Quality of Land Records
(Uttar Pradesh Report)

Lal Bahadur Shastri National Academy of Administration

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BNY – Centre for Rural Studies, Lal Bahadur Shastri National Academy of Administration, Mussoorie

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INTRODUCTION

Land is a critical asset that significantly impacts the livelihood, income and social status of individuals and communities, even in an era of diversified economic activities. It remains a cornerstone of asset portfolios for individuals, families and businesses. Globally, land rights have played a pivotal role in socio-economic and political transformation.

In colonial India, land ownership was concentrated among a small group of large landlords and intermediaries, who leased out smaller plots to cultivators at exorbitant rents. The occupancy rights of these cultivators were often insecure and subject to frequent changes, creating instability and hardship. In response, post-independence India implemented land reform programs aimed at addressing these issues through three major initiatives: the abolition of intermediary tenure, regulation of landholding sizes, and the settlement and regulation of holdings (Ray, S.K., 2000, p. 278).

Despite these efforts, progress in the latter two areas of reform—regulating landholding sizes and settling holdings—has been underwhelming. The lacklustre performance can largely be attributed to ambiguous policies and a significant disparity between policy formulation and implementation (Appu, 1996, p. 191). Moreover, the shortcomings of land reform programs have been exacerbated by inadequate synchronization between institutional reforms (such as ownership and tenancy rights) and improvements in the land records management system. This misalignment has impeded the effectiveness of land reforms and hindered the overall progress in securing land rights and improving land management.

Since independence, India has implemented a series of policy and administrative reforms aimed at improving access to information and services through government delivery systems. Land reforms, in particular focus on decentralizing access, control and ownership of land to benefit landless individuals. These reforms are designed to boost productivity and reduce poverty, while also enhancing food security and aligning with the broader goals of the State and Government. The Digital India Land Records Modernization Programme (DILRMP), launched in 2006-07 and operational since 2008, represents a significant step forward. It emerged from the consolidation of two earlier initiatives: 'Computerization of Land Records (CLR)' and 'Strengthening of Revenue Administration and Updation of Land Records (SRA & ULR).'

1.1 Basic Structure of Revenue Administration in Uttar Pradesh:

The institutions of revenue administrations are governed by the Uttar Pradesh Revenue Code 2006. A brief description of various institutions and role of their officials at various levels is presented below-

- Board of Revenue: At the top of revenue administration in Uttar Pradesh stands the Board of Revenue, which is headed by a Chairman and includes additional members appointed by the state government as needed. The Board currently comprises a Chairman and is divided into two main divisions: the Administrative Division and the Judicial Division. The Administrative Division includes two members—Member (Tax) and Member (Land Settlement)—while the Judicial Division consists of seven judicial members. According to the Uttar Pradesh Revenue Code 2006, the Board serves as the chief authority for managing the disposal of cases, appeals, and revisions, under the supervision and direction of the state government. It is responsible for overseeing and controlling all aspects of land records, land settlement, and revenue matters, both administrative and judicial, within the state.

  The Board of Revenue also functions as Director of Land Records for revenue staff. Lekhpals, Assistant Registrar Kanungos, Registrar Kanugos, Supervisor Kanungos and Sadar Kanungos (now designated as Revenue Inspectors).

- Divisional Commissioner: In Uttar Pradesh Commissioner (Ayukt) is the next higher officer at Division level -   comprising of Districts. The Commissioner is appointed by State Government. The Commissioner derives his powers from the Uttar Pradesh Revenue Code 2006 and various Government Orders issued from time to time. The Divisional Commissioner exercises authority over all revenue officers in the division.

- District Collector: A District Collector in Uttar Pradesh has many roles and responsibilities in the revenue department including revenue collection, maintaining land records, responsible for land acquisition, hearing of revenue court cases etc.

- Additional District Collector: The provisions of UP Revenue Code and any other laws applicable to the Collector apply to Additional Collector as well.

- Sub-divisional Officer/Magistrate: The SDO exercises powers and discharges duties as conferred and imposed by the UP-Revenue Code 2006 and any other law for the time being in force, subject to the

control of the District Collector. The SDO looks after and is responsible for proper discharge of duties by the subordinate revenue staff right up to grassroots level - the village. The SDO or SDM is link between the District Collector and the Tashsildar in revenue matters. The SDO has supervisory control over the Tehsildar and thereby on the officers in the supervision and control of Tehsildar like Naib Tehsildar (NT), Sadar Kanoongo, Revenue Inspectors and Lekhpals. The SDO/SDM is "primarily" an inspecting, testing and supervising officer, hearing appeals and disposing cases. He moves about the villages and ascertains the villager's grievances and provides redress. SDO is responsible for maintenance of maps and records of his sub-division, assessment and collection of land revenue.

- Tehsildar and Naib Tehsildar: Tehsil is the basic unit for purposes of general administration, treasury, land revenue, land records and other items of work. It has the closest and widest contact with the rural population. The officer-in-charge of the tehsil is the Tehsildar, is the principal official in the district administration responsible for actual revenue collection. The Tehsildar is often assisted by the Naib Tehsildars, Kanungos, and Lekhpals. Main duties include timely collection of land revenue and other dues such as recovery, etc. and maintenance of land records and agriculture data; maintenance of records pertaining to crop damage due to floods and other natural calamities and distribution of government funds meant for this purpose; assistance to Deputy Commissioner and the SDO in the exercise of their power and duties and to decide the revenue cases.

- Sadar Kanoongo: The Sadar Kanoongo sits at the Tehsil and is responsible for maintenance of Land Records. Being charge of the Tehsil record room, the duties of the Sadar Kanungo are compiling and maintaining land records and statistics for submission to the higher officers. He verifies the entries in the records and returns received from below. The Sadar Kanungo does consolidation and verification of statements submitted all Revenue Inspectors (earlier known as Registrar Kanungos) statements.

- Revenue Inspectors (RI): Earlier known as Kanoongo, the RI works under the orders and subject to disciplinary control of the Collector, the Sub-Divisional Officer and Tehsildar. The duties of RIs are supervision and scrutiny of land records, village maps, monitoring agricultural land position and holding enquiries and attestation of documents. The RI functions as Tehsildar's immediate executive assistant in the circle. The RIs has to tour a lot and moves from place to place to notice changes that have to be mentioned in land records occurring due to succession (virasat), will (vashiyat), grant of lease (patta) or sale deed. He also records changes in the land use - due to physical development like construction of buildings, roads, canals and converting agriculture land

in to orchards and other activities carried by individuals or government or changes due to natural calamities like flood. The RI ensures that the government land or land of gram samaj is not encroached and public access as recorded in the revenue documents is ensured.

- Lekhphal: A village is the lowest unit for all fiscal or revenue administration. The duties of Lekhpal includes maintenance of land records and statistical data, land measurement, helping other departments of government as well. The Lekhpal makes entries of rights on land owners as well as tenants. He prepares reports of change in ownership or right on land due any of the reason- ranging from necessity to record succession due to death or will or sale (Virsat, Vashiyat or Bainama), lease or any other reason. The Lekhpal also record change in land use – due to any development activities of government or activities carried out by individual. He records the cultivation areas, rotation of crops, and yield per acre, irrigation mode and areas covered. The entries submitted by the Lekhpal are securitized and entered in the Records of Right (Khatauni) by Revenue Inspector. This information consolidated at various levels of government and source of all land related polices and decisions.

1.2 Study Objectives:

The evaluation study on the quality of land records in Uttar Pradesh aims to comprehensively assess several aspects of land record management. The study focuses on the following key areas:

a) Status of Computerization/ Digitization of Land Records in the State:

- **Computerization of Land Records (RoR):** Evaluate how well the Records of Rights (RoR) are computerized, including the accuracy, accessibility and user-friendliness of digital RoRs.
- **Digitization of Cadastral Maps/FMBs:** Assess the extent to which cadastral maps and Field Measurement Books (FMBs) are digitized and their quality and completeness.
- **Linkage of RoR with Cadastral Maps:** Examine the integration between RoRs and cadastral maps to ensure that land records and spatial data are aligned.
- **Computerization of Registration:** Review the status of computerized land registration processes including efficiency and transparency.
- **Integration of Registration (SRO) with Land Records (Revenue Office):** Evaluate how well the Sub-Registrar Offices (SROs) are integrated with the revenue offices for seamless record management.

b) Real-Time Mirror (RTM) status of land records:

- **Efficacy of Real-Time Updates:** Test the effectiveness of real-time integrated updating of textual and spatial records with the registration process in select villages.
- **Record Mirroring:** Evaluate whether changes in ownership, possession, classification, extent and encumbrances are accurately reflected in the records in real-time, ensuring that on-ground situations are mirrored in the land records.

c) Identification of challenges foe effective implementation, best practices and recommendations for improvements

By addressing these areas, the evaluation study aims to provide a comprehensive overview of the current state of land records modernization and offer actionable recommendations for improving land record management in the State.

1.3 Study Methodology:

To evaluate the quality of land records in Uttar Pradesh, a mixed-methods approach was employed. The Centre began by gathering state-level data from the office of the Commissioner, Board of Revenue with assistance from various officials. The data collected included:

- Computerisation of Land Records (RoR)
- Digitization of Cadastral Maps/FMBs
- Linkage of RoR with Cadastral maps
- Computerisation of Registration
- Integration of Registration (SRO) with Land Records (Revenue Office)
- Revenue Court Management System and its integration with Revenue Department

Additional data and process flow of different revenue, registration and survey related works was gathered from Tehsil and SRO levels where available.

For quantitative analysis, the Centre conducted field-level data collection in sampled villages of all land parcels in four selected districts.

Engagement with officials, including the Commissioner, Board of Revenue, Joint Commissioner, Board of Revenue, District Registrar and other technical staff from the Department and NIC, Tehsildar, Naib-Tehsildar, Revenue Inspector, Lekhpal, Amin and other relevant field officers, provided a deeper understanding of the status of quality of land records, as well as e-service delivery system under Digital India Land Records Modernization Programme (DILRMP). Additionally, interactions with the village head at the village level during field visits offered further insights into the challenges faced.

Chapter – 2
QUALITY OF COMPUTERIZATION AND DIGITIZATION OF LAND RECORDS IN THE STATE

Record of Rights (RoR) and its computerization:

In Uttar Pradesh, Total No. of land parcels available as per the cadastral map is 6,42,18,361 whereas Total No. of RoRs are 7,88,84,061, out of that 7,85,82,639 are online available i.e. 99.61% of Total RoRs are computerized and available online. The remaining RoRs i.e. 0.39% of Total RoRs are in process of computerization.

