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Office of the Commissioner
Survey, Settlement and
Land Records, Bangalore
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CIRCULAR

Sub : Preparation of 11E sketches : Correction of RTCs

It should be noted that if the survey department has to successfully deliver 11E sketch, it is utmost necessary that the details in RTC of the land should exactly match with those in Akarbandh. This is important as Akarbandh details actually reflect the ground situation and measurement for 11E needs ground dimensions and details.

Incidentally the RTC will naturally be as per Akarbandh if correctly written as RTC is derived from Akarbandh. Akarbandh is the primary data while RTC is secondary or derived data.

The following are the problems you may encounter while processing a request for 11E sketch.

PROBLEM 1 : THE RTC IN QUESTION IS PYKI RTC

Solution: This implies that the RTC was created by Village Accountant without any Akarbandh backing up the RTC. Therefore no Akarbandh or tippan etc. are available for this RTC. The pyki RTC is purely illegal.

All the pyki RTCs were created out of original survey number. They need to be amalgamated together using "ಒಟ್ಟು ಗೂಡಿಸು" option of Bhoomi. In most of the cases, the amalgamated RTCs will match with the Akarbandh details provided :

- a) All the pyki RTC's of survey number are amalgamated.
- b) The pyki RTC's were created by Village Accountants without making any mistakes in extent.

Example 1: Survey number 10 had following details :

Total Extent	4.00 Acres
Kharab A	10 Guntas
Kharab B	20 Guntas
Total Kharab	30 Guntas
Net Extent	3 Acres 10 Guntas

3 pyki RTC's were wrongly and illegally created as shown following.

10P1	Total Extent	1 A 20 G
	Kharab A	5 G
	Kharab B	10 G
Owner Ramappa 1 A 05 G		

10P2	Total Extent	1 A
	Kharab A	0
	Kharab B	0
Owner Bheemappa 1 A		

10P3	Total Extent	1 A 20 G
	Kharab A	5 G
	Kharab B	10 G
Owner Chandrappa 1 A 05 G		

If all of these 3 pyki RTC's (wrongly and illegally created by Village Accountants) are now amalgamated, the new multiple owner RTC for S.No 10 will again match Survey Number 10 and will look as following :

Total Extent	4.00 Acres
Kharab A	10 Gunta
Kharab B	20 Gunta
Net	3A 10 G

Ramappa	1A 05 G
Bheemappa	1A
Chandrappa	1A 05 G

However if there was anything wrong in creation of Pyki RTC then obviously amalgamated RTC will not match with Survey number 10 Akarbandh details.

For example if 10P1 was created by showing 5 guntas in Kharab B instead of 10 guntas, there would be problem.

The Tahsildar, if while amalgamating (using “ಒಟ್ಟು ಗೂಡಿಸು” option feature of Bhoomi on which FIFO has been removed for faster preparation of 11E), finds problem with details not matching Akarbandh details, he should find all old mutation entries for concerned owners whose names were there when pyki RTC was created and find out how pyki RTC’s were wrongly written. He will find out his solution for all such cases using mutation registers. There will be no need of field survey in most of such cases.

PROBLEM 2 : THE RTC IS NOT PYKI RTC BUT COL 3 DETAILS DO NOT MATCH WITH AKARBANDH DETAILS.

Solution : Akarbandh RTC is created through Akarbandh data(as explained previously). If there is conflict between Akarbandh and RTC, RTC has to be wrong and needs to be corrected. In above type of cases, column 3 has to be rewritten as per akarbandh. (Total extent, Kharab A, Kharab B and net extent) and accordingly column 9 needs to be corrected. In such cases again, old mutation entries may be required to correct column 9 details wherever they are not adding up properly due to changing of column 3 of RTC.

Example 2 :

Akarbandh details	Total Extent	3A
	Kharab A	10 G
	Kharab B	30 G
	Net	2A

RTC details	Total Extent	3A
	Kharab A	30 G
	Kharab B	10 G
	Net	2A

In the above case just interchanging Kharab A and Kharab B in RTC solves the problem.

Example 3 :

Akarbandh details	Total Extent	3A
	Kharab A	10 G
	Kharab B	30 G
	Net	2A

RTC details	Total Extent	3A 10 G
	Kharab A	30 G
	Kharab B	10 G
	Net	2A 10 G

Ramappa	1A
Bheemappa	30 G
Chandrappa	20 G

In above case while total extent will have to be changed to 3Acres, it will result in net extent changing to 2Acres.

The column 9 extent of this RTC will then have to be changed to 2Acres of all the owners put together instead of 2Acres 10 Guntas. If it is multiple owner RTC (like in this case) then which owners(Ramappa, Bheemappa, Chandrappa)extent will be how much after refixation will be known only through old mutation registers. All the parties should be heard by Assistant Commissioner and extent in col 9 refixed by him. In most of such cases also no field visit or survey work would be required. Their sale deed / partition deed and mutation register will be enough.

