Government of Karnataka

Supporting Documentation for implementation of Ease of Doing Business Reforms in the State of Karnataka

Concerned Department: Revenue Department, Inspector General of Registration and Stamps

Area 3c: Property Registration enablers

DIPP Recommendation No 51: Digitise land records at sub-registrars office and make it available on an online system
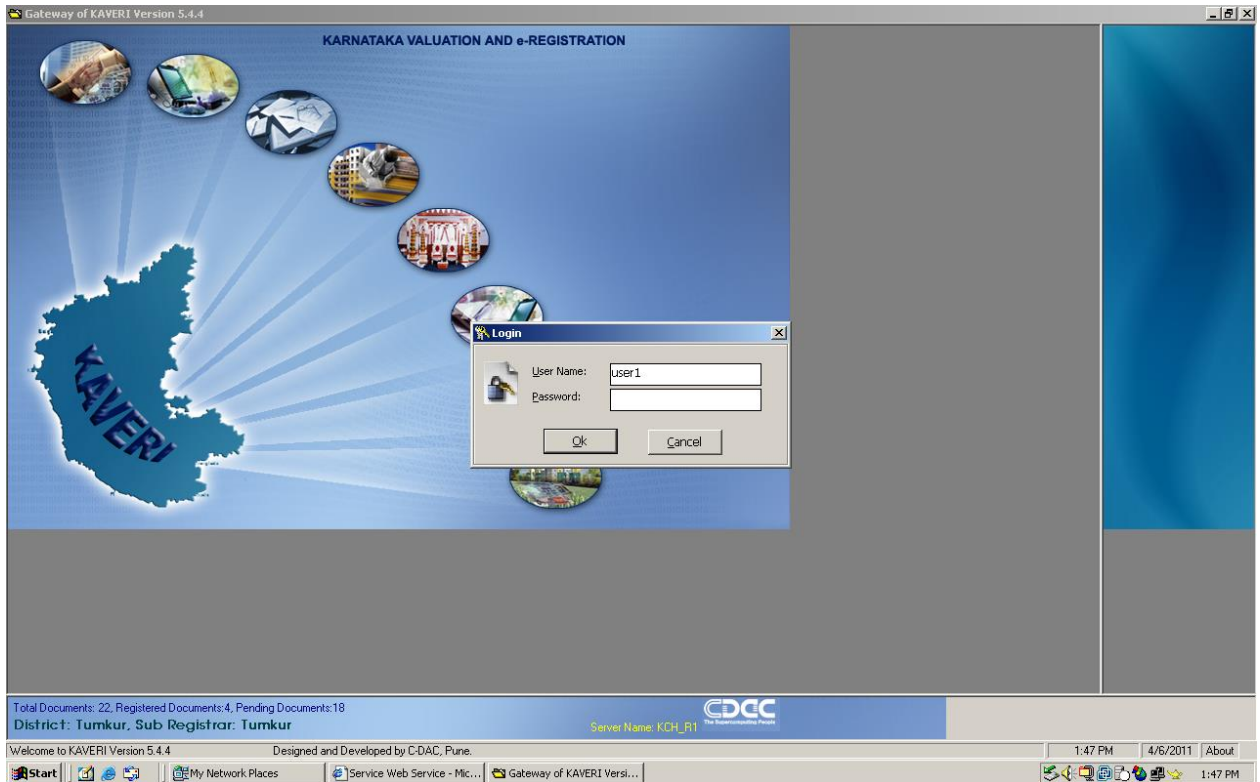
Response: Yes

Compliance Report

URL*	http://10.10.20.38/kaveriwebservicev3 (for internal KSWAN use only)
G.O./Notification/Act	Circular No.RD 103 MRR 2002 dated 4/4/2006 Circular No. RD 103 MRR 2002 dated 15/5/2006
Screenshots	Attached screenshots with step by step process
Compliance Reform	The Bhoomi index database has been exposed to the Registration Department (KAVERI software) through a web service. The Sub-Registrar user can access Bhoomi database at the time of registration and select survey number, owner, enter extent & transaction details. Validations have been set in the database so as to prevent registration in case the land belongs to Government, prevalent Government restrictions, insufficient available extent, and other criteria to prevent fraudulent transactions.

* If the link does not open directly (when clicked), please copy paste the URL into browser address bar.