Earlier, State maintained, record of rights based on Khata number i.e. one family/persons given one single Khata number. This khata number was allotted during the Survey/Settlement operations. The single Khata number records all the land parcels/survey no./khasra no. possessed by the particular family/persons in that revenue village. This record keeping mechanism creates issues in the state in many ways, and therefore, in recent time, State has moved towards 'One Khasra one Khatauni' or 'One Survey No. One Record of Rights' which is locally named as Real time Khatauni which is based on Survey No. not by Khata No. The Total Khata Number in the state is 3.60 crores.

In the State, there are number of documents/ registers maintained by revenue officials related to RoR and mutation, some are still in use,some are obsolete. The documents/ registers are as follows:

a. Khatauni/Record of Rights:
b. Khasra Register/ Field book Register:
c. Shajra/ Naksha:
d. R6/ Register-6/ Namantaran Bahi/ Mutation Register

Sl. No.	Name of documents and	Who/where maintains	What and When entries made	Process flow	Available Online/Off line or both
1.	Khatauni/ Record of Rights	Maintained at Village level (Lekhpal). Final correction done in Tehsil Level for all	Owner/s details, Class of land, tax details, irrigation details, Area, Share-extent,	Khatauni has become real-time now, when any changes occurred such as mutation/ dispute case/ partition/ loan etc.,	Online

		villages	Mutation details, encumbrance and any dispute details Entries are real-time, when any changes occurred in any Survey No. it will reflect and update online	it will reflect through Mutation register by Register Kanungo after approval of Tehsildar.	
2.	Khasra Register/ Field book Register:	Maintained at Village level (Lekhpal) final record kept at Tehsil Level	Owner/s details, crop details of Kharif, Rabi and Jayed season, including area Entries made thrice in a year; Kharif, Rabi and Jayed season	Lekhpal visit each and every survey no. and feed the crop details and land use type thrice in year and submitted Khasra register to the higher officials. In the State, all the lekhpal prepare the Khasra through online software from the field with geo-tagged image and submitted online.	Offline (Online data available of some villages)
3.	Shajra/ Naksha:	Maintained at Village level (Lekhpal) final record kept at Tehsil Level for all villages	Village map contains survey numbers. Entries made during Survey/Settlement and Consolidation. It is not updated till date.	Village map is prepared Survey/Settlement or Consolidation proceedings.	Both
4.	R6/ Register-6/ Namantaran Bahi/	Maintained at Register Kanungo at Tehsil Level	RoR and Survey No details, owner/s	When Mutation order (sale-purchase/partition/succession/bank	Online

	Mutation Register		name, New owner name to be inserted and old owner name to be deleted, type of mutation, dispute case Number, Remarks Entries are real-time, when any changes occurred related to mutation or any other disputes that will reflect and updated online	loan etc.), is initiated from Tehsil, concerned lekhpal will submit field-report within the stipulated time, and then tehsildar gives order for mutation. The mutation order is registered and details mentioned in Remarks column in R6/ Register-6/ Namantaran Bahi/ Mutation Register done by Register Kanungo and after that remarks column of R6 register which mention about the detail of mutation, will reflect in RoR column No. 10-16	

1.2 Status of computerization of Government held Land:

Records of Rights are computerized in 1,06,310 villages, therefore all government held land are computerized and can be viewed through online portal. In 3145 villages, Records of Rights are yet to be computerized, hence, in those villages government held land are yet to be computerized and other than that, in some where U.P. Zamindari Abolition and Land Reforms (UPZA & RA) Act, 1950 were not enacted, in those villages govt. held land is neither accounted nor computerized.

1.3 Citizen Access on Land Records and its legal validity:

In the State, Record of Rights are available in State web-portal 'Bhulekh' for viewing and downloading purposes. No digitally signed copies of RoRs are available in the portal although, digitally signed copies of RoR are available in Common Service Centres or Tehsil Office. Manual issuance of RoR copies is completely stopped in the state and therefore, digital copies are the only source of legal records. All the digitally signed RoRs are verifiable through QR code and all the RoRs have been given a unique ID. Online transliteration is available for RoRs in all 23 regional languages.

1.4 Details of RoRs:

In an RoR, 19 columns are mentioned which are as follows:

1) Survey No
2) Name/Name of Father-Husband-Guardian-Manager/Caste code/Aadhaar No. (Last four digits) or PAN No. (6-9 digit/Address Date of Birth (for minor)
3) Name of Court/Computerized Case Number or Order Number/Date of Order/Basis of Holding
4) year
5) Gata (unique Code)
6) Total Area of Gata
7) Hisse
8) Area (Hect.)
9) Land Revenue Payable by Account Holder
10) Name of the Court/Computerized Case No. or Order Date/ Basis of Transfer/Digital Signature Date
11) Name/Name of Father-Husband-Guardian-Manager/Caste code/Aadhaar No. (Last four digits) or PAN No. (6-9 digit/Address Date of Birth (for minor)
12) Survey No. of Gata/Unique Code
13) Area
14) Name/Name of Father-Husband-Guardian-Manager/Caste code/Aadhaar No. (Last four digits) or PAN No. (6-9 digit/Address Date of Birth (for minor)
15) Survey No. of Gata/Unique Code
16) Area
17) Computerized number
18.1) Status of mortgage (Name/code of institution or bank/ date of mortgage/ amount/ application number/ account holder (father-husband-guardian)
18.2) Status of de-mortgage (Name/code of institution or bank/ date of mortgage/ amount/ application number/account holder (father-husband-guardian)
19) Remarks

The details prescribed in RoR are captured regularly. There is no column in RoR to capture gender of land holders. The land measurement unit used in RoR is Hectare; the conversion of Hectare to Acre is 1 Hectare is 2.5 Acres.

In Uttar Pradesh, the number of owners recorded in an RoR is varying from single owner to 525 owners. In that way, the average number of land holders in each RoR is approximately 04, considering total land owners divided by total RoR in the state i.e. (Total land owners=30,69,01,766/ Total RoRs=7,85,82,639).   The state is having maximum 3,79,16,615 RoR possessed by single owner. Inclusion of names can be done through ways such as

inheritance, mutations etc. During the date of state level survey, it was found that 33,916 mutation applications are pending and 41,861 in-heritance applications are pending in different offices.

1.5 Sharing of Extent among Co-sharers:

Sharing of extent or 'Ansh-nirdharan' is one of the crucial components in land records to determine sharing of ownership of each of the landholders. Till the date of survey, out of the total RoRs in the state, in 67% of RoRs sharing of extent is mentioned, whereas in the rest of 23% RoRs, recording of sharing of extent is under progress. Though, there is a constant push by the administration for determining sharing of ownership of each of the landholders, but all owners were not present during the process of 'Ansh-nirdharan'and therefore, it is not completed in all RoRs. The details regarding Sharing of extent is mentioned in 7th and 8th Column of RoR. It is mentioned in two parts; one in fraction like ½ , ¼ and second in area wise sharing.

In 2017, Board of Revenue, Govt. of Uttar Pradesh had started a drive by issuing an Order to all the District Collectors for smooth conducting of sharing of extent and its reflection in RoR within a prescribed time-frame. The process flow of Sharing of Extent among Co-sharers is as follows:

a) Publication of notification for determining sharing of ownership of each landholders in all revenue villages by the District Collector.
b) Lekhpal prepares survey no wise details of owners and co-owners and discussion with Village Revenue Committee for preparation of KP-2.
c) Preparation of proposed share of Owners, survey no wise which is prepared by Lekhpal in KP-3. Based on that a notice is issued by RI to concerned owners with co-shearers in RC-8 and implementation of Sharing of Extent by the help of Lekhpal.
d) Invitation of objection from owners and co-owners and due correction in KP-3 by providing authentic records and documents to RI and Kanungo
e) In consultation with Village Revenue Committee, field inspection and addressing all sort of objections from owners, finalization of the Sharing of Extent by RI.
f) Unresolved cases to be sent to SDM under Section 116 for further orders.

1.6 Sub-division/Partition and Demarcation of Land Parcels:

In the State, subdivision or partition of land parcels is done only through petition for partition in SDM Court. Under Section 116 of Uttar Pradesh Land Revenue Code 2006, partition process is followed in the State. Citizen has to appeal to the concerned SDM Court, after proper verification including appeals of all the co-sharers, and field verification through revenue officials, SDM orders for Partition of land parcel among co-sharers. In this case after,

completion of this process, textural record i.e. RoR is updated and Survey No. is bifurcated and each of the land holders get a new survey no. like (613/1, 613/2, 613/3 or 613A, 613B, 613C etc.), but nothing is updated or reflected in Spatial records i.e. hard copy of cadastral maps or digitized maps.

Process flow for demarcation: Under Section 24 of Uttar Pradesh Land Revenue Code 2006, demarcation is conducted in the State.

Step-1:
- The applicant shall open the Online Single Window Portal using the address (http://vaad.up.nic.in/paimaish/pamaish_login.aspx)
- Register in Online portal using their personal details and contact details.
- A password is generated and sent through SMS /Email. Using the User id and Password to log into the online Web portal.

Step-2:
- After logging into the web portal, the Applicant shall fill the common application form including details of Concerned Court details, Applicant Name and details, Details of Survey No. and details of neighbouring Survey No. etc. and make the payment.
- Once the payment is done, the case is assigned to SDM.

Step-3:
- SDM may transfer the case to SDM (Judicial).
- SDM /SDM (Judicial) has to assign the case to Tehsildar.

Step-4: Tehsildar assign the case to RI (Rajsv Nirakshak)

Step-5:
- RI enters the date and time for paimaish.
- RI submits the report to SDM, once the paimaish is done on the date.

Step-6: SDM Orders the final report.

1.7 Aadhaar linkages with RoR and Correction of RoR:

The linking of ROR with Aadhaar is has recently been initiated in the state. Therefore, the linking of Aadhaar with RoR is under progress. There is no provision currently in the State for a citizen to file online application for correction in RoR. The procedure of correction in the land record has been provided in section 32 & 38 of the Uttar Pradesh Land Revenue Code 2006. Citizen has to apply manually for correction in RoR to the Office of The Sub-Divisional Officer, Tehsildar or Revenue Inspector and they shall record all changes in the revenue records such as Khatauni, Khasra and Map etc. In the Financial Year 2023-24 a total No. of 28,271 RoRs corrected in the State related to name and area correction.