PROBLEM 3 ;THE RTC IS NOT PYKI RTC, COL 3 DETAILS MATCH WITH AKARBANDH, BUT COL 9 DETAILS IN RTC DO NOT MATCH WITH COL 3 NET EXTENT DETAILS.

Solution :

				Column 9		
S. No 10 As per Akarbandh	Total Extent	4A	As per RTC	Total Extent	4A	Ramegowda 1A
	Kharab A	10 G		Kharab A	10 G	Rangegowda 1A
	Kharab B	30 G		Kharab B	20 G	Lingegowda 1A-10 G
	Net	3A		Net	3A	Net 3A-10G

As the extent in column 9 total to 3 A 10 G, in this example which is more than 3 A, which is net extent in col 3 of RTC, col 9 extent Of 3 owners needs to be corrected. The same can be done as explained in previous point, by seeing mutation records sale deed or partition deed and after hearing the parties by Assistant Commissioner.

PROBLEM 4 : THE 11E SKETCH REQUIRED IS ON A GRANTED OR LRF LAND

Solution : 11E sketch can be immediately made if survey and phodi has been done on such granted land and if RTC created match with Akarbandh details as explained earlier.

However, as in most of the granted or LRF lands, if survey has not been carried out then survey of the full S.no.(full gomal land or LRF land) has to be carried out in one shot and then phodi done for each owner including the grantee who has asked for 11E sketch. A comprehensive survey of full land is critical and necessary as many time more land than available has been granted or possession of beneficiary may not be as per grant.

It is advisable that such survey is carried out in advance of all granted lands in taluk (as per circular no. RD 197 Bhudasa dated : 18-08-2008 of Revenue Department on the strategy to be adopted in this regard) instead of carrying out survey of that survey number only on which a request of 11E sketch comes as survey may take too much of time and farmer may protest to such delay.

Such surveys of full land may result into findings where excess land is granted or possession has changed. In such cases Assistant Commissioners / Deputy Commissioners will have to take action to cancel /modify grants.

PROBLEM 5 : THE DETAILS IN COL.9 INCLUDE KHARAB EXTENT ALSO

Solution : Take the following example :

S.No. 10

As per Akarbandh	Total Extent	4-00 A
	Kharab A	10 G
	Kharab B	20 G
	Net Extent	3A-10G

As per RTC	Ramappa	1A
	Bheemappa	1A
	Chandrappa	2A

In above case Col.9 owner also include Kharab extent which is against the Karnataka Land Revenue Act. Now the Tahsildar will have to find out through old Mutation Registers and sale deed / partition deed net extent of land owned by each of the owner.

The extent in Col.9 should be corrected accordingly after excluding Kharab extent. The Assistant Commissioner should correct such details after giving notice to all the parties.

It may well happen that Mutation Registers and Sale deed/ Partition deed may be silent about Kharab extent of each owner. In such case actual survey of land may be required to fix the extents of all the owners in Col.9

PROBLEM 6 : HISSA INCORPORATION HAS NOT BEEN DONE IN BHOOMI (RTC)

Solution :

(a) Many a times it may happen taht Hissa phodi has been done by Survey department but the same has not been incorporated in the RTC.

Take the following example :

<u>AS PER AKARBANDH</u>				<u>AS PER R.T.C</u>			
S.No. 10/1		S.No. 10/2		S.No. 10			
Total Extent	4-00 A	Total Extent	10-00 A	Total Extent	14-00A	Col.9 of RTC	
Kharab A	10 G	Kharab A	1-00A	Kharab A	1A10G	Ramappa	3-00A
Kharab B	30 G	Kharab B	2-00A	Kharab B	2A30G	Rangappa	7-00A
Net Extent	3-00A	Net Extent	7-00A	Net Extent	10-00A		

In this case the RTC can be sub divided easily by creating two RTCS for S.No. 10 by putting Ramappa in 10/1 and Rangappa in 10/2.

(b) However in some cases it maight happen that one or more owners might have been added in RTC due to Mutation. See the above modified example

<u>AS PER AKARBANDH</u>				<u>AS PER R.T.C</u>			
S.No. 10/1		S.No. 10/2		S.No. 10			
Total Extent	4-00 A	Total Extent	10-00 A	Total Extent	14-00A	Col.9 of RTC	
Kharab A	10 G	Kharab A	1-00A	Kharab A	1A10G	Ramappa	3-00A
Kharab B	30 G	Kharab B	2-00A	Kharab B	2A30G	Rangappa	2-00A
Net Extent	3-00A	Net Extent	7-00A	Net Extent	10-00A	Lingappa	5-00A

In above (a) case Rangappa sold 5-00A to Lingappa. So RTC has 3 owners. By common sense now two sub-divided RTC will be 10/1 with Ramappa and 10/2 with Rangappa : 3-00A, Lingappa – 5.00A.