Step 1: Login screen

Business Reform Action Plan

Step 2: Data entry screen

Business Reform Action Plan

Step 3: Select village name from drop down – mapping done here
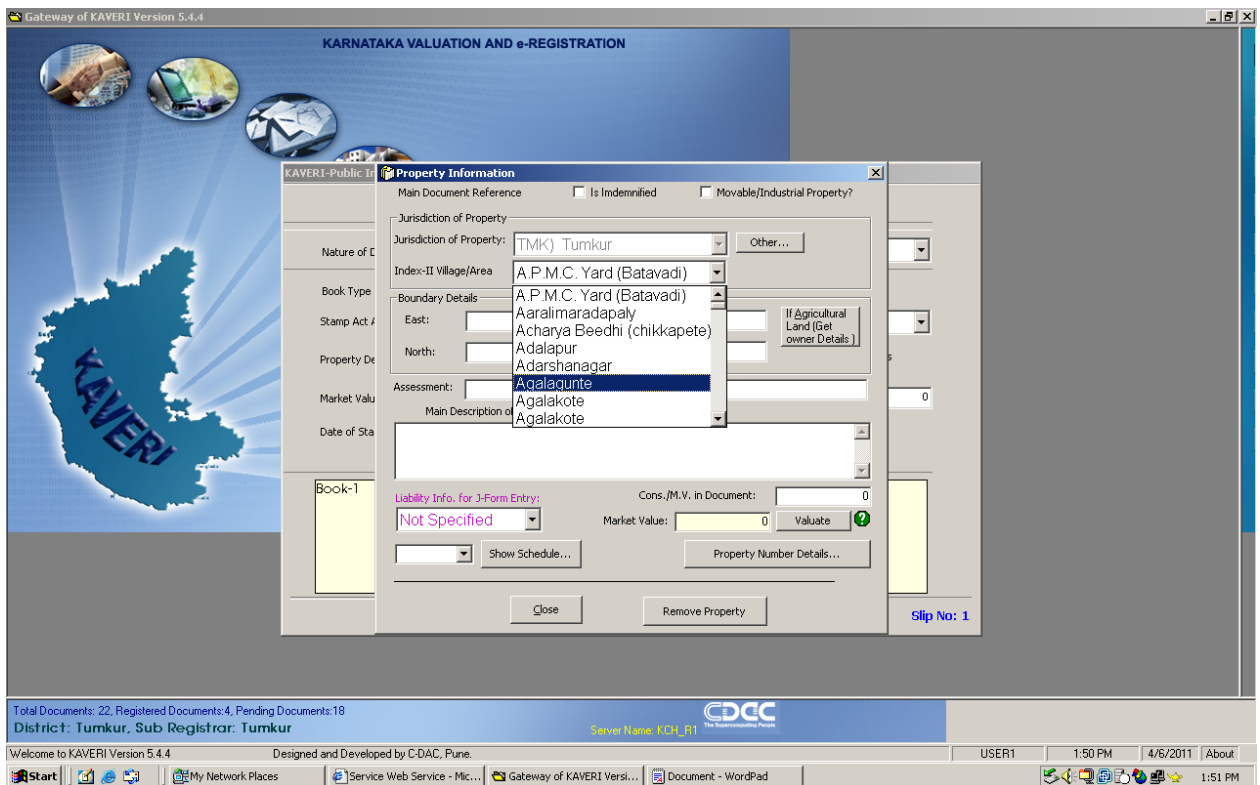
Step 4: Enter survey number
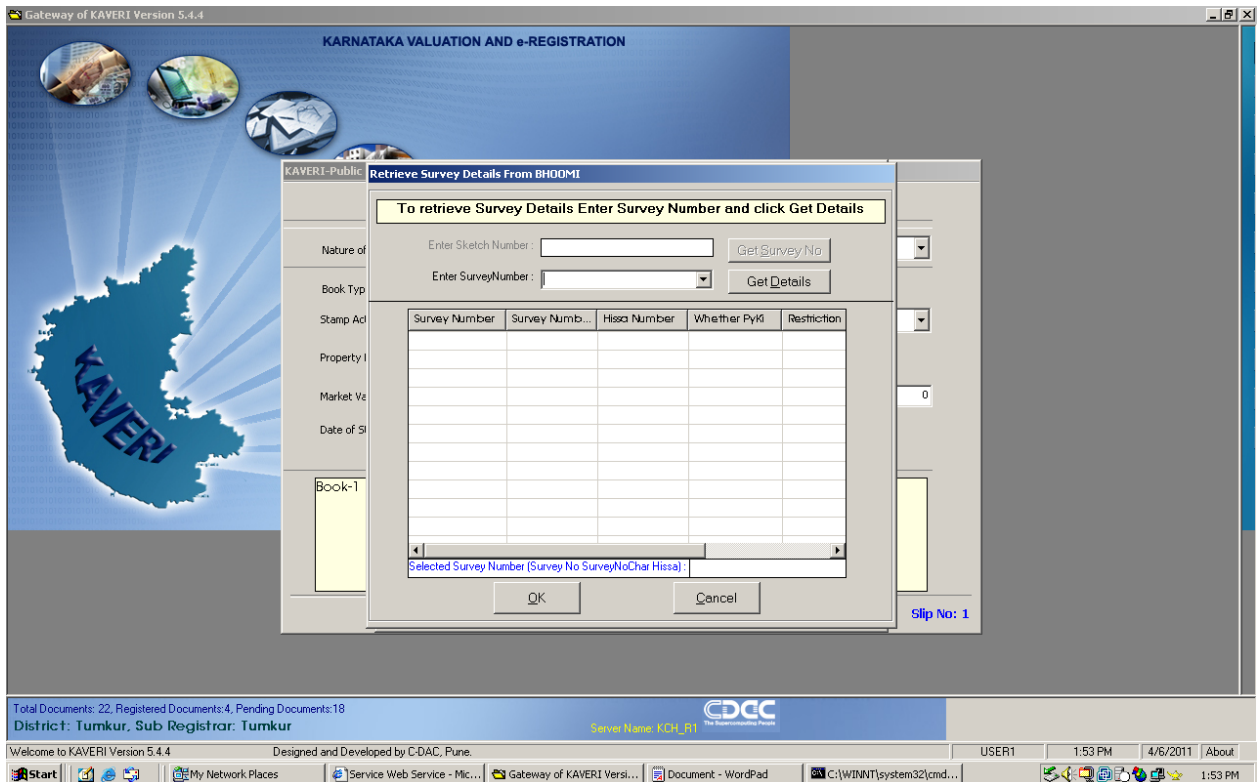
Step 5: Display all the survey numbers

