

Integrated Cadastre and Registry

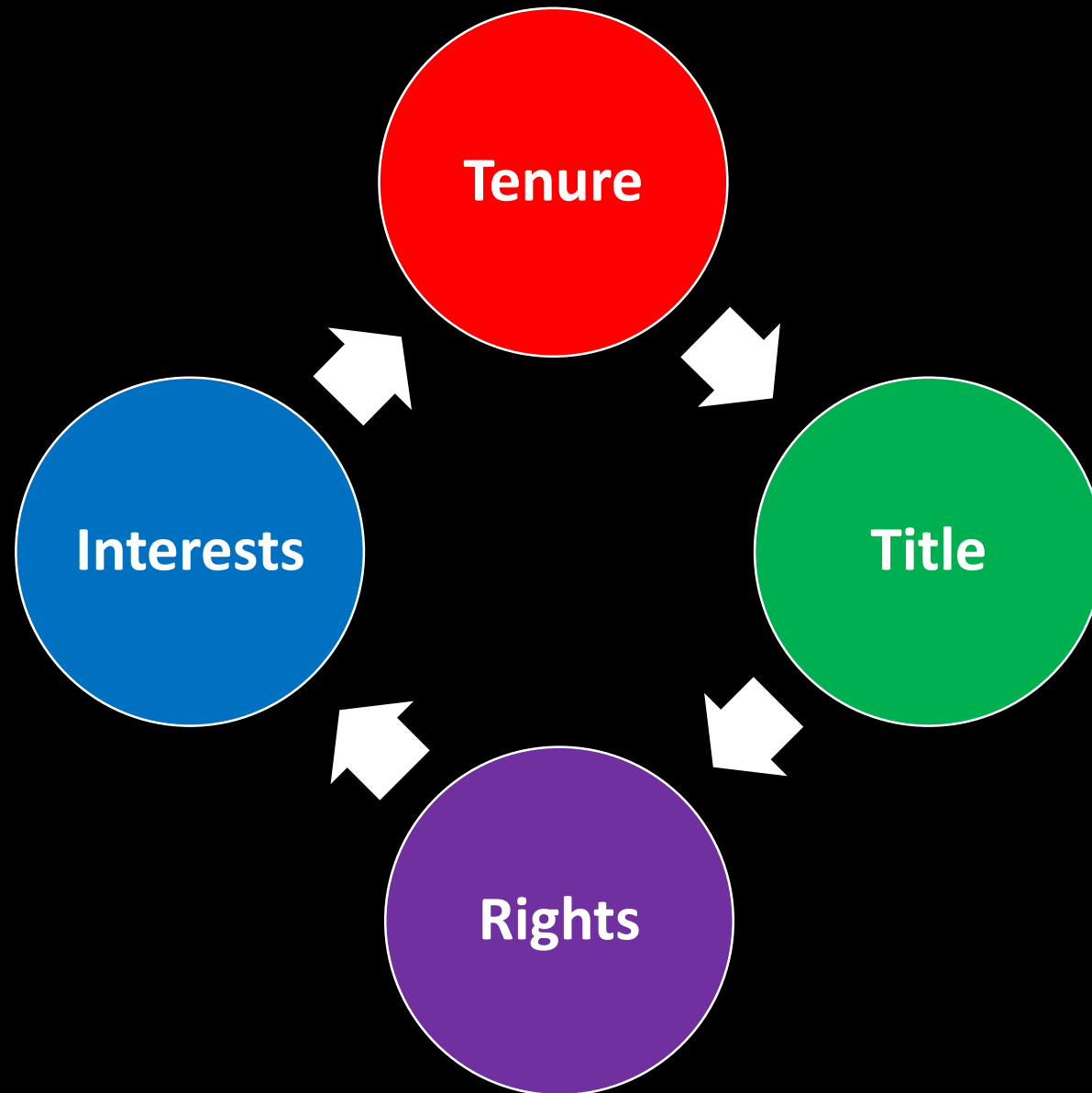
Dr D Sajith Babu IAS

Executive Director, Institute of Land & Disaster Management, GoK

Constitutional Confusion

Name of the list	Number in the list	Description in the list
Union list	88	Duties in respect of succession to property other than agricultural land
State list	18	Land, that is to say, rights over land, land tenures including the relation of landlord and tenant, and the collection of rents; transfer and alienation of agricultural land; land improvement and agricultural loans; colonization
	45	Land revenue, including the assessment and collection of revenue, the maintenance of land records, survey for revenue purposes and records of rights, and alienation of revenues
	49	Taxes on lands and buildings
Concurrent list	6	Transfer of property other than agricultural land; registration of deeds and documents