1.8 Integration of RoR and Maps:

RoR database is linked with Cadastral Maps in the State. Total no. of 5,46,25,288 RoRs linked with Cadastral Maps i.e. 69.24% of the total RoRs. The remaining 30.76% RoR linkages with cadastral maps is under progress.

1.9 Integration with Banking and Revenue:

In all the 75 Districts in the State, RoR database is linked online with Bank database for land mortgage. All 96 Banks which are operative in the state with 17,807 branches are fully linked with RoR database for land mortgage. Mortgage details are red flagged and reflected in RoR on real-time basis. All the bank branches have provided User Name/Password for entry of Mortgage against RoR, that details come through concerned Tehsil Office, Tehsildar marked to Registrar Kanungo for checking and entry into the RoR. The mortgage details can be viewed through **Mid-Page option available in Bhu-Lekh (Fig-1)** and mentioned in **Column-18.1** (Status of mortgage (Name/code of institution or bank/date of mortgage/amount/application number/account holder (father-husband-guardian) in RoR. Till the date of Survey, in total 15,33,970 No. of RoRs bank mortgage details are mentioned. Mortgage release also been updated through the same process initiated by the bank itself followed by Revenue Department. The demortgage status is also reflected in RoR, **Column No.18.2** (Status of demortgage (Name/code of institution or bank/date of mortgage/amount/application number/account holder (father-husband-guardian).

1.10 Status of Urban Land Records:

Land records of urban areas are maintained by concerned urban local bodies. But Peri-urban areas which are still under village administration are maintained by Revenue Department. The digitization status of urban land records is not available. Revenue Department does not mutate homestead land/ built-up areas, but vacant public properties in urban areas is mutated through concerned Tehsil Office. Urban local bodies maintain mutation registers of Houses/Apartments only for tax collection purpose.

Figure 1-Bank mortgage details in RoR

Table 1: Terms used in ROR English/Hindi

Column No.	Terms in Hindi	Terms in English
	ग्राम क्रमांक	Village Sl. No.
	ग्राम का नाम	Name of Village
	तहसील	Tehsil
	जनपद	District
	फ़सली	Crop Year
	भाग	Part
	खाता संख्या	Account No.
	श्रेणी	Category
	खातेदार का विवरण	Details of Owners
1	खसरा/गाता संख्या	Survey No
2	नाम/पिता-पति-संरक्षक प्रबन्धक का नाम/ जाती कोड़े /आधार नंबर (अंतिम चार अंक) अथवा पैन नंबर (6-9 स्थान के अंक/ पता/ जन्मतिथि (अवयस्क हेतु)	Name/Name of Father-Husband-Guardian-Manager/Caste code/Aadhaar No. (Last four digits) or PAN No. (6-9 digit/Address Date of Birth (for minor)

3	न्यायालय कानाम/ कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या/आदेश का दिनांक/ जोत का आधार	Name of Court/Computerized Case Number or Order Number/Date of Order/Basis of Holding
4	वर्ष	Year
5	गाटा (यूनीक कोड)	Survey No (unique Code)
6	गाटे का कुल क्षेत्रफल(हे०)	Total Area of Survey No
7	हिस्से में	Share
8	क्षेत्रफल में(हे०)	Shared Area (Hect.)
9	खातेदार द्वारा देय भू–राजस्व	Land Revenue Payable by Account Holder
10	न्यायालय का नाम/ कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या/ आदेश का दिनांक/ नामान्तरण काआधार/ डिजिटल हस्ताक्षर नाम (पदनाम)/ डिजिटल हस्ताक्षर दिनांक	Name of the Court/Computerized Case No. or Order Date/ Basis of Transfer/Digital Signature Date
11	नाम/पिता-पति-संरक्षक-प्रबंधक कानाम / जाति कोड/ आधार नं0(अन्तिम चार अंक)अथवा पैन नं0 (6-9स्थान केअंक) / पता/जन्मतिथि(अवयस्क हेतु)	(2) Name/Name of Father-Husband-Guardian-Manager/Caste code/Aadhaar No. (Last four digits) or PAN No. (6-9 digit/Address Date of Birth (for minor)
12	गाटे का खसरा नम्बर / यूनीक कोड	Survey No. /Unique Code
13	क्षेत्रफल(हे०)	Area
14	नाम/पिता-पति-संरक्षक-प्रबंधक कानाम/ जातिकोड/ आधार नं0 (अन्तिम चार अंक) अथवापैन नं0 (6-9 स्थान केअंक)/ पता/ जन्मतिथि (अवयस्कहेतु)	(Name/Name of Father-Husband-Guardian-Manager/Caste code/Aadhaar No. (Last four digits) or PAN No. (6-9 digit/Address Date of Birth (for minor)
15	गाटे का खसरा नम्बर / यूनीक कोड	Survey No. /Unique Code
16	क्षेत्रफल (हे०)	Area
17	भूमि के सम्बन्ध में विचाराधीन राजस्व वाद की कम्प्यूटरीकृत संख्या:	Computerized number
18	बंधक/बंधक-मुक्त होने की स्थिति	Mortgage date / Mortgage Free date
18.1	बंधक होने की स्थिति(संस्था अथवा बैंक का नाम/ कोड/ बंधक कादिनांक/ धनराशि/ आवेदन संख्या/ खातेदार (पिता-पति-संरक्षक):	Status of mortgage (Name/code of institution or bank/date of mortgage/ amount/ application number/ account holder (father-husband-guardian)
18.2	बंधक-मुक्त होने की स्थिति (संस्था अथवा बैंक का नाम/ कोड/ बंधक-मुक्त का दिनांक/ धनराशि/ आवेदन संख्या/ खातेदार (पिता-पति-संरक्षक):	Status of de-mortgage (Name/code of institution or bank/date of mortgage /amount/application number/account holder (father-husband-guardian)
19	अभ्युक्ति	Remarks

2. Status of Computerization of Cadastral Maps in the State

In Uttar Pradesh, cadastral surveys began during the first phase of the consolidation program in 1954. During this consolidation process, cadastral maps were created. However, since the program is ongoing and carried out on a village-by-village basis, the survey years can vary across different districts and villages, resulting in inconsistencies in the timing of surveys. The first phase of the consolidation survey covered 98,634 villages, with 969 of these surveys still ongoing. Currently, the second phase of consolidation is underway in 28,586 villages, which involves re-surveying the same areas. In 9578 villages, there was no consolidation which took place; therefore, no cadastral survey took place.

There are a total of 1,32,904 cadastral maps in the state; all were prepared at a 1:4000 scale. Out of these, 1,18,312 maps have been scanned, which represents 89.02% of the total maps. Scanning is still in progress for the remaining 10.98% of the maps. All the scanned maps i.e. 1,18,312 are vectorised and converted into digital format, it means 100% available maps are vectorised and converted into digital format. As on date of survey, out of total available maps, 1,16,717 maps are geo-referenced i.e. 87.82% maps are geo-referenced.
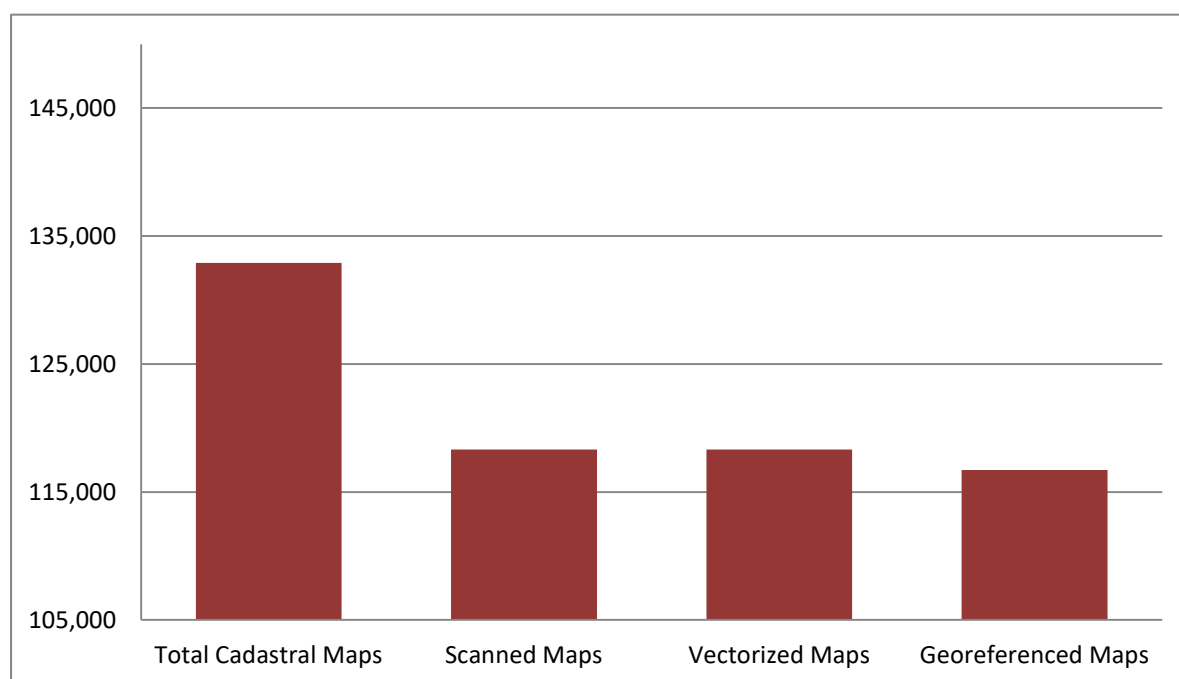

Figure 2: Status of Computerization of Cadastral Maps in the State

As on date of survey, a total of 5,46,25,288 land parcels are geo-referenced. Out of the total geo-referenced land parcels, 3.36 Crore land parcels are assigned Unique Land Parcel Identification Number (ULPIN) i.e. out of the

total georeferenced land parcels, 61.50% land parcels are assigned ULPIN. Assigning of ULPIN is still in progress for the remaining 30.50% of georeferenced land parcels. Other than ULPIN, State has assigned a 16 digit unique ID to each and every Survey Nos. The logic of unique ID is as follows:

123456	**7890**	**0123**	**45**
Village Code	*Survey Number*	*Partition Number*	*Type of Land*

Sub-division of land parcels happens only through SDM court-orders under Section 116 of UP land Revenue Act. There is no provision for online application for sub-division. Citizens have to appeal to the concerned SDM Court, after proper verification including appeals of all the co-sharers, and field verification through revenue officials, SDM orders for division of land parcel among co-sharers. In this case after completion of this process, textural record i.e. RoR is updated and Survey No. is bifurcated and each land holders get a new survey no. but nothing is updated or reflected in Spatial records i.e. hard-copy maps or digitized maps. Till the date of field-survey a total of 1,23,098 cases are pending in the State for sub-division at different level. The Ratio of Survey No. wise land holders are 1:4.77.