Step 6: Owner having government restriction
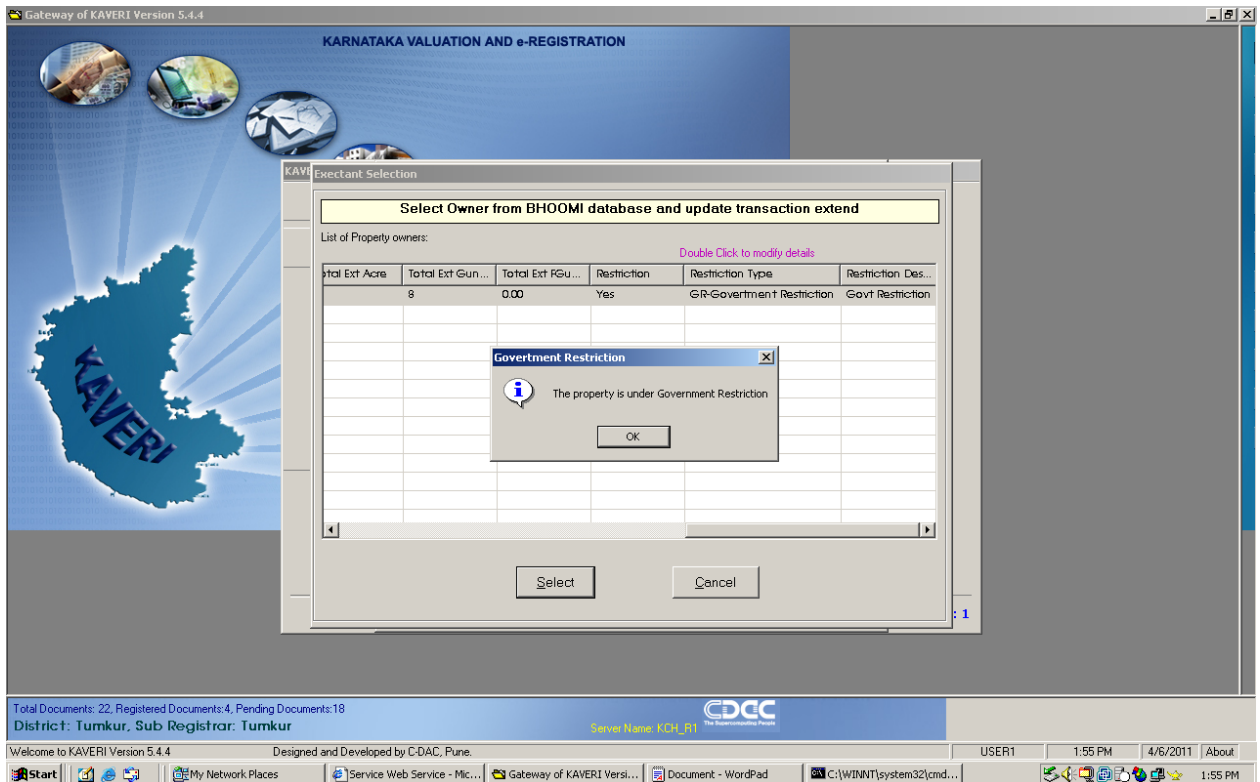
Step 7: The Pyki survey numbers is generated online

