

Integration of Phodi process with Mutation in Bhoomi

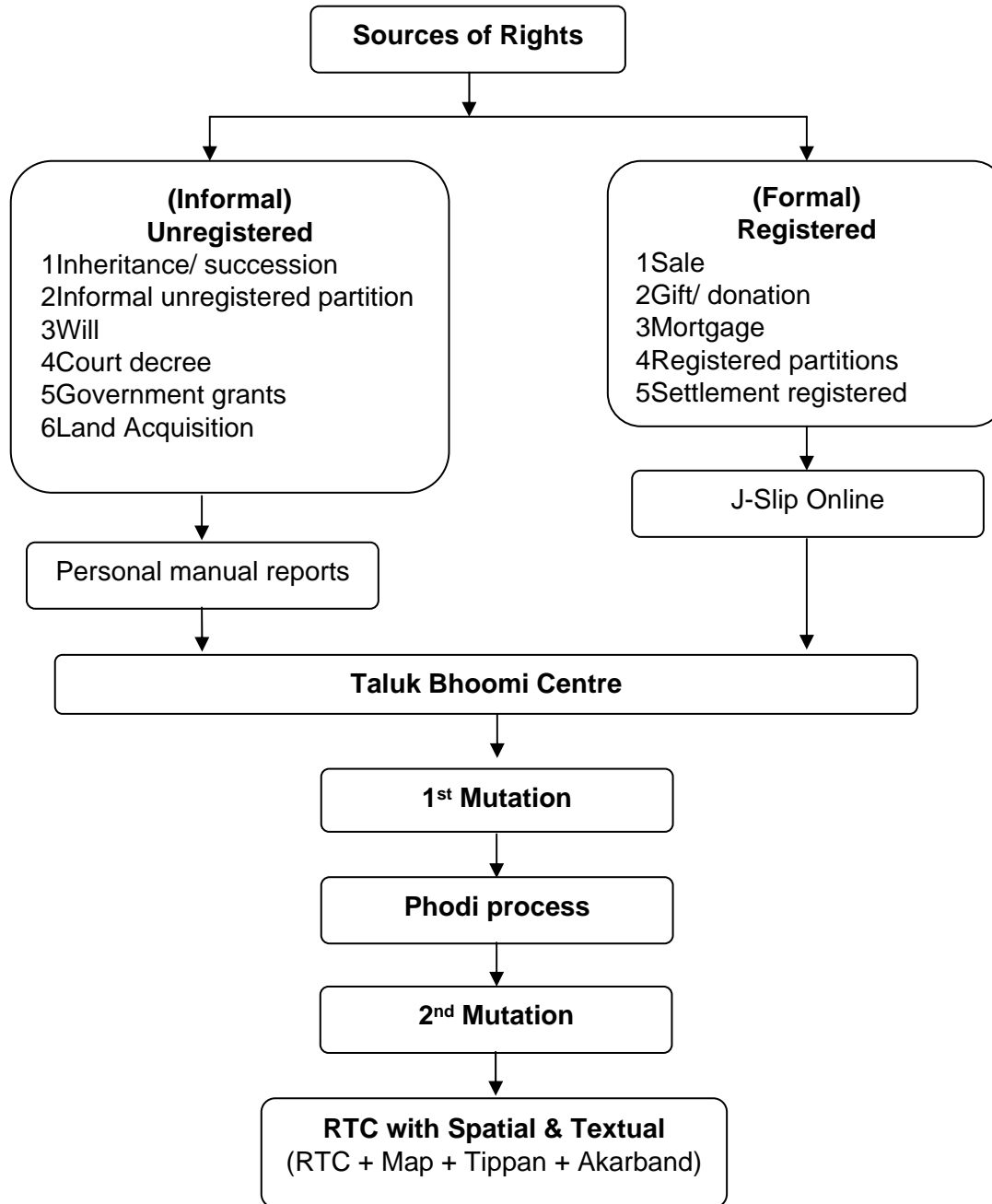
(Simultaneous updation of Spatial & Textual LR)

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Activities in Land Records Maintenance

Mutation

- Mutation is the process of updation of textual information, of the changes in data, due to sale, inheritance, partition, donation, gift, mortgage, grant from the Govt, conversion of land, acquisition, court orders, will, etc.
- 90% of the mutations are due to registration of the documents and remaining 10% are reports received at the Taluk Bhoomi centre directly from the public.



