if any protest petition is submitted to SRO or if any letter of communication is given to the SRO from other Department / courts
31	Whether SRO is able to trigger SMS for important events during document registration	Yes
32	Whether there is an online registration system for citizens available through eKYC for first sale, Leave and License Agreements to facilitate presence less registration anywhere anytime	Online registration is available for leave and License Agreement (Lease), MOD, Receipt, Power and Cancellation Documents.
33	Whether dynamic deed templates are available	Yes, Partly Dynamic and Partly Fixed
34	Whether (AI Nibhrit) solution is available for masking personal information of PAN, Aadhaar number and fingerprint impressions on registered PDF deeds	Masking is available for Aadhar Number
35	From which year is digitised legacy data available	1865
36	Whether an Online grievance redressal system is available for filing complaints related to property registration at Sub Registrar Office	Yes
37	If yes, number of online grievances received and settled during FY 2023-24	-
38	Whether a document can be searched based on Name, Property details like survey number, deed number, etc.	Yes
39	Whether there is a mobile app developed for land registration related services (Yes/No)	It is in the testing process

Module IV Mutation		
1	NumberofapplicationsreceivedformutationinFY2023-24	2307991
2	NumberofapplicationsdisposedinFY2023-24	2111616
3	Number of applications pending for mutation	196375
4	Is online facility available for requesting mutation	Yes
5	Is auto-trigger mutation facility available in the State	Yes Auto Mutation

6	What type of transactions are eligible for auto-trigger mutation?	1. Whether the seller(s) names matches with land owner's name in the online patta? 2. Whether the Survey No., Sub Division No and area mentioned in Registration document match with that of online Chitta? 3. Whether there is no encumbrance on the Property? 4. Whether the seller & Buyer have consented to provide their Aadhar No and Mobile NO. 5. Whether the buyer already has a patta no in the same village? If yes enter the existing patta no G.O.Ms 84
7	How many such transactions occurred in FY 2023-24 which were eligible for auto-mutation?	208001
8	Of these, how many mutations were actually completed through auto-trigger	196965
9	Number of mutations related to sub-division	Not Applicable
10	Out of total mutation cases received through Registration how many are for mutation of land with entire Khasra	472914
11	What is the process flow followed in the State for mutation process	ISD NISD
12	What is the process followed for receiving objections from public?	No Flow
13	Is SMS sent to all mobile number of all villagers?	Yes
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	NISD-15 ISD-30
16	Is SMS alert sent to applicant at each stage for his information	Yes
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	Download in e-services
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 pendency of such cases?	Applicant can download it online
20	Is Cyber Tehsil functional or proposed to be	-

	functional in the State. If proposed, what is the stage?	
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	Yes
22	In what type of mutation request it is carried out without inviting objection?	NISD

Module V. Revenue Court Management System		
1.	Total number of Revenue Courts in the State	447
2.	Number of Revenue Courts computerised	447
3.	Number of revenue court cases handled in the computerized system In the last financial year	NIL
4.	Number of revenue court cases handled in the manual system in the last financial year	NIL
5.	Does State have online system for public to enter case details? What Details are captured at data entry stage?	NIL
6.	Is online appointment date and time notified to applicant through email/whatsapp/website?	NIL
7.	Is the court order typed on the RCMS system directly or is separate Pdf of the court order uploaded?	NIL
8.	Is court order sent to litigant on email/whatsapp/posted on website	NIL
9.	Are court hearings held online/VCo only in physical mode or hybrid	NIL
10	How the court cases documents are stored in the court (electronically/physically)	NIL
11	Is Land Records database linked to RCMS system and can RoR be viewed/downloaded by Revenue Courts	NIL
12	Is Registration software linked to RCMS software enabling pushing of land registration to auto-mutation?	NIL
13	Is the fact of a pending revenue court case red-flagged in RoR? What is the system followed in the State for red-flagging and what Exact remarks are mentioned on the RoR and in which column?	NIL
14	Number of revenue court cases red-flagged in the RoR (as on date)	NIL
15	Is Land Records data base linked to e-Courts system of Civil courts?	NIL
16	If yes, how many e-Courts are linked with LR database?	NIL
17	Is Land Records database linked to e-Courts system and can RoR be viewed/downloaded by Civil Courts	NIL
18	Is the fact of a pending civil court case red-flagged in RoR? What is the system followed in the State for red-flagging and what exact remarks are mentioned on the RoR and in which column?	NIL
19	Number of civil court cases red-flagged in the RoR (as on date)	NIL