3. Status of Computerization of Registration in the State

In Uttar Pradesh Total 379 Sub-Registrar Office are available and all are computerized. Computerization of SRO started in the Year 2006, and first office was computerized in August, 2006. It took Nine years to complete all Sub-Registrar Office computerized; in October 2015 last Sub-Registrar Office was computerized. Due to this computerization facility and integrated software-solution SRO is able to complete registration online.

In the FY 2023-24, a total 42, 28,443 land properties were registered in the State. All the Sub-Registrar Offices are integrated with Revenue offices for land record databases. Online appointment for slot booking for registration is implemented in all offices. During the slot booking details like Presenter details, land use, current status of land, Assessment of Tax and construction details were captured. During online registration system the following property attributes which are available in Khatauni/RoR are captured like; survey No., Khata, Khewat, owner details, etc.

Table 2: Property Registration Process

Step 1	• Go to https://igrsup.gov.in website and click on "Apply" option under "Property Registration". • Read the instruction before filling the application form carefully
Step 2	• After completing all the details (Buyer Name, Seller Name,

	Witnesses, Property details etc.) take the print out.
	• Physically present in Sub Registrar Office (SRO) with application printout and all necessary documents.
Step 3	• After checking of documents by SRO the registration process begins.
	• At Sub Registrar Office Photo, Thumb impression of all Parties and witnesses is being captured.
	• Now Registration Process is completed and you will get the original document after signing by concerned SUB REGISTRAR.
	• RO scans and upload the registered document.

Anywhere registration is not allowed in the State, presenters must visit to concerned SRO for registration, but the work it is under progress. In the State, Registration of property governed by Indian Registration Act,1908. There is no pre-checking system available about the land records, only Khatuani details which is attached with the deed is checked during Registration, therefore, no system is in place to restrict or red-flag govt. land for sale-purchase.

Circle Rates/ Ready Reckoner Rates/ Guideline values/ Collector Rates for lands are available to citizens in the Registration software. Online payment facility is available for Registration fees through the official portal of the Stamp and Registration Department. Whereas, payment of Stamp-duty facility is available through enrolled vendors of Stock-holding Corporation, from there citizens can purchase e-Stamp through online or off-line payment. e-Calculator (Online Stamp duty calculator) is available for citizens to compute fees. Before registration, party/ owner names and area details is checked from RoR/ Khatauni which is attached with deed produced before SRO, not through the Revenue Department online databases. There is no practice to check whether the deed details matched with revenue databases, therefore, SRO only checks whether the deed detail matches with the attached Khatauni or not. If the details match, SRO proceeds further for Registration. There is no practice available to check previous year's deeds or any other previous ownership document of sellers by SRO before registration.

PAN, Aadhaar number, mobile number are captured for each party before registration. Online PAN verification system integrated for registration is not place, but under progress. There is no facility available to verify eKYC of Aadhaar/ PAN during admission of parties. In the State, party signature is captured manually, only thumb-impression is taken digitally. Identification documents uploading facility is not available. Home visit module is available for SRO. Instead of AI Nibhrit, the in-house software is able to mask thumb impression from registered PDF deeds, but do not mask details of PAN and Aadhaar.

SRO has facility to generate encumbrance certificate online, e-search facility is available till 2017, before that past-documents are not available for e-Search. Though, digitization of legacy data from 2002-2016 is under progress, once its completed then e-search can retrieve past documents till 2002. SRO can access legacy data as a ready reference. SRO can search documents based on Name, Property details like survey number, deed number, etc.

After each registration of agricultural land, auto-trigger facility is available for digital mutation process, but for built-up land in municipal areas, there is no auto-trigger facility available for digital mutation, as there is no online-integration of land database with ULBs. Online system of SRO automatically push pending data of mutation in case of any network failure at the end of the day or when network restored. Dynamic integration is available with Revenue Dept. therefore, all kinds of litigations related to agricultural land which is recorded in Khatauni can be checked by SRO before Registration, but in ULBs there is no provision to check litigations before registration.

SRO is able to trigger SMS for important events during document registration mostly for online-slot booking. Cabinet has approved anytime-anywhere registration to facilitate virtual registration with less presence of parties, but not implemented. Dynamic deed templates are available in the state portal, but the usability is very less. There is no online grievance redressal system available for filing complaints related to property registration at Sub Registrar Office. In the State, there is no mobile app developed for land registration related services.

Though there are many steps is taken by State Government to modernize registration process and provide digital services to the citizens, but the question of buyer's awareness still exists in the State. Stamps and Registration Department issued general awareness guidelines[1] for the citizens to be aware about the ownership and rights pertaining to the land parcels.

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[1] **General Awareness from Stamps and Registration Department**
1. The person who is going to purchase any land must know the ownership and holding rights of seller. For this purpose Khatauni and copy of khatauni should be obtained and its details should be taken and verified from the concerned tehsil and revenue offices by party. If properties located in unban/semi urban then details should be checked from Nagar Panchayat/Nagar Palika/Nagar Nigam or concerned tehsil. Sometimes it is required to check related documents from govt./semi-govt./Institutions like wise development authorities, Awas Viskas Parishad and others for any unwanted multi-faceted issues.
2. In case property ownership is given to the seller by the order of any civil court or any legal process then it will be checked by concerned court.
3. The purchaser of land should go to the location of concerned land for physical verification. He may inquire it from the nearby land owners or by obtaining the layout of that colony.
4. The identity of seller should also be verified by the purchaser.
5. Purchaser should also check the loan and any encumbrances from the sub registrar office after submitting prescribe fee.

Note- In case of landed property purchaser must take above points in consideration. Purchaser should be aware that stamp and registration department is not responsible for any error or irregularity related to ownership and rights. It is sole responsibility of seller to provide all related documents and copies of land registry to the purchaser so that he may verify the related facts.

4. Status of Online Mutations in the State

In FY 2023-24, a Total of 19,34,883 fresh applications were received by revenue department for mutation. In the same year, 21,50,052 applications were disposed including the previous cases i.e. 8,27,079. Out of Total 27,61,962 (19,34,883 fresh application + 8,27,079 pending cases of previous years) mutation cases, 77.84% mutation cases are disposed in FY 2023-24. The remaining 6,11,910 i.e. 12.16% of the total mutation cases are pending which are carry-forward in the FY 2024-25. Online facility is available for requesting mutation which is under in-heritance. Auto-trigger mutation facility is available for agricultural land which is registered through SRO regarding sale-purchase or gift or will. In FY 2023-24, 5,46,227 total no of auto-trigger fresh mutation applications and 1,68,718 mutation application of previous year were received. Out of that, 5,76,396 mutations were disposed (i.e. 80.62% of total cases including fresh and pending cases) and remaining 1,38,549 mutations (i.e. 19.38%) were pending which is carry forward in next financial year i.e. 2024-25. 5,94,359 number of mutations application received related to sub-division, out of that 4,70,629 were disposed. There is no information available regarding mutation of land with entire Khasra.

Process flow for Mutation: In Uttar Pradesh, mutation process is done through auto-trigger once the document is registered in SRO, the concerned SRO push for auto-mutation to the concerned Tehsildar, A case no. is registered under Section 34 in Tehsildar's office, then Tehsildar mark it to the concerned RI and Lekhpal for field-verification, after verification a report is submitted manually to the Tehsildar. Finally mutation order is passed and reflects in Mutation Register/ R6, after that it updates in Khatauni/ RoR with case No.

Mutation of pending cases where buyer has registered deed in long time ago but never mutated, and in-heritance mutation, in both the cases online facility is available to mutate the property in his/her name. Citizens have to apply through vaad.up.nic.in portal and providing all the relevant details, the same mutation process was followed.

In Uttar Pradesh, manual notice is placed at Tehsil for receiving objections from public regarding mutation. There is no facility in place to send SMS to all villagers for receiving objections from public regarding mutation and there is no facility available to register online objections. The prescribed period for issue of mutation orders from the date of receipt is 45 days but in practice 30 days' time is sufficient. Automatic SMS alert sent to applicant at each stage for his/her information. There is no system in place to send certified order copy of the mutation to the applicant through email or whatsapp but it is available for download from RCMS website. There are no cases are pending where mutation orders have been passed but certified copy is not yet sent to the applicant. There is no Cyber Tehsil in the State. Only in case of succession

based mutation request applied by all the co-shearers jointly, it is carried out without inviting objections, otherwise RI will do the field inspection before mutation entry.

5. Status of Revenue Court Management System in the State

In the State, there are 3036 Revenue Courts available and all are computerized. In FY 2023-24, 28,31,360 no. of fresh cases received and 33,37,064 cases were disposed including the previous year's cases i.e. 19,22,564. In the FY 2023-24 Out of Total cases 70.19% cases are disposed in the same year. The remaining 29.81% i.e. 14,16,860 of the total cases are pending which are caried-forward to the FY 2024-25. In the last financial year, no revenue court cases were handled in manual system in the State.

In Uttar Pradesh, only for Demarcation, Land Use change and Succession cases there is online system in place for public to enter case details. There is no provision to notify applicant about online appointment date and time through email/ whatsapp but through SMS and RCMS portal. Also there is no system in place to send court order to litigants through email/ whatsapp but is done through SMS and RCMS portal. The same court order is typed on the RCMS system directly. Court hearings are conducted only through physical mode. Court cases documents related to succession, land use change and demarcation are stored online, whereas documents related to partition cases are stored off-line in Courts. Seamless integration is there with Land Records database with RCMS system and therefore, all land related documents including RoR can be viewed and downloaded by the Courts. Registration software is also linked to RCMS software to enable pushing of land registration for auto-mutation. All pending revenue court cases are red-flagged in RoR, case number is automatically assigned to the concerned RoR which is reflected in Column 17 'भूमि के सम्बन्ध में विचाराधीन राजस्व वाद की कम्प्यूटरीकृत संख्या/ Computerized number'. There is no information available of number of revenue court cases red-flagged in the RoR.