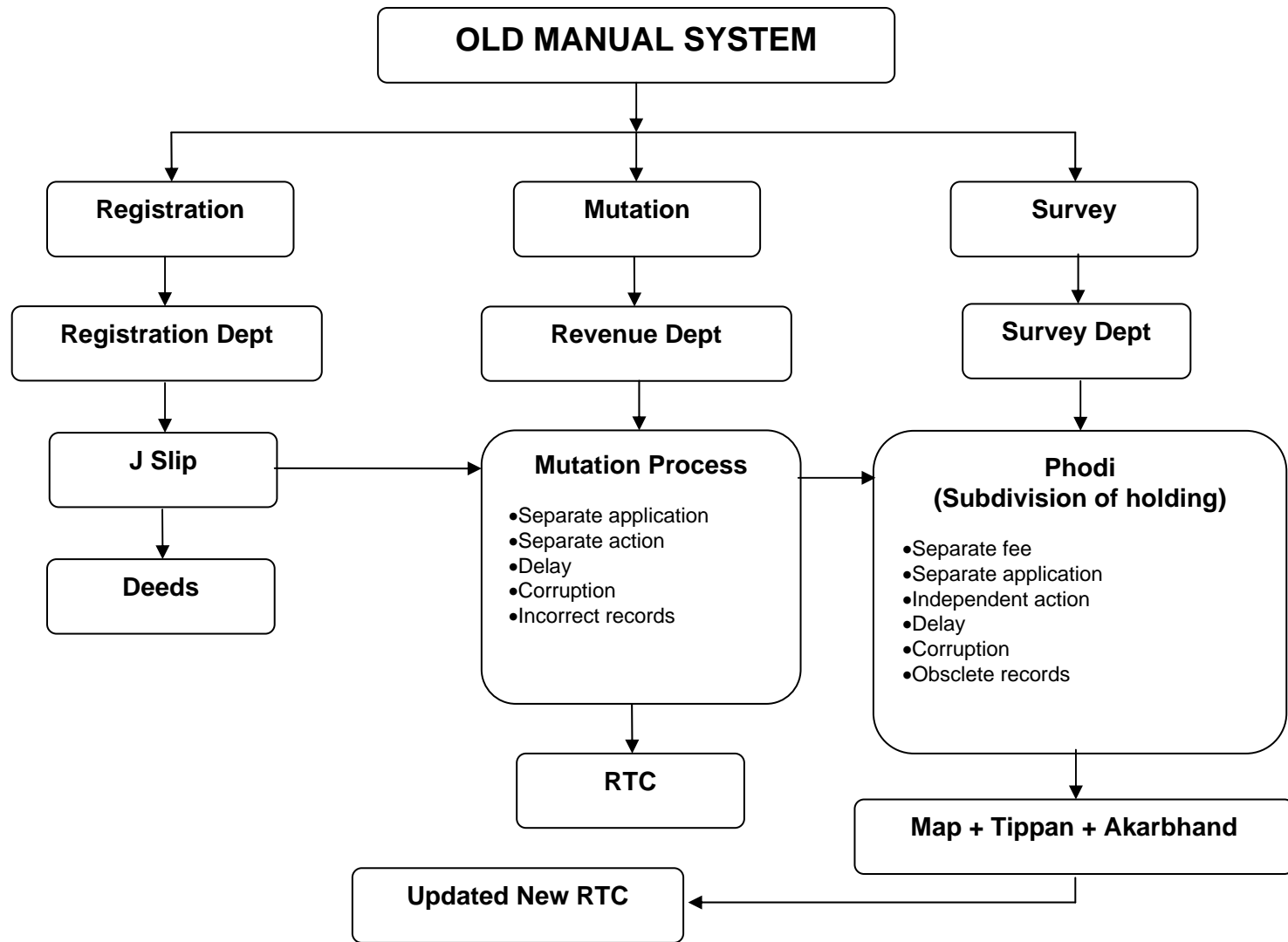
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Phodi

- **“Acceptance of Mutation in Bhoomi is followed by Phodi in Survey section.”**
- Phodi is a series of activities, like giving notices to the interested parties, surveying in the field, drawing a mahajar statement, mapping, recording measurement, adjacency information etc.
- The entire process of phodi would normally take 30 days.