Step 8: Enter 11 E number
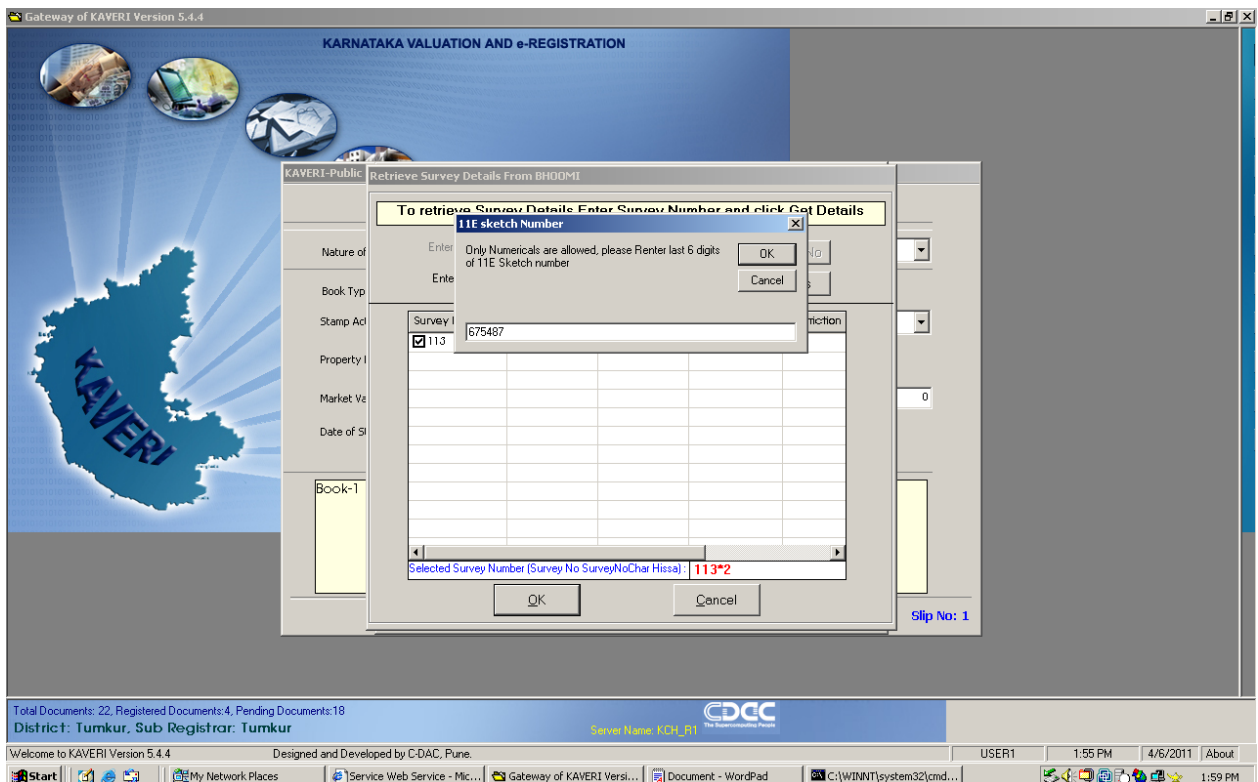
Step 9: RTC under Correction