Land Records database is linked to e-Courts system of civil courts in the State and all the Civil Courts are linked with it. Therefore, all land related documents including RoR can be viewed and downloaded by the Courts. All the pending civil court cases are red-flagged in RoR though an external mid-page (Fig-1) mentioned as 'View e-court Status of Survey No'. There is no information available of number of civil court cases red-flagged in the RoR.

Chapter – 3
REAL TIME MIRROR STATUS OF LAND RECORDS

Real time status of land records in villages involves the primary survey aims to evaluate the effectiveness of the real-time integrated updating of textual and spatial land records and the registration process. The survey involves all land parcels, from each of four villages across the State. The focus is on assessing the Real-Time Mirror (RTM) status, specifically whether spatial and textual records are updated in real time during transactions, successions, and sub-divisions. Data is collected from all the land parcels of the four sample villages, and the integration and update frequency of these records is evaluated using the designated questionnaire.

Selection of Villages: To assess the real-time mirror status of land records across different geographical locations, four villages were selected, each from a distinct district, representing four diverse geographic regions. This approach ensures a comprehensive evaluation of the real-time updating process in varied regional and administrative contexts.

To ensure a comprehensive assessment of the real-time mirror status of land records across Uttar Pradesh, four villages were chosen from distinct districts representing the major geographical regions of the state. Bareilly, located in the north-western part of Uttar Pradesh, provides insights into the northern and western regions. Varanasi, situated in the eastern part, offers perspective on the eastern region. Chitrakoot, in the southern part of the state and bordering Madhya Pradesh, represents the southern areas. Finally, Lucknow, in the central part of Uttar Pradesh, reflects the central region of the state. This strategic selection of villages allows for a representative evaluation of the real-time updating process across diverse geographical and administrative contexts within Uttar Pradesh.
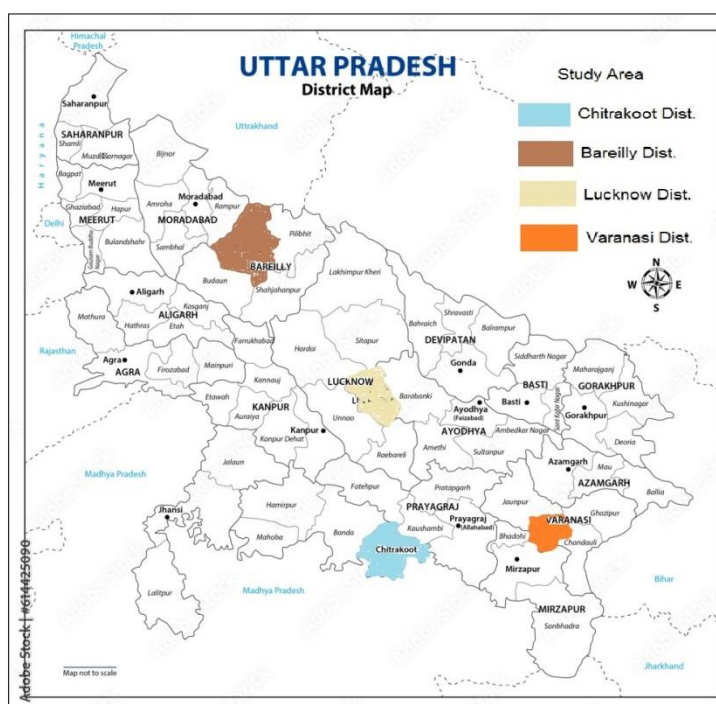
Data Collection: Data collection for assessing the real-time mirror status of land records was conducted through a primary survey using a designated questionnaire. In the villages of Varanasi and Lucknow, the data collection was carried out through field surveys, where the questionnaires were completed with the assistance of landowners. Conversely, in Bareilly and Chitrakoot, the questionnaires were filled out by the concerned Lekhpal (village accountant) and Tehsildar, ensuring that the data was gathered from villagers and sources familiar with land records management in these villages. This approach provided a comprehensive view of the real-time updating process from both direct and administrative perspectives.

1. Differences between spatial records and the textual records

In the entire 04 sample villages there are no discrepancies found related to extent of land parcels. In all land parcels the area as per map and what is mentioned in RoR found same in all the 04 sample villages.

Table 1: Details spatial and textual records available in the villages and differences

Sl. No.	Village	Total Survey No.	Total RoR	Total Area as per Map (In Hac.)	Total Area as per RoR (In Hac.)	Differences of Area between map and RoR
1.	Amoulia	287	329	52.925	52.925	NA
2.	Bhajmar Mou	281	290	86.221	86.221	NA
3.	Itchoriya	124	131	26.522	26.522	NA
4.	Chaklohashar	160	187	53.704	53.704	NA

1.1 Status of Land Partition and its recording system in village:

As mentioned in the previous chapter, that partition among co-sharers does not reflect on spatial records, it only reflects in RoR. There is no provision available in the State to update partition details on spatial records or Shajra, if any partition orders came to the Lekhpal, he/she sub-divide the land parcel by drawing manual sketch which is known as 'Partali-Naksha'. Partition proceedings or court orders related to partition are incorporated in RoR but there is no provision to incorporate into digital spatial records. In all the four villages partition was done during consolidation, there is no practice as such

to sub-divide land parcels among family members, though partition was seen among family members based on mutual consensus, but that does not reflect in RoR or in spatial records. In case of part selling to outsider by any individual family member, new owners name will reflect in Main Column of RoR as co-owner. Before 'One Khasra One Khatuani' scheme, after six years the new RoR will publish and new owners name will be given a new Khata Number, which is now not relevant. The details of partition happened in the villages are as follows.

Table 2: Status of Land Partition and its recording

Sl. No.	Village	Partition took place in total Survey Nos.	Partition recorded in total RoRs	Partition recorded in total RoRs in %	Whether Updation of Partition done in map	Whether RoR Updated as per partition
1.	Amoulia	13	32	14.41	No	Yes
2.	Bhajmar Mou	4	9	4.61	No	Yes
3.	Itchoriya	4	7	8.33	No	Yes
4.	Chaklohashar	23	49	37.69	No	Yes

In Amoulia village of Varanasi Dist. out of 264 RoRs, partition took place only in 32 RoR i.e. 14.41% of the total RoR. In Bhajmar Mou village of Lucknow Dist. out of 199 RoRs, partition took place only in 9 RoRs i.e. 4.61% of the total RoR. In Itchoriya village of Bareilly Dist. out of 91 RoRs, partition took place only in 7 RoR i.e. 8.33% of the total RoR and in Chaklohashar village of Chitrakoot Dist. out of 141 RoRs, partition took place only in 49 RoRs i.e. 37.69% of the total RoR.

Demarcation has not taken place in three villages. Whereas in Chaklohashar village, demarcation is done of all land parcels as per the order given by District Administration. Though, the recording of demarcation not reflected in RoRs.

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

2.1. Land ownership and recording system:

In terms of ownership of land, Spatial records prepared during survey-settlement operations, during that time ownership of land was defined and recorded in Textural records i.e. RoR. In every village, privately owned agricultural land was recorded and govt. land like Road, Canal, Village community land etc. were recorded which is owned by government. Abadi land/ Village residential area is marked on map and given Survey Nos. but further division of home-stead land is

not recorded in RoR nor in spatial records.

Table 3: Land ownership Status in Villages showing Govt. and Private land holdings

Ownership	Amoulia	Bhajmar Mou	Itchoriya	Chaklohashar
Total Survey No.	287	281	124	160
Total Survey No. owned by Govt.	65	86	40	30
Total Survey No. Private owned	222	195	84	130
Total No of RoR	329	286	131	187
Total No of RoR owned by Govt.	65	86	40	30
Total Private Land RoR	264	200	91	157

In Amoulia village, out of a total of 287 survey numbers, 65 are owned by the government, while the remaining 222 are privately owned. This distribution highlights a significant predominance of private ownership in comparison to government holdings, with private entities controlling approximately 77% of the survey numbers. Out of total 329 RoRs available in the village, 65 RoRs recorded in the name of Govt. land while remaining 264 RoRs are recorded as privately owned land i.e. 80.24% of total RoRs.

In Bhajmar Mou village out of a total of 281 survey numbers, 86 are owned by the government, while 195 are privately owned. Additionally, there are 286 Records of Rights (RoR) in total. Of these, 86 RoRs are associated with government-owned land, and 200 RoRs pertain to privately owned land. This indicates that the private sector holds a larger share of both survey numbers and RoRs, reflecting a notable distribution of land ownership between public and private entities.

In Itchoriya village, out of a total of 124 survey numbers, 40 are owned by the government and 84 are privately owned in Itchoriya village. There are 131 Records of Rights (RoR) in total, with 40 RoRs corresponding to government-owned land and 91 RoRs related to privately owned land. This distribution shows that the private sector holds a greater proportion of RoRs relative to the number of survey numbers, indicating a higher concentration of private land records.

In Chaklohashar village out of a total of 160 survey numbers, 30 are owned by the government and 130 are privately owned. There are 187 Records of Rights (RoR) overall. Among these, 30 RoRs i.e. 16.05% are associated with government-owned land, while 157 RoRs i.e. 83.95% pertain to privately owned land. This indicates that while the number of RoRs is slightly higher than

the total number of survey numbers, the proportion of RoRs for privately owned land is significantly greater than that for government-owned land, highlighting a predominance of private land records.

2.2 Status of upation of land records in Villages:

In the State, updation of land records is done in many ways like Mutation by sale-purchase, succession, will, gift-deed etc. Updation of land records by sale-purchase is done automatically after property registration but in case of succession, successors need to apply online on portal and after verification by Lekhpal, successors name is updated in RoRs. The discrepancies between the ownership information listed in the Records of Rights (RoR) and what was found during ground verification in the same villages reveal some inconsistencies.

In the village of Amoulia, there are 264 Records of Rights (RoRs) on file, which list a total of 962 owners. However, ground verification reveals 969 actual owners. This discrepancy arises because 3 RoRs i.e. 1.13% have yet to be updated to reflect succession, with the main issue being that successors have not yet applied for inheritance mutations. As a result, the current RoRs do not fully capture the current ownership situation, leading to differences between the recorded and actual number of owners, though in 98.87% RoRs the recorded names of owners are found correct during field-survey.