Existing Practice

- Acceptance of mutation in case of any RTC, a multiple ownership RTC is created with the same survey number, and sent to survey section for phodi.
- After Phodi it comes back to Revenue Dept
- The corresponding multiple ownership RTC is split in to as many new single ownership RTCs, with separate survey numbers.



Recent Decisions of the Government

- **Online Integration of land transaction index data of Registration, with Bhoomi.**
- **Merger of the Survey and Land Records with the Revenue**
- **Mandatory requirement of the sketch, in form 11E, before every mutation is initiated, either by inheritance or through Registration**
- **Preparation of sketch by Licensed surveyors**

Context of Bhoomi

Present scenario

- **Types of ownerships** maintained in RTCs in Bhoomi are as follows.
 - Single ownership
 - Multiple ownership
 - Pyki ownership

Context of Bhoomi - Contd..

- Status of Phodi for the above types
 - **Single ownership**
 - Phodi is up to date
 - **Multiple ownership**
 - Phodi is not up to date.
 - **Pyki ownershi**
 - Phodi is not up to date
- **Status of incorporation in RTCs:**
 - Type 1 RTCs are in tune with Akarbandh as they are written after incorporation of phodi data.
 - Type 2 and 3 RTCs are to be converted to type 1 by incorporating the phodi data.
 - Phodi will be taken up as and when a mutation case comes up in that RTC.
 - Backlog can be completed in an incremental way.

Context of Bhoomi - Contd..

- ***Presently in Bhoomi, Completed Phodi data is incorporated electronically through another mutation process, called 'Mutation Phodi'. New RTCs are generated with new survey numbers in Bhoomi.***
- ***Thus, for each mutation transaction, there are two processes in Bhoomi, one the regular mutation and the other, Phodi mutation.***

Context of Bhoomi - Contd..

Proposed scenario

- Updation and synchronization of both textual and spatial data simultaneously.
- Both mutation and phodi certified by the same officer in a single document.
- Reduction in land disputes as the mismatch between textual and spatial data are eliminated.
- Both RTC and the associated sketch made available to the farmer at the same time.

Context of Bhoomi - Contd..

- Protection of Govt lands and Detection of encroachments every time a mutation occurs.
- Quick resolution of disputes is made possible.
- This will henceforth help in building a spatial record corresponding to every RTC, in an incremental way.
- Back log Phodi will also be cleared.

Context of Bhoomi - Contd..

- ***In future every RTC in Bhoomi will have only 'single ownership, single survey number, single area and corresponding survey sketch.***

Integrated work flow

- The Kiosk Operator receives the mutation applications, only along with the pre-mutation survey sketch; enters the survey number and issues acknowledgement either in printed form to the persons in case of direct application, or electronically to the registration department in case of J slip.
- The data would be pushed to Bhoomi backend for processing in Bhoomi, along with the physical records for verification and preparation of checklist.
- The DEO enters the transaction as per the checklist.
- Shiresthedar approves the transaction and refers back to DEO.

Integrated work flow – Contd..