Step 10: RTC having court stay

Step 11: Government land

Step 12: Transacted Extent greater than Available extent
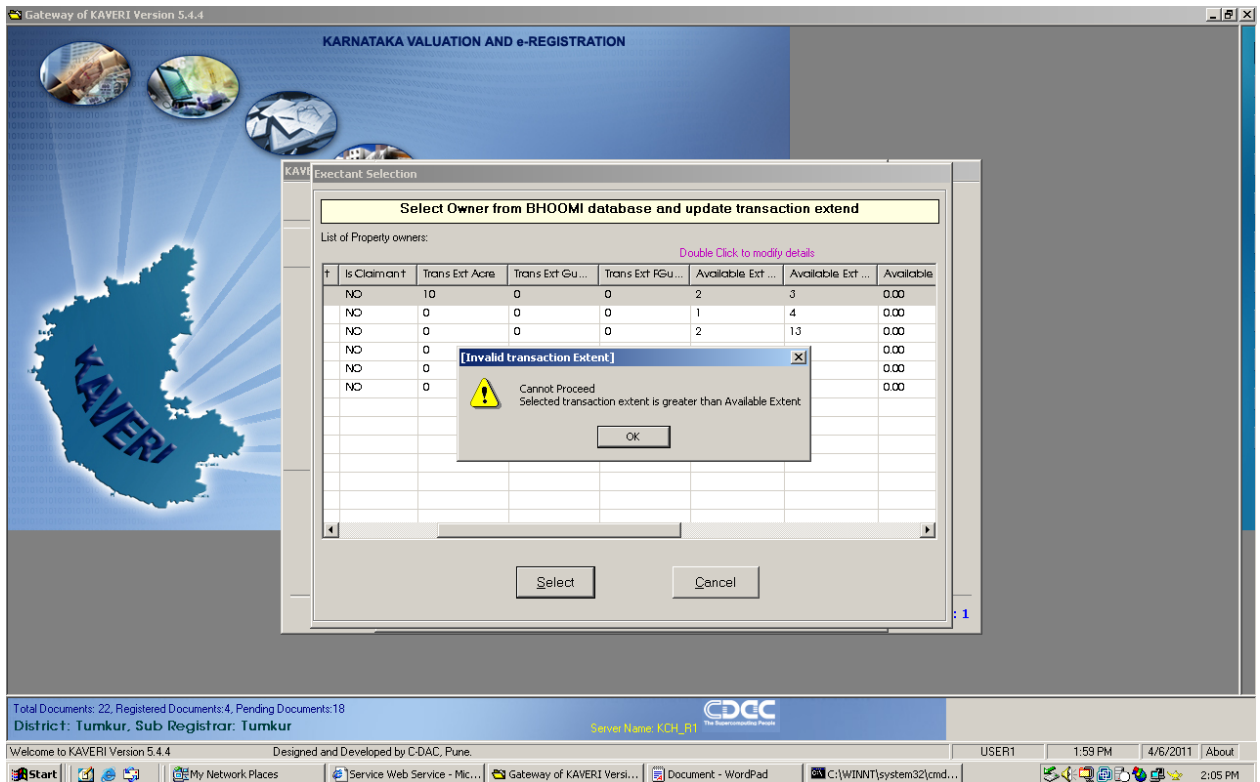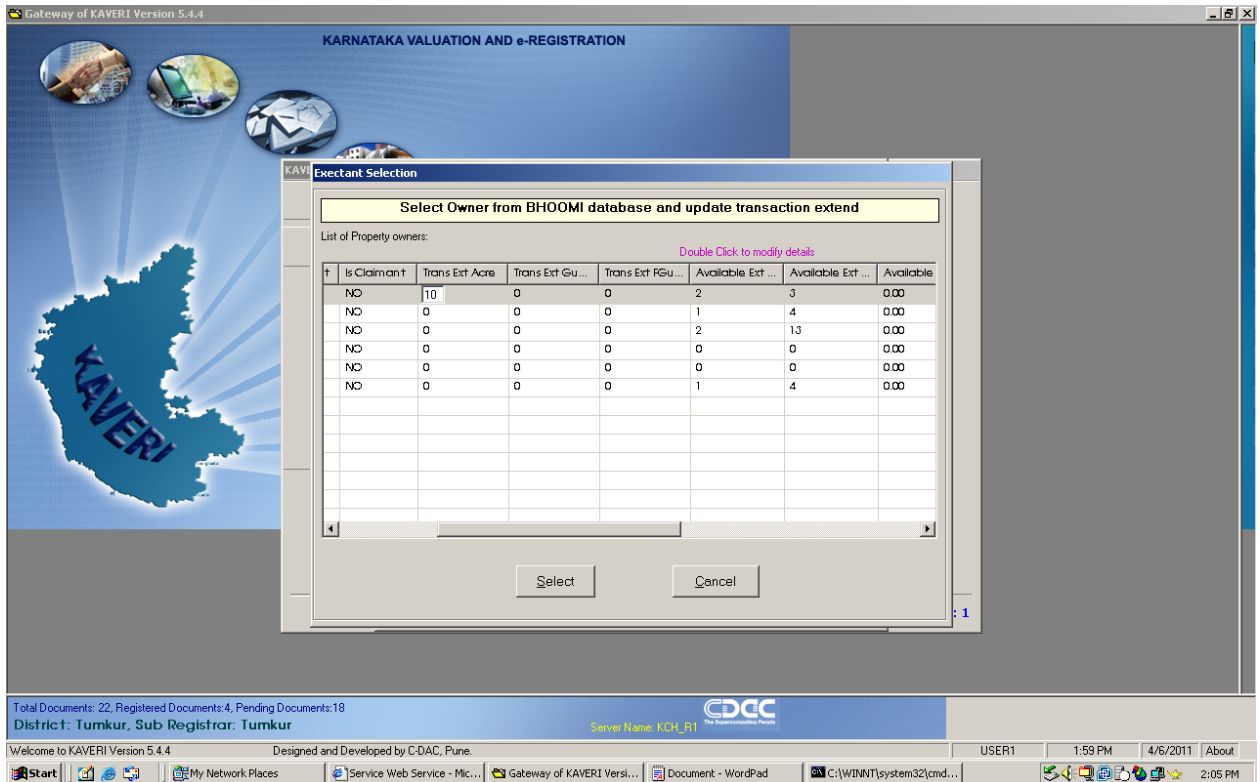
Bhoomi – Kaveri Circular mandating online system for registration including at sub-registrar level with restriction on using the manual J-Slip followed earlier for registration documentation.