PROBLEM 7 : HISSA INCORPORATION HAS DONE IN BHOOMI BUT PYKI RTCs ILLEGALLY CREATED IN BHOOMI

Solution :

AS PER AKARBANDH			
S.No. 10/1		S.No. 10/2	
Total Extent	4-00 A	Total Extent	10-00 A
Kharab A	10 G	Kharab A	1-00A
Kharab B	30 G	Kharab B	2-00A
Net Extent	3-00A	Net Extent	7-00A

AS PER R.T.C			
S.No. 10/P1		S.No. 10/P2	
Total Extent	4-00 A	Total Extent	10-00 A
Kharab A	10 G	Kharab A	1-00A
Kharab B	30 G	Kharab B	2-00A
Net Extent	3-00A	Net Extent	7-00A

In such case one can easily change 10/P1 to 10/1 and 10/P2 to 10/2.

In some peculiar cases following may happen

AS PER AKARBANDH			
S.No. 10/1		S.No. 10/2	
Total Extent	4-00 A	Total Extent	4-00 A
Kharab A	10 G	Kharab A	10 G
Kharab B	30 G	Kharab B	30 G
Net Extent	3-00A	Net Extent	3-00A

AS PER R.T.C			
S.No. 10/P1		S.No. 10/P2	
Total Extent	4-00 A	Total Extent	4-00 A
Kharab A	10 G	Kharab A	10 G
Kharab B	30 G	Kharab B	30 G
Net Extent	3-00A	Net Extent	3-00A
Owner as per Col.9 Ramappa : 3-00A		Owner as per Col.9 Rajappa : 3-00A	

In such case it is not clear whether 10/P1 should become 10/1 or should 10/P1 become 10/2. Here one can see the Pakka book where against 10/1 and 10/2 owners name would be shown.

Let us say Pakka is as follows :

10/1	Rajappa
10/2	Ramappa

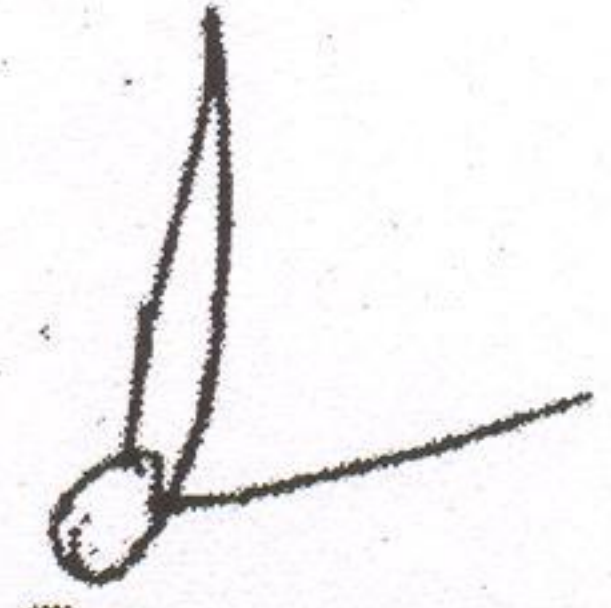
In such case 10/P1 will become 10/2 and 10/P2 will become 10/1.

In some cases it might happen after the hissa division in Akarbandh, Mutation have taken place in RTC changing the above example as follows:

AS PER AKARBANDH				AS PER R.T.C			
S.No. 10/1		S.No. 10/2		S.No. 10/P1		S.No. 10/P2	
Total Extent	4-00 A	Total Extent	4-00 A	Total Extent	4-00 A	Total Extent	4-00 A
Kharab A	10 G	Kharab A	10 G	Kharab A	10 G	Kharab A	10 G
Kharab B	30 G	Kharab B	30 G	Kharab B	30 G	Kharab B	30 G
Net Extent	3-00A	Net Extent	3-00A	Net Extent	3-00A	Net Extent	3-00A
Owners as per Pakka 10/1 -Rajappa		Owners as per Pakka 10/2 -Ramappa		Owner as per Col.9 Lingegowda : 3-00A		Owner as per Col.9 Rajappa : 3-00A	

In such cases owners name in Pakka will not match with RTC owners data. It will have to be seen through Mutation records if in this case it was Ramappa who sold to Lingegowda then 10/P1 will become 10/2 and 10/P2 will become 10/1.

As can be seen from the above 7 problems, in most of the cases listed above (except the granted lands) no survey or surveyor report is required. It is the work to be done by Tahsildar with the help of Revenue Inspectors and Village Accountants and seeking orders of Assistant Commissioners. However if it happens that the old Mutation Registers and Sale deed / Partition deed do not give the required details and neither parties are able to produce any details, then only field survey may become inevitable. In only such cases Tahsildar should use Government Surveyors to get the survey done. However in none of these cases Tahsildar shall take not more than 30 days to correct the RTC and provide 11E sketch.


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