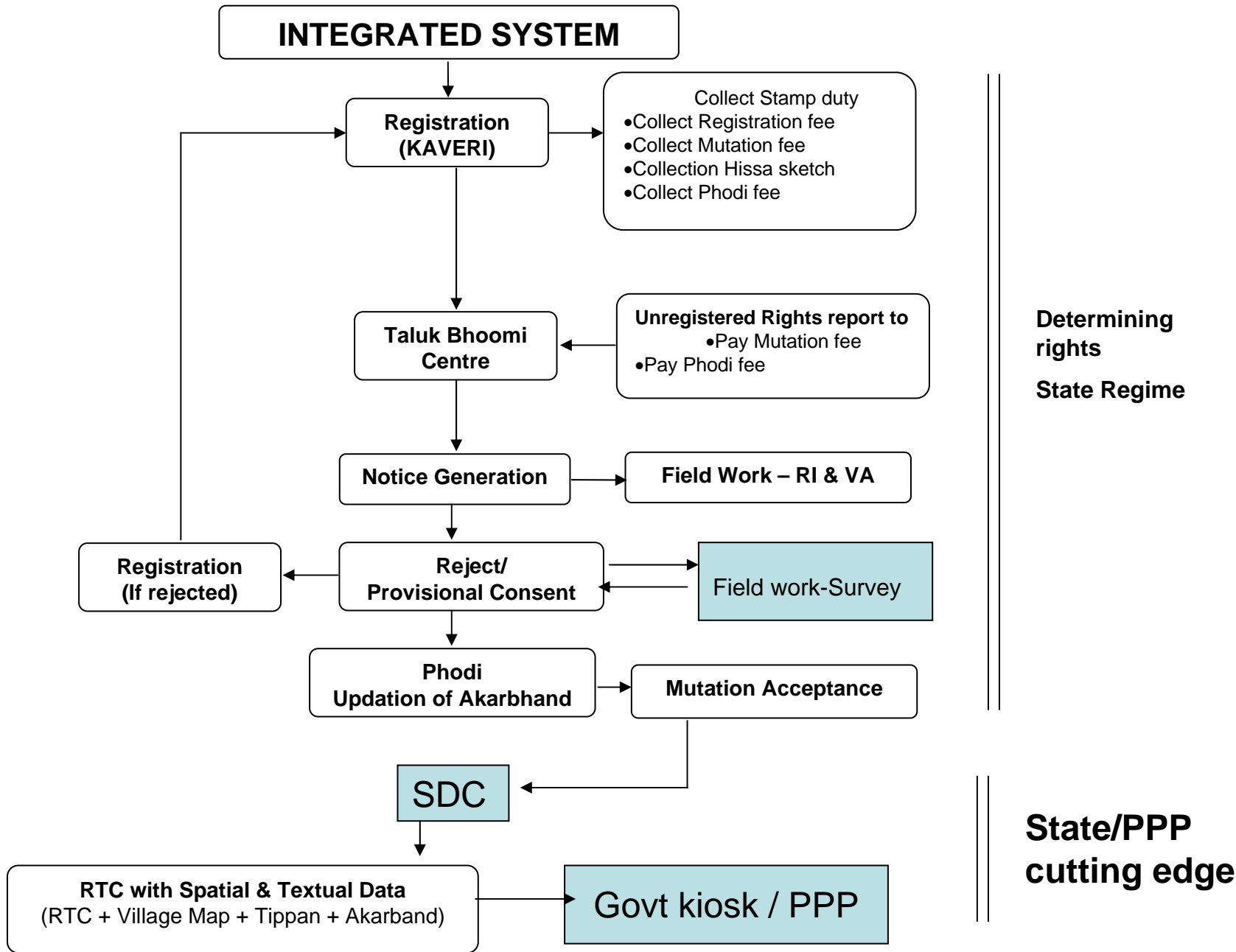
- DEO generates notice and forwards the record to the RI.
- RI will cause the service of notice through VAs and waits for 30 days.
- Based on the field report, RI has three options.
 - Give Provisional consent to Mutation.
 - Rejection
 - Refers to Disputed case if objected
- In case of RI provisionally consenting, it will be indicated to survey supervisor. RI now can not go back on his decision of consenting.

Integrated work flow – contd..

- The Survey supervisor verifies the enclosed sketch, assigns new final subdivision numbers on the sketch itself and make the entries in the survey report sheet. He would give new numbers to all new owners in the approved transaction and update the survey records like Akarbandh, tippan and atlas.
- The survey supervisor indicates to Bhoomi, that he has completed the phodi process and transmits the physical papers along with his report to Sheristhedar.
- Sheristhedar sends it to RI. RI passes his final acceptance order in the mutation register and sends it to Sheristhedar.

Integrated work flow – Contd..

- He verifies and sends it to DEO. DEO enters mutation details, subdivision numbers and scans the sketch.
- New RTCs would be generated for each new subdivision numbers created in Bhoomi. Sheristhedar verifies and closes the transaction.
- The survey sketches would be made available to the public as prints of the scanned images. The sketch is also available for the surveyors whenever required for reference.



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