GOVERNMENT OF KARNATAKA

No. RD 103 MRR 2002

Karnataka Government Secretariat,
M.S.Building,
Bangalore, dated: 4/4/2006

CIRCULAR

Sub:-Bhoomi interfacing with Kaveri – restriction on manual J-slip in the
Application Kiosk- reg.

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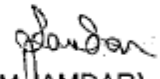
The Government would like to invite the reference of all Deputy Commissioners, Assistant Commissioners, Tahsildars and Bhoomi Sheristedars to the subject cited. In 4.0 version of Bhoomi software, provision has been made to receive and enter the requests for all type of mutations in bhoomi. Thus, all requests submitted by the citizens and the requests initiated from the Government such as the grant orders, phodi transactions, registered sale, mortgage and partition and the like were being entered in the Application Kiosk. Accordingly, the intimation slips in J-form received from the Sub Registrars were also being entered in the Application Kiosk manually.

While Bhoomi is equipped with the feature and facility to handle the mutation transactions of land records. In Revenue Department, the Department of Stamps and Registration has introduced and implemented Kaveri software in the Sub Registrar's office to handle all registrations. Consequently, the Government have decided to interface both Bhoomi and Kaveri. As Bhoomi and Kaveri have adopted their own standards and codes for certain masters such as the district, taluk, hobli and villages, and also due to certain constraints in the fon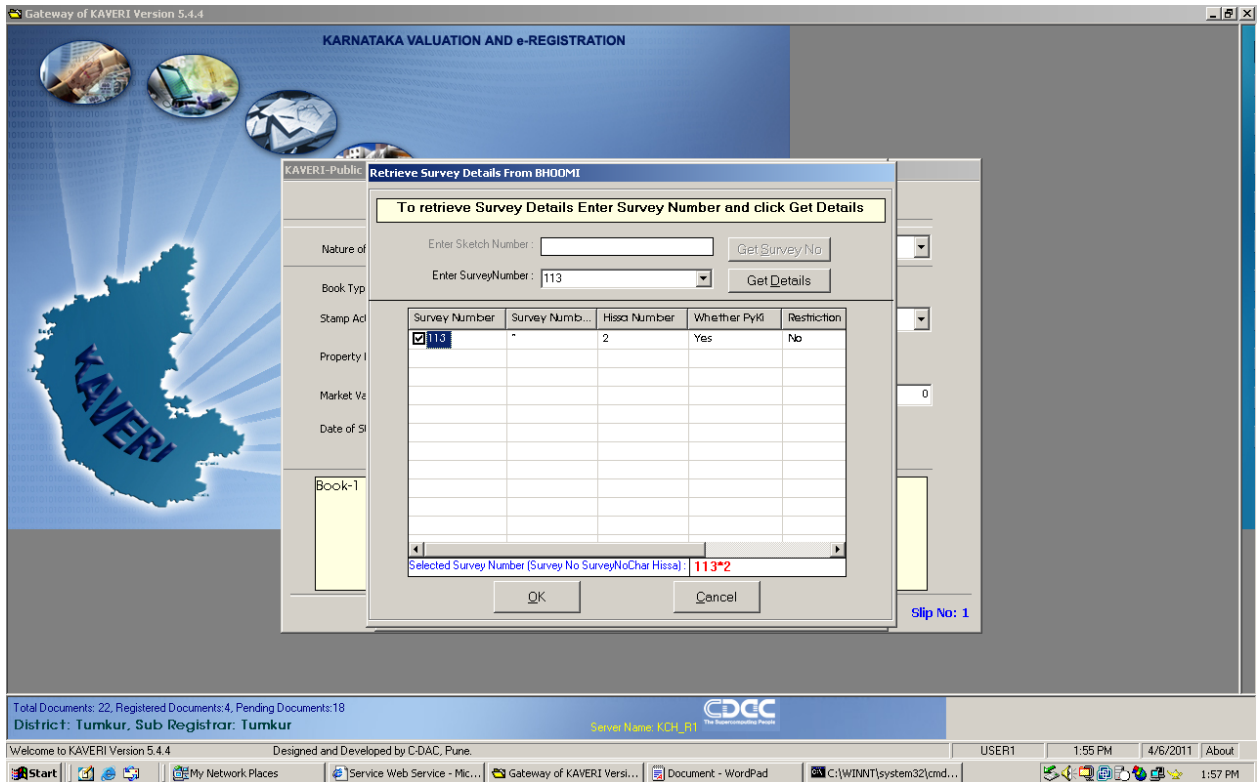ts, it was not possible for the Government to directly import the registration data to Bhoomi. In the circumstances, the Government have adopted a via-media policy to interface both the software. As a result, the Sub Registrars will now send the index information of the J-slip to the Application kiosk electronically in the xml (extended mark up language) form. In this process, at the end of the day, the Sub Registrars would upload the J-slip index xml data to the District Registrars and in turn, the District Registrars upload the data to the State Data Center, from where the xml index data reaches the Application Kiosks of the respective taluk offices.