Legal confusion



Administrative confusion @ Revenue officials' side

- **The possession of the claimant should be unfettered for at least 12 years in the case of private lands and 30 years for Government lands as per the Limitation Act, 1963 and/or**
- **The easement if any should harness the peaceful and beneficial enjoyment of an existing property of the claimant as per the Indian Easement Act, 1882 and/or**
- **The possession supported by a valid document under the Registration Act, 1908 and the conveyed property should be in tune with the provisions in Transfer of Property Act, 1882 especially in proving the seller and buyer credentials between each other and before the registering authority and/or**
- **Any document prescribed by the State law to declare the right on the land in question viz. Record of Right, *Patta*, *Pattayam*, Purchase Certificate, Deed of Grant, Record of Right under FRA etc. and/or**
- **A title granting document as per titling laws likely to be formulated by the individual States in line with the Model Land Titling Bill [Draft] issued by Government of India in 2011.**

Administrative confusion @ Survey officials' side

- Confusion about the extent of cadastral limit
- Confusion about the tenures and types of land
- Confusion about the priority of surveying
- Confusion about the instruments and methodology to be used for the surveying

Administrative confusion @ Registration officials' side

- Sn.21. Description of property and maps or plans:(1) No non-testamentary document relating to immovable property shall be accepted for registration unless it contains a description of such property sufficient to identify the same [Registration Act, 1908]
- Title investigation shall be done by the Document Writer [Rule 3(1), Document writer's license Rules, 1960]



RESULT OF SUCH CONFUSIONS

Drill Down Pending Dashboard Disposed Dashboard Alerts Information Management

11089492
Civil Cases

33385162
Criminal Cases

44474654
Total Cases

6522919 (58.82%)
Civil Cases More Than 1 Year Old

20621271 (61.77%)
Criminal Cases More Than 1 Year Old

27144190 (61.03%)
Cases More Than 1 Year Old

The above shown figures are upto Current Date

Select State Select District

Result of this confusion

Drill Down

Search:



Particulars	Civil	Criminal	Total
Pending Cases			
0 to 1 Years	4566573 (41.18%)	12763891 (38.23%)	17330464 (38.97%)
1 to 3 Years	2266613 (20.44%)	6670649 (19.98%)	8937262 (20.1%)
3 to 5 Years	1791330 (16.15%)	5412913 (16.21%)	7204243 (16.2%)
5 to 10 Years	1705371 (15.38%)	5421495 (16.24%)	7126866 (16.02%)
10 to 20 Years	625434 (5.64%)	2650555 (7.94%)	3275989 (7.37%)
20 to 30 Years	104391 (1.13%)	399582 (1.13%)	503973 (1.13%)

Case analysis of each case would reveal the following

Section 54 of Transfer of Property Act, 1882 violated : Price or money consideration

Section 55 of Transfer of Property Act, 1882 violated : Mis representation of facts about the land under transaction leading to trespass, wrongful possession etc.

Section 2 [j] : Void and voidable contract under Contract Act, 1872

Section 30 : Wagering contract under Contract Act, 1872

How the document on property becomes a contract

- **Privity of contract** : Section 2 [d] : Government as a third party do not have any role
- **Freedom of contract** : Section 13 : Again negates the role of third party
- **Offer in contract** : Section 2 [a] : Sell and buy
- **Acceptance in contract** : Section 2[b] : Both parties agree
- **Consideration in contract** : Section 2[d] : Land against money
- **Reciprocal promise in contract**: Section 51 to 58
- **Signing of contract** : Section 2 [e]