In the village of Bhajmar Mou, there are 200 Records of Rights (RoRs), which list a total of 480 owners. Ground verification shows 482 actual owners. The discrepancy is attributed to one RoR i.e. 0.05% not yet updated for succession, with the primary issue being that successors have not applied for inheritance mutations. Consequently, the current RoRs do not fully reflect the number of actual owners, leading to a gap between recorded and verified ownership figures, though in 99.95% RoRs the recorded names of owners are found correct during field-survey.

In the village of Itchoriya, there are 91 Records of Rights (RoRs) that list a total of 340 owners, and this number is consistent with the on-ground verification. Both the recorded and actual number of owners match perfectly, indicating no discrepancies. There is no issue of discrepancies or updates needed for this village, as the RoRs accurately reflect the current ownership.

In the village of Chaklohashar, there are 157 Records of Rights (RoRs) which list a total of 1,015 owners. This number aligns perfectly with the on-ground verification of ownership. Both the recorded and actual number of owners are consistent, indicating that the RoRs accurately reflect the current ownership situation. There are no discrepancies or issues with updates in this village, as the records are up-to-date and accurately maintained.

Table 4: Status of updation of land records in Villages

Sl. No.	Village.	Total No. of RoR	Total No. of Owner as per Current RoR	Total No. of Owner as per ground	On Ground Verification: Owner/ Person in possession	Why is RoR not updated in case of differences
1.	Amoulia	264	962	969 (3 RoRs found not updated for succession)	969	Successors not applied for in-heritance mutation
2.	Bhajmar Mou	200	480	482 (1 RoR yet to be updated for succession)	482	Successors not applied for in-heritance mutation
3.	Itchoriya	91	340	340	340	NA
4.	Chaklohashar	157	1015	1015	1015	NA

2.3 Status of Sharing of Extent among co-owners reflected in Land Records in case of single and multiple owners

In Amoulia, there are 264 Records of Rights (RoRs), with 183 pertaining to multiple ownership and 81 to single ownership. Out of the total RoRs, 64.74% have the extent of sharing among co-owners clearly determined, while 35.26% do not have this information specified. This indicates that while a majority of the RoRs with multiple ownerships have defined sharing details, a significant portion still lacks clarity in this regard.
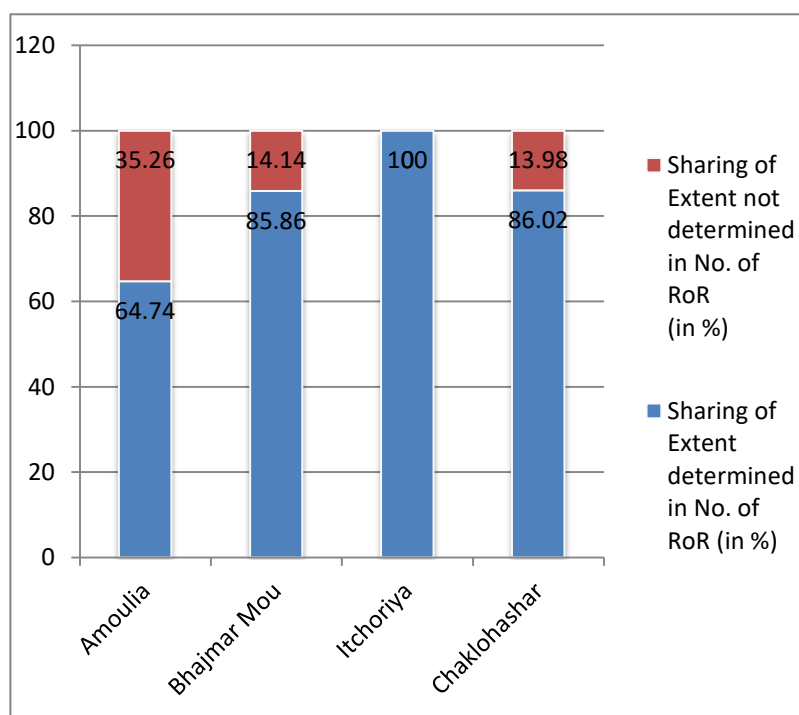
In Bhajmar Mou, there are 200 Records of Rights (RoRs), of which 101 involve multiple ownership and 99 involve single ownership. Out of the total RoRs, a significant 85.86% have the extent of sharing among co-owners clearly determined. However, 14.14% of these RoRs lack specified details about the sharing extent. This high percentage of determined sharing indicates a well-documented ownership structure, though there remains a small portion where details are still missing.

In Itchoriya, there are 91 Records of Rights (RoRs), with 57 involving multiple ownership and 34 involving single ownership. Out of the total RoRs, 100% have the extent of sharing among co-owners fully determined. This indicates that all multiple ownership RoRs in Itchoriya have clear and complete information regarding the sharing details, with no cases where this information is absent.

In Chaklohashar, there are 157 Records of Rights (RoRs), with 117 related to multiple ownership and 40 to single ownership. Out of the total RoRs, 86.02% have the extent of sharing among co-owners clearly determined. Conversely, 13.98% lack detailed information about the sharing extent. This indicates that while a substantial majority of multiple ownership RoRs have well-defined sharing details, a notable portion still has incomplete information.

Table 5: Status of Sharing of Extent among co-owners reflected in Land Records

Sl. No.	Village.	Total No. of RoR	RoRs having Single owner	RoRs having Multiple owners	Sharing of Extent determined in No. of RoR (in %)	Sharing of Extent not determined in No. of RoR (in %)
1.	Amoulia	264	81	183	64.74	35.26
2.	Bhajmar Mou	200	99	101	85.86	14.14
3.	Itchoriya	91	34	57	100	0
4.	Chaklohashar	157	40	117	86.02	13.98

3. Classification of Land Parcels[2]

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[2] उत्तर प्रदेश - भूमि प्रकार सूची

क्रम स.	भूमि प्रकार	भूमि प्रकार का विवरण	भूमि प्रकार का कोड(गाटा यूनिक कोड का 15-16 अंक)
1	1	ऐसी भूमि, जिसमें सरकार अथवा गाँवसभा या अन्य स्थानीय अधिकारिकी जिसे1950 ई. के उ. प्र. ज. वि.एवं भू. व्य. अधि.की धारा 117 - क के अधीन भूमि का प्रबन्ध सौंपा गया हो , खेती करता हो ।	11
2	1-क	भूमि जो संक्रमणीय भूमिधरों केअधिकार में हो।	12

Land classification as per current status is recorded in Field Book or Khasra Partali thrice in a year. Based on the field inspection, Lekhpal mentioned the land use of each RoR in each crop season. As per RoRs, land classification is as follows.

Table 6: Status of RoR wise land classification details in villages

	Village	Owner's	Govt.	Govt.	Govt.	Govt.
3	1क(क)	रिक्त				13
4	1-ख	ऐसी भूमि जो गवर्नमेंट ग्रांट एक्ट केअन्तर्गत व्यक्तियों के पास हो ।				14
5	2	भूमि जो असंक्रमणीय भूमिधरो केअधिकार में हो।				21
6	3	भूमि जो असामियों के अध्यासन या अधिकारमें हो।				31
7	4	भूमि जो उस दशा में बिना आगम केअध्यासीनों के अधिकार में हो जब खसरेके स्तम्भ 4 में पहले से ही किसी व्यक्तिका नाम अभिलिखित न हो।				41
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20	6-1	अकृषिक भूमि - जलमग्न भूमि ।				61
21	6-2	अकृषिक भूमि - स्थल, सड़कें, रेलवे,भवन और ऐसी दूसरी भूमियां जोअकृषित उपयोगों के काम में लायी जाती हो।				62
22	6-3	कब्रिस्तान और श्मशान (मरघट) , ऐसेकब्रस्तानों और श्मशानों को छोड़ करजो खातेदारों की भूमि या आबादी क्षेत्र में स्थित हो।				63
23	6-4	जो अन्य कारणों से अकृषित हो ।				64
24	7	भूमि जो असामियों के अध्यासन या अधिकारमें हो।				71
25	9	भूमि के ऐसे अध्यासीन जिन्होंने खसरे के स्तम्भ 4 में उल्लिखित व्यक्ति की सम्मतिके बिना भूमि पर अधिकार कर लिया हो।				91

	agricultural land (land type code-12)	owned non-agricultural land for road, chakmarg, nali, abadi (land type code-61/62/63)	owned Cultivable land-New fallow land (land type code-51)	owned Cultivable land-old fallow land and barren (land type code-52/57)	land for issuing patta to landless (land type code-21)
Amoulia	264	55	6	4	0
Bhajmar Mou	200	78	6	2	0
Itchoriya	91	29	5	6	0
Chaklohashar	157	3	0	3	24

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

In Uttar Pradesh, land type is recorded in RoR, as per the list of land types mentioned in Land Revenue Code. Any local changes like agricultural land converted into residential or commercial use is reflected in Khasra which is crop-inspection report but not reflected in RoR on real-time basis. Therefore, in all the four villages there is difference between on-ground status and land records status in terms of classification of land parcel.

In Amoulia, a total of 264 Records of Rights (RoRs) exist, with 35 of these RoRs i.e.13.25% converted to non-agricultural use according to ground truthing. Out of these, 26 RoRs are fully converted, while 9 are partially converted. However, this conversion is not reflected in the RoRs, highlighting a discrepancy between the actual land use and the recorded information. The current RoR format is insufficient for capturing detailed categories of non-agricultural land uses, such as built-up areas, commercial properties, and flat ownership. Consequently, the on-ground land use details do not align with the information mentioned in the RoRs. The records have not been updated because there is no provision in the RoR formats to include these detailed non-agricultural land use categories.

In Bhajmar Mou, there are 200 Records of Rights (RoRs). Ground truthing reveals that 9 of these RoRs i.e. 4.5% have been converted to non-agricultural use. Specifically, 4 RoRs are fully converted into houses and schools, while 5 RoRs are partially converted into houses. Despite these changes, the non-agricultural land use is not reflected in the RoRs, indicating a discrepancy between actual land use and the recorded details.

In Itchoriya, there are 91 Records of Rights (RoRs). Ground truthing indicates that 18 RoRs i.e. 19.78% have been converted to non-agricultural use, with 17 fully converted into houses and 1 into a school. However, this non-agricultural land use is not reflected in the RoRs, revealing a discrepancy between the actual land use and what is recorded.

In Chaklohashar, there are 157 Records of Rights (RoRs). Ground truthing indicates that 04 RoRs i.e. 2.54% have been converted to non-agricultural use, with 03 are converted into house and 1 is converted into School. However, this non-agricultural land use is not reflected in the RoRs, revealing a difference between the actual land use and what is recorded.