Shortly, the index J-slips would be sent to the Application Kiosk electronically by sub registrars and will have to be processed in the Application Kiosk and would be pushed to bhoomi back office for generating the checklists and notices. Thereafter, the Application kiosk will not allow the operator to enter the J-slip through a manual process.

under these circumstances, the Tahsildars are advised to inspect the RRT section and bhoomi center and list out all J-slips received from the Sub Registrars and kept unprocessed in the annexure –1 enclosed to this letter. The Tahsildars are also advised to ensure that, all such unprocessed J-slips are entered in to the Application Kiosk before the 20th April 2006. It is re-iterated that, immediately after the deployment of the Bhoomi-Kaveri interfacing software, the Application kiosk will not support the entry of any old J-slip manually for which the concerned tahsildars will alone be responsible.

(RAJEEV CHAWLA)
Special Secretary (Bhoomi)
Revenue Department

(S.M. JAMDAR)
Principal Secretary to Government
Revenue Department

To,
1. Deputy Commissioners
2. Assistant Commissioners
3. Tahsildars
4. Bhoomi Sheristedars

ANNEXURE -1.

SI.No.	Hobli	Village	Registration No. & date	Mutation Type	Survey numbers involved in the transaction
DETAILS OF J-SLIPS PENDING FOR PROCESSING					
DISTRICT:			TALUK:		
01	02	03	04	05	06

       Certified that the details of the J-slips received from the Sub Registrars and kept unprocessed without entering in to the Application kiosk are listed as above.
       Certified that any other unprocessed J-slips are not omitted from the above list.
       Also certified that, the above J-slips will be entered in to the Application Kiosk on or before 19th APRIL 2006 and a compliance will be submitted to the Deputy Commissioner, ... before 11-00 AM on 20-04-2006 without fail.

Place:

Tahsildar.
.............Taluk

Circular No RD 103 MRR 2002 directing all Sub-Registrar offices to use the Bhoomi system across the state

GOVERNMENT OF KARNATAKA

No RD 103 MRR 2002   Karnataka Government Secretriat,
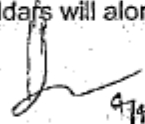M.S.Building,
Bangalore Dated:-15/5/2006

CIRCULAR

Sub:- Bhoomi interfacing with Kaveri- reg.