Property Buyers



**Revenue /
Registration /
Survey Departments**

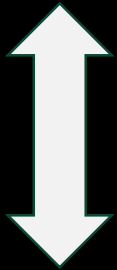


**Block Chain / AI
based Central
repository of RoRs
maintained by
Government**

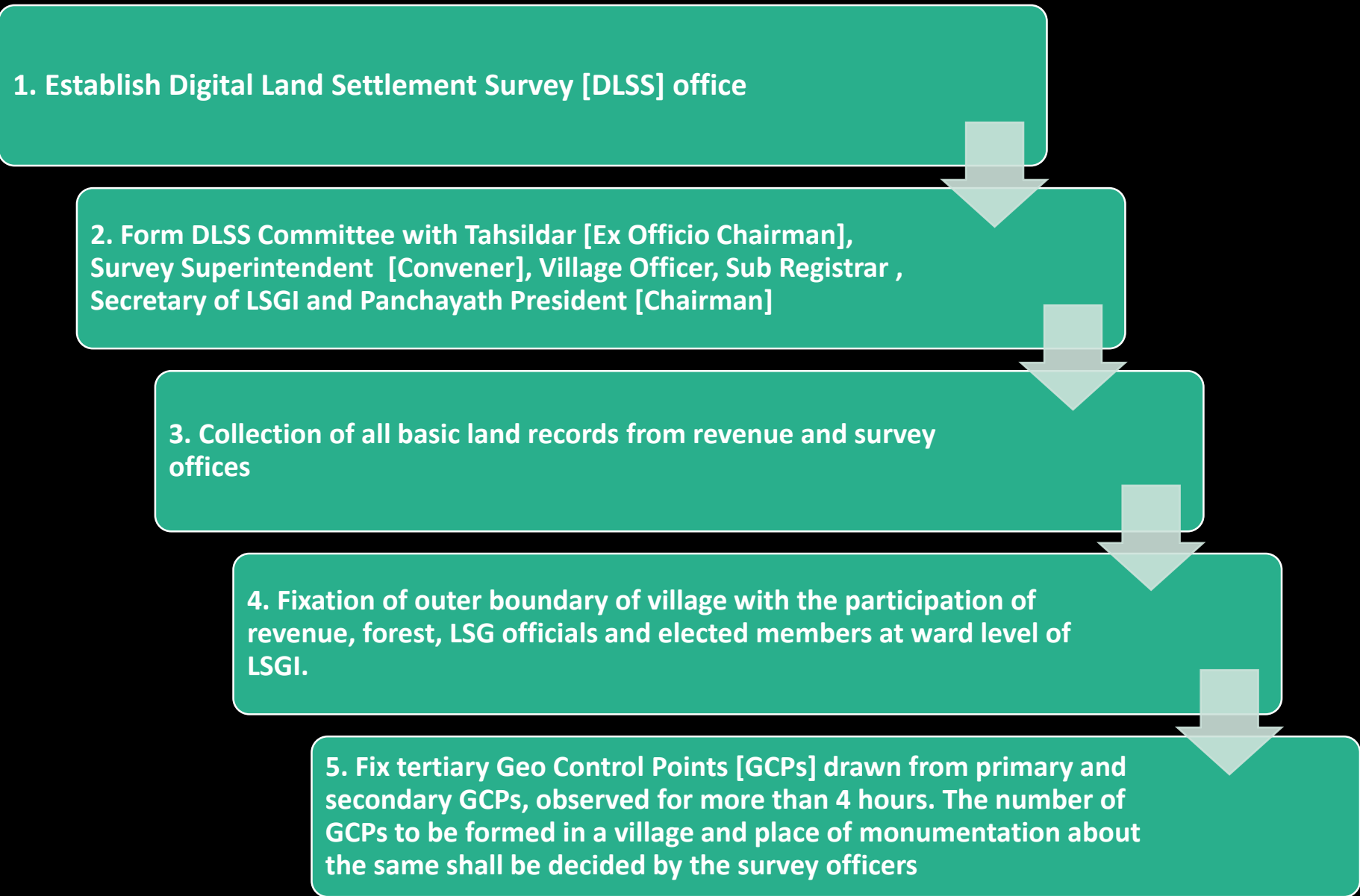


Bank

Property Sellers



Way ahead from Government side.....




6. Monumentation of tertiary GCPs by accommodating the same in public lands, wherever possible



8. Digitally survey and make parcels of Government lands intact, by following unique coding procedure Viz. KRD140407001



9. Call for the records like Registered deeds [Registration Act, 1908], ECs [Encumbrance Certificate] for 13 years, latest Basic Tax paid receipt, latest property tax paid receipt, copy of ration card, copy of AADHAR and copy of receipt for water/electricity charges



10. Scrutiny of documents by DLSS Committee and finalisation of surveying schedule



11. Actual survey of land parcels and demarcation of each parcel of land by following another coding procedure Viz. 140407000001

12. Preparation of Record of Right [RoR] and signing of the same by the Settlement Officer / District Collector



13. Issuance of RoR and digital upgration in Revenue Land Information System [ReLIS]. This shall not be challenged by any bankers or any other Government departments, making it a “conclusive title” in the near future.

14. In cases of shortage of extent land from the area appearing in produced records, land onwer need to be convinced that, Government is not mandated to protect private lands and the loss of extent can not be compensated by Government [44th amendment, Indian Constitution]

15. In cases of surplus of land over and above what is mentioned in the submitted records, up to 15 cents [600 sq. m] in panchayath areas, 10 cents [400 sq. m] in municipal areas and 5 cents in Corporation limits may be assigned on registry to the party as a “beneficial enjoyment” property after realizing market value.