Table 7: Status of Land types as per ground truthing

Classification details	Amoulia	Bhajmar Mou	Itchoriya	Chaklohashar
Total No. of RoR	264	200	91	157
Land use as per ground truthing	35 RoR converted into non-agricultural use 26 are fully converted 9 are partially	09 RoR converted into non-agricultural use 04 are fully converted into house and schools 05 partially converted into house	18 RoR converted into non-agricultural use 17 are fully converted into house and 1 is converted into School	04 RoR converted into house non-agricultural use out of that 03 are converted into house and 1 is converted into School
Is the non-agriculture land use reflected in RoR?	No	No	No	No
Difference in %	13.25%	4.5%	19.78%	2.54%
Is the RoR format able to capture non-agriculture land uses in detail? (Area of built-up, commercial, flats ownership etc.)	No	No	No	No
Is on-ground land use details are coinciding with the details	No	No	No	No

mentioned in RoR?				
If not updated how long the record not been updated	There is no provision in RoR formats to include detailed categories for non-agricultural land uses such as built-up areas, commercial properties and flats ownership.			
Reasons for the same				

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

Various encumbrances e.g. loans, mortgages, litigations, court orders, acquisition proceedings are reflected into land records as discussed earlier. The encumbrance statuses and types recorded in the RoR are consistent with those found during ground verification. No discrepancies were noted between the records and on-site observations, confirming that the RoR accurately reflects the current encumbrances for the surveyed land parcels. In all the four villages there were no other encumbrances found in land records during ground verification.

Table 8: On-ground status and land records status, in terms of Encumbrances on parcel

Sl. No.	Village	Encumbrance status as per RoR	Encumbrance status as per ground truting	Type of Encumbrances mentioned in RoR	Type of Encumbrances as per ground truting
1.	Amoulia	21	21	Bank Loan and Mortgage	Bank Loan and Mortgage
2.	Bhajmar Mou	51	51	Bank Loan and Mortgage	Bank Loan and Mortgage
3.	Itchoriya	5	5	Bank Loan and Mortgage	Bank Loan and Mortgage
4.	Chaklohashar	51	51	Bank Loan and Mortgage	Bank Loan and Mortgage

Chapter – 4
MAJOR FINDINGS, BEST PRACTICES AND RECOMMENDATIONS

4.1 Gaps in Land Records Management in Uttar Pradesh

- **Cadastral maps not reflect ground realities:** The issue of cadastral maps not reflecting ground realities is a significant concern in land record management. As survey records of land parcels which are available with Lekhpal is mostly 40- 50 years old, but the textual data is dynamic in nature, therefore its leading to discrepancies between the maps and the current land use or ownership status. Changes such as new constructions, land subdivisions, or modifications in land use do not reflect in the cadastral maps. In some villages which comes under Non-Zamindari Abolition, where no maps are available and therefore, land records and spatial records does not match with each other. In the sample villages, 14.41%, 4.61%, 8.33% and 37.69% of land parcels were sub-divided in Amoulia, Bhajmar Mou, Itchoriya and Chaklohashar village respectively but not reflected in cadastral maps.

- **Digitally signed copies of RoR not available online:** Digitally signed copies of RoR are not available online, citizen has to visit Tehsil or nearest CSCs for getting digitally signed copies of RoR.

- **Sharing of extent is an incomplete task:** As on the date of the survey, 67% of the Records of Rights (RoRs) in the state include details on the sharing of ownership extent. However, for the remaining 23% of RoRs, the process of recording ownership sharing is still underway.

- **Sub-division not done but exist in field:** Sub-division of parcels among co-shearers does not record though it is exists on field. As there is lots of sub-divisions happened through mutual consensus among co-sharers but not recorded in RoR or in cadastral maps.

- **The linkage of Aadhaar numbers with Records of Rights (RoRs)** is still in progress. This integration is crucial for enhancing the accuracy and accessibility of land records, as Aadhaar linkage can help in verifying the identity of landowners and streamlining the management of land records. However, the process has just initiated, which may delay the benefits associated with this linkage, such as improved transparency, reduced fraud and more efficient land transactions.

- **Gaps between integration of spatial and textural records:** The Records of Rights (RoRs) database in the state is linked with cadastral maps, with a total of 56,25,288 RoRs integrated, representing 69.24% of the total RoRs. The remaining 30.76% of RoRs are still in the process of being linked with cadastral maps. This linkage is crucial for ensuring that land records accurately reflect the spatial information on cadastral maps, which enhances the accuracy and utility of land data.

- **Urban land records not digitized:** Urban land record is not digitized as it is maintained by ULBs, Land records of urban areas are maintained by concerned urban local bodies. Therefore, Revenue department does not maintain and update urban land records.

- **SRO does not check RoR details online:** Registration does not check status of land records online through Bhulelkh portal though it is integrated, it is checked through the RoR copy which is attached with the deed provided by presenter.

- **No pre-mutation sketch map of land parcel** is attached for registration. It is the utmost need for part-selling of a property which has joint owners, as it determines the land parcel area, possession details and neighbouring fields etc.

- **Encumbrance certificated does not reflect all kinds of liabilities:** The encumbrance certificates currently fail to capture all types of liabilities associated with land due to the lack of integration between Sub-Registrar Offices (SROs) and institutions such as banks and courts. This absence of integration means that the most recent liabilities, including financial encumbrances and legal claims, are not always updated or reflected in the certificates. Consequently, land transactions may be conducted without full awareness of existing obligations, leading to potential legal and financial complications for buyers and other stakeholders.

- **Gaps in scanning and Georeferencing of cadastral map:** In the state, scanning is still in progress for the 10.98% of the total cadastral maps and out of total available maps, 12.18% maps are still to be geo-referenced.

- **Classification status does not reflect in RoR:** In 13.25%, 4.5%, 19.78% and 2.54% land parcels of Amoulia, Bhajmar Mou, Itchoriya and Chaklohashar village respectively land has been converted from agriculture to no agriculture use, but it is not reflected in RoR.

- **Succession is not updated:** Very few cases of succession updating not done in the sample villages.

4.2 Best Practices in Land Records Management in Uttar Pradesh

- **Real time Khatauni/ RoR:** Each survey number has been assigned an RoR. This initiative helps to identify and relate land parcels through textual and spatial records. All the fields become dynamic as whenever changes have happened to the particular survey number that is reflected real-time into the RoR, including mutation, succession, bank mortgage, court-orders etc.

- **Online integration of Revenue Court:** The current system for managing land records and court cases integrates several components to streamline processes and enhance accessibility. Court orders are directly typed into the Revenue Court Management System (RCMS), although court hearings are conducted only in physical mode. Documents related to succession, land use changes, and demarcations are stored online, while partition case documents remain offline within the courts. The RCMS system is seamlessly integrated with the Land Records database, allowing courts to view and download all land-related documents, including Records of Rights (RoRs). Additionally, the registration software is linked to the RCMS for auto-mutation of land records, ensuring that changes are reflected automatically.

- **Linkages with Bank:** In all 75 districts of the state, the Records of Rights (RoR) database is fully integrated online with the bank database for land mortgage purposes. This integration involves all 96 banks operating in the state, with their 17,807 branches connected to the RoR system. Mortgage details are updated and reflected in the RoR in real time, ensuring current and accurate information.

- **Auto Mutation:** The integration of the Revenue and Registration departments has led to the initiation of auto-mutation processes, significantly reducing the time required for land record updates and minimizing the need for physical involvement. This streamlined approach allows for automatic updates of land records, improving efficiency and accuracy by eliminating manual procedures. As a result, the process becomes faster and more reliable, facilitating timely and seamless changes in land ownership and other record details without the delays associated with traditional methods.

- **Unique ID:** Each land parcel has been assigned a unique ID, which enhances the efficiency and accuracy of land record management. This unique identifier ensures that every parcel can be distinctly tracked and referenced, facilitating more precise updates, queries, and transactions. The use of unique IDs helps in minimizing errors, avoiding

duplication, and improving the overall organization and accessibility of land records.

- **Khasra Register made online:** The Khasra register, traditionally prepared manually by the Lekhpal, is now digitized and prepared online through specialized software directly from the field. This modernization involves capturing and geotagging field photos and submitting them online. The comprehensive Khasra report, which includes details on crop types and land use, is submitted three times a year. This online submission process enhances the accuracy, accessibility, and timeliness of land record updates, making the information readily available to users and improving overall record management.

- **Sharing of extent:** A noteworthy initiative by the State Government is the implementation of a system to record the sharing of extent among co-sharers of jointly owned properties. This measure is crucial for preventing the unauthorized part-selling of such properties. By accurately documenting and tracking the share of each co-owner, the system helps ensure that all transactions involving jointly owned land are transparent and consensual. This proactive approach not only protects the interests of all stakeholders but also enhances the integrity of land transactions and reduces disputes related to property sales.

- All government land records, which are utilized for public or governmental purposes, are now recorded and available online. This digitization significantly reduces the potential for fraudulent transactions by providing a transparent and accessible record of government land holdings. By making this information readily available, the government can better manage its land resources and plan future initiatives more effectively, ensuring that government land is utilized efficiently and safeguarded against misuse or unauthorized transactions.

4.3 Recommendations:

1. Update Cadastral Maps Regularly:
   - Implement a periodic review and updation process for cadastral maps to reflect current land use, ownership, and physical changes.
   - Use modern surveying techniques and technologies, such as satellite imagery and drones, to capture accurate and up-to-date spatial data.

2. Enable Online Access to Digitally Signed RoRs:
   - Develop and implement a secure online platform where digitally signed copies of RoRs can be accessed by citizens.

- Ensure that the platform is user-friendly and supports necessary authentication to safeguard document integrity.

3. Complete the Recording of Ownership Sharing:
- Expedite the process of recording ownership sharing in RoRs by allocating additional resources or streamlining procedures.
- Implement a monitoring system to track and prioritize the completion of pending records.

4. Record all Sub-Divisions in RoRs and Cadastral Maps:
- Establish a clear procedure for recording sub-divisions in RoRs and updating cadastral maps promptly.
- Facilitate easy submission and verification of sub-division through Gram-sabha to sub-divide the land parcels among co-sharers, and if possible physical boundary demarcation should be made and recorded through digital platforms.