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The Government are pleased to release the software relating to interfacing Bhoomi with that of Kaveri. While Bhoomi is handling all types of transactions of Record of Rights in an easy, systematic and transparent manner, Kaveri, an application software is dedicated for the registration of the deeds and documents pertaining to the landed properties. So to say, the Department of Stamps and Registration have computerized the process of registration and is being successfully operated through out Karnataka. The Government, particularly the e-governance department is exploring all possibilities of establishing the connectivity between two departments through latest technologies. As a result of such exploration, it has become possible to achieve the transmission of the index information of the J-slips from the Sub Registrar's offices to the Taluk Bhoomi Centers. After successful pilot in Bangalore (Urban) and Belgaum districts, the Government have extended Bhoomi and Kaveri interface throughout the state. The Bhoomi and Kaveri interfacing has helped the citizen in saving his time, money and labour as he would not run behind the J-slip for the mutation process. Thus the main objective of the Government with regard to interconnectivity between one wing of the administration with that of the another has been achieved.The main features of the connectivity are as follows:

1. TRANSMISSION OF J SLIP INDEX FILES FROM THE SRO OFFICE:

When ever registration of transactions takes place in the Sub Registrar's office, at the end of each day the Sub Registrars have to generate an xml (Extended Markup Language) containing the index information of the J-slip consisting of the taluk, hobli, village, survey number, hissa number, seller(executor) information, extent involved in the transaction, new owners and

their address and the extent of the land acquired.. After generating the xml file, the Sub Registrars would upload this xml file to State Data Center, which would route it to concerned taluk on the V-sat link.

2. IMPORT OF J SLIP INDEX FILES IN THE APPLICATION KIOSK IN BHOOMI:

In the Application Kiosk of the respective taluk, there would be an indication of the receipt of the xml files. The Application Kiosk Operator has to click on the " J SLIPS " button and import the files. After the import, index information screen would be shown in which the upper half of the screen contains the index information sent by the Sub Registrar's office and the lower half would contain the fields for entering the contents in to Bhoomi application kiosk. The index information available in the xml file would facilitate the application kiosk operator to enter the data in to Bhoomi arji and generate an acknowledgement. Automatic import of data to Bhoomi at this stage is a little difficult as the data entered at Sub Registrar's office in Kaveri system may not match exactly with Bhoomi data as different fonts are used in these software apart from name of the owner & even Survey No. details in some cases

At certain times, it may not be possible for the application kiosk operator to enter the request for mutation in the Application Kiosk. Then, the application kiosk operator can recommend for rejection of such files, which would be pushed to the Bhoomi Sheristedar for his decision and disposal. The Bhoomi Sheristedar, after examining the physical records of the J-slip , takes appropriate decision and returns the xml index to the Application Kiosk Operator either for entering it in the application kiosk overruling suggestion of application kiosk oerator   or for issue of an endorsement with appropriate reasons for such rejection. One case where such rejection may takes place is (a) the *seller of the land as shown in the J-slip index is not a owner in the RTC in bhoomi data.(b) Extent sold or involved in the transaction is more than the extent available to the seller.(c) The seller has no extent in the RTC (RTC being defective) (d) RTC is not available in Bhoomi database..*
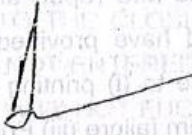
3.FIFO POLICY IN RESPECT OF XML FILES IN APPLICATION KIOSK:

The fair and popular policy of First In and First Out has been adopted in the Application Kiosk in respect of the xml files also. Accordingly, the Application Kiosk Operator has to select the J-slip in the order of seniority and process it. The Application Kiosk Operator can never skip the senior J-slip and choose the junior by it's registration number and date. Thus, the pick and choose tradition has been totally discouraged.

4. TRANSMISSION OF THE PHYSICAL RECORDS:

The Sub Registrars, besides sending the xml index files to Bhoomi, shall also be required to send the original J-slips along with the enclosures such as (a) 81-A Declaration (b) copy of the survey sketch (C) declaration given by the executors and the new owners with their attestation and (D)a copy of the deed document to the Tahsildars on the next day.

The Government would like to advice all the Deputy Commissioners, Assistant Commissioners, Tahsildars, Bhoomi Sheristedars, District Registrars and the Sub Registrars to take necessary action to ensure the prompt and timely implementation of the scheme.

(RAJEEV CHAWLA)
Special secretary to Government,
Revenue Department(Bhoomi)

To,

1. All Deputy Commissioners,
2. Inspector General of Registration & Commissioner of Stamps, Bangalore.
3. All Assistant Commissioners/ Tahsildars/ Bhoomi Sheristedar (Through Concerned Deputy Commissioner)
4. All District Registrars/ Sub Registrars (Through Concerned Deputy Commissioner)