KERALA STATE LAND BANK

(A Government of Kerala initiative)

- ▶ Home
- ▶ Project Details
- ▶ Objectives
- ▶ Benefits
- ▶ Organogram
- ▶ Funds & Utilisation
- ▶ Location of the Office
- ▶ Inventorization of Government Lands
- ▶ Codification
- ▶ Protection
- ▶ Classification
- ▶ Activities so far
- ▶ Progress Report
- ▶ Land search
- ▶ Consolidated list
- ▶ Glossary
- ▶ Act and Rules
- ▶ Downloads
- ▶ Feedback
- ▶ Notice board
- ▶ About the site
- ▶ ഭൂമി സംരക്ഷണം
- ▶ മാർഗ്ഗ രേഖ
- ▶ നിർവ്വചനങ്ങൾ

REVENUE Department

VIDEO

new release list for the District

ദേശത്തിന്റെ സ്വന്തം നാട്ടിൽ സർക്കാർ ഭൂമിയ്ക്കൊരു ബാങ്ക്

▶ സർക്കാർ ഭൂമി കണ്ടെത്തി തിട്ടപ്പെടുത്തുക, ▶ ജാഗ്രതയോടെ സംരക്ഷിക്കുക, ▶ അതിൽനിന്ന് വിവേകപൂർവ്വം ആദായം വർദ്ധിപ്പിക്കുക, ▶ വികസന പ്രവർത്തനങ്ങൾക്ക് വേഗത്തിൽ ഭൂമി ലഭ്യമാക്കുക, ▶ സമൂഹത്തിലെ അർഹരായ പാവപ്പെട്ട ഭൂരഹിതർക്ക് ഭൂമി പതിച്ചുനൽകുക ഇവയാണ് ഈ സ്ഥാപനത്തിന്റെ ഉദ്ദേശ്യലക്ഷ്യങ്ങൾ. [തുടർന്ന് വായിക്കുക.](#)

Land is one of the most inestimable resources as far as state of Kerala is concerned. The state with its dense population, is finding it hard to satisfy the land needs of even the most deserving categories and development initiatives. Kerala pioneered land reforms and enacted the Land Reforms Act and implemented the reforms effectively. Land Reforms Act accompanied by other legal instruments like Kerala land Conservancy Act, 1957; The Kerala Escheats and Forfeitures Act, 1964; The Kerala Revenue Recovery Act, 1968; The Kerala Land Assignment Rules, 1964 etc.,[Read More.](#)



Objectives of the project

1. INVENTORISATION OF GOVERNMENT LANDS: This is the process by which the Government lands will be surveyed and the sketches along with other land details will be digitized and stored as permanent record. Same can be used. There will be continuous updation of data during changes as a reference document for public / official surveillance of Government lands. The copies of such document will be made available to the respective SRO's too, so that alienations of the enlisted lands if any; may be checked at the very point of registration of such illegal documents.
2. INCOME GENERATION FROM GOVERNMENT LANDS:[Read More.](#)

Benefits of the Project

- With the successful initiation of the project itself the Government and the public would be in a position to recognize which all are the public lands in the state
- More and more Government lands would traced out with the peoples' participation through valuable information from the public
- The data base would act as a ready reference for the Government, to plan and formulate development programmes without going for costly land acquisitions
- People Participatory Eviction Approach to evict the encroachments on Government lands
- Centralised control and management of leases
- The Government lands will be managed and monitored in a better manner....[Read More.](#)



NEW ZERO LANDLESS(CITIZENS) KERALA, 2015 PROJECT

ZERO LANDLESS(CITIZENS) KERALA, 2015 Project is one of the most ambitious projects initiated by the present Government with the sole objective of making Kerala the first State to achieve the unique distinction of becoming the zero landless(citizens) state by 2015. Towards achieving the above objective a [detailed guideline](#) has been issued on 01.03.2012. The Village Officers doing verification of the

Report Government Land encroachments to

1800 425 5255

(Toll free)

Copy of proposed RoR

Land Settlement Authority of Kerala

[Established under Land Settlement Authority Act,2017]

Record of Rights

UID/PAN/Passport/Election ID Card Number :

Name of the land holder as given in the above given ID:

Address of the land holder as given in the given ID :.....

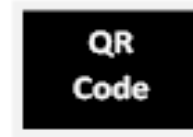
Bank account number of the land holder [KYC] :

Land parcel number : 01 [District]
01 [Taluk]
001 [Village]
30001 [Plot number]

Extent of land : 1.05 Ares

Classification number : 3/9

Online geo-referenced sketch :



Online liabilities scan :



-sd-
SECRETARY

Rights of land holder are mentioned overleaf

Thank you

Dr D Sajith Babu IAS

9447271243

sajithias2012@gmail.com