6.1 Filed Photos and Study Area Documents

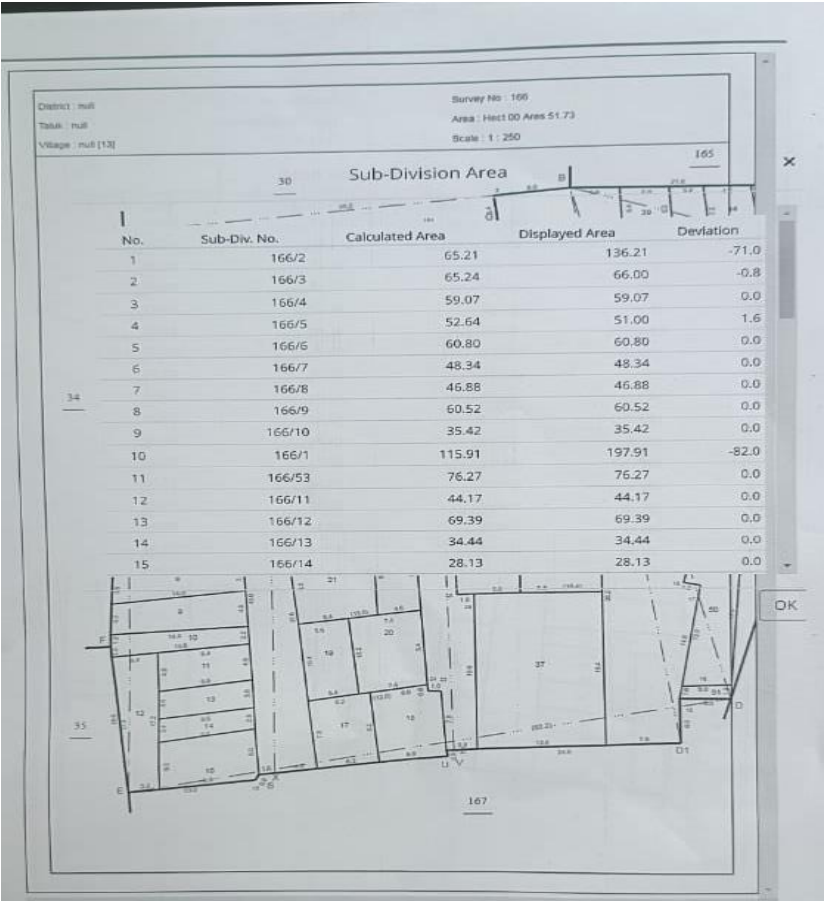
Interaction with Joint Director, Land Survey Department, Tamil Nadu



Interaction with Registration Department at State Level, Tamil Nadu



Field Data Collection and Spatial Records of Sample Village, Dindigul District Tamil Nadu



Distric : Dindigul

Taluk : Athoor

Village : Vairampathy (13)

Survey No : 77

Area : Hect 01 Area 50.23

Scale : 1 : 500

Sub-Division Area

	61			
		43.95	0.0045	43.9
49	77/7B2	80.04	0.0086	80.0
50	77/6F2A	144.37	0.0139	144.4
51	77/6F2B	11.02	0.0019	11.0
52	77/8C1A	16.47	0.0008	16.5
53	77/8C1B	235.42	0.0180	235.4
54	77/2B1A	349.92	0.0345	349.9
55	77/2G	120.10	0.0122	-1.9
56	77/10A2	119.24	0.0143	-23.8
57	77/10A1	119.78	0.0111	8.8
58	77/10C1	164.46	0.0179	-14.5
59	77/1C2	946.95	0.0930	17.0
60	77/6B1	1183.23	0.1180	3.2
61	77/6A1	20.99	0.0020	1.0
62	77/6A2	72.43	0.0078	-5.6
63	77/6B5	40.47	0.0040	0.5
64	77/6B4A		0.0010	-0.8
65	77/18	9.20		





Interaction with Sub-Registrar, Dindigul



Field Data collection Photos from Vellore District