5. Accelerate Aadhaar Linkage with RoRs:
- Prioritize the completion of Aadhaar linkage with RoRs to enhance record accuracy and transparency.
- Address any technical or logistical challenges that may be delaying this integration.

6. Bridge Gaps in Spatial and Textural Record Integration:
- Complete the linkage of all remaining RoRs with cadastral maps to ensure comprehensive and accurate land records.
- Conduct regular audits to ensure ongoing accuracy and integration of spatial and textural records.

7. Digitize Urban Land Records:
- Collaborate with Urban Local Bodies (ULBs) to digitize and integrate urban land records into the broader land record system.
- Develop a unified platform for managing both rural and urban land records to improve accessibility and efficiency.
- Urban land record format should establish and capture all land details including floor no, carpet area, super area, common area and mutation facility after selling or purchase of flat/ apartment must be established.

8. Improve Online Verification by SROs:
- Ensure that Sub-Registrar Offices (SROs) use the Bhulekh portal or other online systems to verify land record details before processing transactions.
- Provide training and resources to SRO staff to facilitate the use of digital tools for record verification.

9. Expedite the implementation of an "Anytime Anywhere" registration system designed to minimize the need for direct interaction with the registration office, it will help to register property from anywhere.

10. Red flagging of govt. land to restrict any further transactions by developing a module during data entry at registration office.

11. Include Pre-Mutation Sketch Maps of Land Parcels in Registrations:
- Mandate the inclusion of land parcel sketch maps with registration applications to clarify property boundaries and details.
- Standardize the format and requirements for these maps to ensure consistency and accuracy.

12. Enhance Encumbrance Certificates:
- Integrate Sub-Registrar Offices (SROs) with banks and courts to ensure that encumbrance certificates reflect all relevant liabilities.
- Develop a system for real-time updates of encumbrance details to provide accurate and comprehensive information.

13. Complete Scanning and Geo-Referencing of Maps:
- Expedite the scanning and geo-referencing of the remaining cadastral maps to ensure that all land records are digitally accessible and accurate.
- Allocate resources and implement efficient processes to complete these tasks promptly.

14. Reflect Land Classification Changes in RoRs:
- Update RoRs to reflect changes in land classification, such as conversions from agricultural to non-agricultural use.
- Implement regular reviews to ensure that RoRs remain accurate and up-to-date.

15. Streamline Succession Update Processes:
- Improve the efficiency of processing succession cases by streamlining procedures and reducing bureaucratic delays.
- Provide training and resources to staff to ensure timely and accurate updates to RoRs for succession cases.

Annexure
Questionnaire for Evaluation of Quality of Land Records

S.No.	Parameter and Indicators	
Module I Record of Rights (RoRs)		
1.	Total number of Land Parcels	64218361
2.	Total number of RoRs in the State	78884061
3.	No. of RoRs computerized	78582639
4.	What are the other documents/ registers maintained by the Revenue authorities in the State related to RoR such as Jamabandi Register etc.	a.Khatauni/Record of Rights: b. Khasra Register/ Field book Register: c. Shajra/ Naksha: d. R6/ Register-6/ Namantaran Bahi/ Mutation Register
6.	Is RoR of Govt. held land computerized in the State	Yes
7.	Is RoR available on web portal for view/ download by any citizen	Yes
8.	Is digitally signed RoR available for download by any citizen	No
9.	Is digitally signed RoR a legally valid document in the State	Yes
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	3.60 Crore
15.	Number of single land holder RoRs	37916615
16.	Number of pending applications for including names in RoRs	33,916 mutation and 41,861 in-heritance applications

17.	Where more than one land holder is mentioned in RoR, is share of each holder mentioned in RoR?	Yes
19.	Where more than one land holder is mentioned in RoR, is sub-division of plot also done? *(Details of process followed may be briefly mentioned)*	No
20.	Is RoR seeded with Aadhaar	No
21.	If yes, number of RoRs seeded with Aadhaar	
22.	Is RoR seeded with mobile number of land holder	No
25.	Is an alert message sent to the registered mobile number in case of any change in that RoR / mutation?	No
26.	Is there a provision for citizen to apply online for correction of their RoR	No
27.	Total number of RoRs corrected in the last financial year (April 2023-March 2024)	28,271
28.	Is RoR database linked with Cadastral maps	Yes
29.	If yes, Number of RoRs linked with Cadastral maps	5,46,25,288
30.	Is RoR database linked with Banks for mortgage	Yes
31.	If yes, number of districts where it is linked	75
32.	Also, number of banks and bank branches which are linked	96 Banks 17,807 branches
33.	Number of banks and bank branches which are not linked	NIL
34.	Is mortgage mentioned/ red-flagged in the RoR	Yes
36.	Number of RoRs with mention/ red-flag of mortgage (as on date)	15,33,970
37.	Is mortgage release updated in the RoR	Yes
39.	Is online transliteration facility available for RoRs	Yes
40.	Number of columns in RoRs;	19
41.	Is gender of land holder captured in RoR?	No
42.	What is the unit of land measurement used in RoR? What is its conversion in acres?	Hactre

43.	Is land record of urban and peri-urban areas also digitized and updated?	Partial

Module II Cadastral Maps		
1.	Year when Survey was last done in the State	cadastral surveys began during the first phase of the consolidation program in 1954. Its ongoing
2.	Scale of available cadastral maps	1:4000
3.	Total no. of Cadastral Maps	1,32,904
4.	Total number of maps scanned	1,18,312
5.	Total scanned maps converted into digital format (vectorized)	1,18,312
6.	Total no. of cadastral maps Geo-referenced	1,16,717
7.	Number of Land Parcels Geo-referenced	5,46,25,288
8.	Number of Land Parcels assigned ULPIN	61.50%
9.	Whether any other unique ID assigned	Yes
10.	Is online facility available for land owners to request survey of their land parcel for sub-division	No
12.	Number of online requests pending for sub-division (as on date)	1,23,098
13.	Is subdivisions updated in the cadastral map, as a practice?	No

Module III. Registration		
1.	Total no. of SROs in the State	379
2.	Number of SROs computerized	379
3.	Month and Year of Computerisation of 1st SRO in the State	August, 2006
4.	Month and Year of computerisation of latest SRO in the State	October 2015
5.	Number of land properties registered in FY 2023-24	42, 28,443
6.	Number of SROs integrated with Revenue Offices and Land Record database	All
7.	Is there online facility for booking appointment slot for registration	Yes
10.	Whether anywhere registration is allowed in the	No

	state	
11.	Whether sale of Govt Land is blocked/ red-flagged (details of process followed be provided)	No
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.	No
15.a	Is the copy of RoR downloaded as proof of checking?	No
18.	Do SRO check seller's ownership document by past record.	Yes/No
19.	Whether PAN, Aadhaar number, mobile number are captured for each party	Yes
20.	Is online PAN verification system integrated for Registrations involving higher cost	No
21.	Is facility available to verify eKYC of Aadhaar/ PAN during admission of parties	No
22.	Whether party signature is captured using digital pen and pad	No
23.	Whether identification documents upload facility is available	No
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 a ready reference	Partial
28.	Does every registration trigger a corresponding digital mutation in the RoR	Agri-land
29.	Whether SRO can push pending data of mutation in case of any network failure	Yes

30.	Whether SRO can check litigations online for a property scheduled for registration	Yes
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	Yes/No
33.	Whether dynamic deed templates are available	Yes
34.	Whether (AI Nibhrit) solution is available for masking personal information of PAN, Aadhaar number and fingerprint impressions on registered pdf deeds	No
35.	From which year is digitised legacy data available	2017
36.	Whether an Online grievance redressal system is available for filing complaints related to property registration at Sub Registrar Office	No
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)	No
Module IV. Mutation		
1.	Number of applications received for mutation in FY 2023-24	19,34,883
2.	Number of applications disposed in FY 2023-24	21,50,052
3.	Number of applications pending for mutation	6,11,910
4.	Is online facility available for requesting mutation	Yes
5.	Is auto-trigger mutation facility available in the State	Yes
6.	What type of transactions are eligible for auto-trigger mutation?	agricultural land which is registered through SRO regarding sale-purchase or gift or will
7.	How many such transactions occurred in FY 2023-24 which were eligible for auto-mutation?	5,46,227

8.	Of these, how many mutations were actually completed through auto-trigger	5,76,396 (including previous year caes)
9.	Number of mutations related to sub-division	5,94,359
10.	Out of total mutation cases received through Registration how many are for mutation of land with entire Khasra	NA
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	45 Days
16.	Is SMS alert sent to applicant at each stage for his information	Yes
17.	Does Patwari submit his report online	No
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	No/ available for download from RCMS website
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?	NO
20.	Is Cyber Tehsil functional or proposed to be functional in the State. If proposed, what is the stage?	No
22.	In what type of mutation request it is carried out without inviting objection?	Sucession
Module V. Revenue Court Management System		
1.	Total number of Revenue Courts in the State	3036
2.	Number of Revenue Courts computerised	3036
3.	Number of revenue court cases handled in the computerized system in the last financial year	28,31,360
4.	Number of revenue court cases handled in the manual system in the last financial year	No
5.	Does State have online system for public to enter case details? What details are captured at data entry stage?	Demarcation, Land Use change and Succession

		cases
6.	Is online appointment date and time notified to applicant through email/ whatsapp/ website?	SMS and RCMS portal.
7.	Is the court order typed on the RCMS system directly or is separate pdf of the court order uploaded?	Directly
8.	Is court order sent to litigants on email/ whatsapp/ posted on website	SMS and RCMS portal
9.	Are court hearings held online/VC or only in physical mode or hybrid	Physical
10	How the court cases documents are stored in the court (electronically/physically)	succession, land use change and demarcation are stored online, whereas documents related to partition cases are stored off-line in Courts
11	Is Land Records database linked to RCMS system and can RoR be viewed/ downloaded by Revenue Courts	Yes
12	Is Registration software linked to RCMS software enabling pushing of land registration to auto-mutation?	Yes
13	Is the fact of a pending revenue court case red-flagged in RoR?	Yes
14	Number of revenue court cases red-flagged in the RoR (as on date)	NA
15	Is Land Records database linked to eCourts system of Civil courts?	Yes
16	If yes, how many eCourts are linked with LR database?	All
17	Is Land Records database linked to eCourts system and can RoR be viewed/ downloaded by Civil Courts	Yes
18	Is the fact of a pending civil court case red-flagged in RoR?	Yes
19	Number of civil court cases red-flagged in the RoR (as on date)	NA

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