

“50-Suvarna Karnataka”



Government of Karnataka

Revenue Department, Govt Secretariat, MS Buildings, Bangalore-1

CIRCULAR

No. RD 39 MRR 2005

Date: 11th July 2007

**Implementation of Integrated Mutation in Bhoomi
and ‘Premutation sketch’**

Background:

Land records play a vital role in assisting the decision making by the government for the development of economy and infrastructure. Therefore managing the land records efficiently and accurately is very important and bounden responsibility of Revenue department.

Bhoomi – computerized Land Records management is in place all over the State. It is acclaimed all over the world for its achievements in transparency, accountability, authenticity, reliability and efficiency in delivery of Land records.

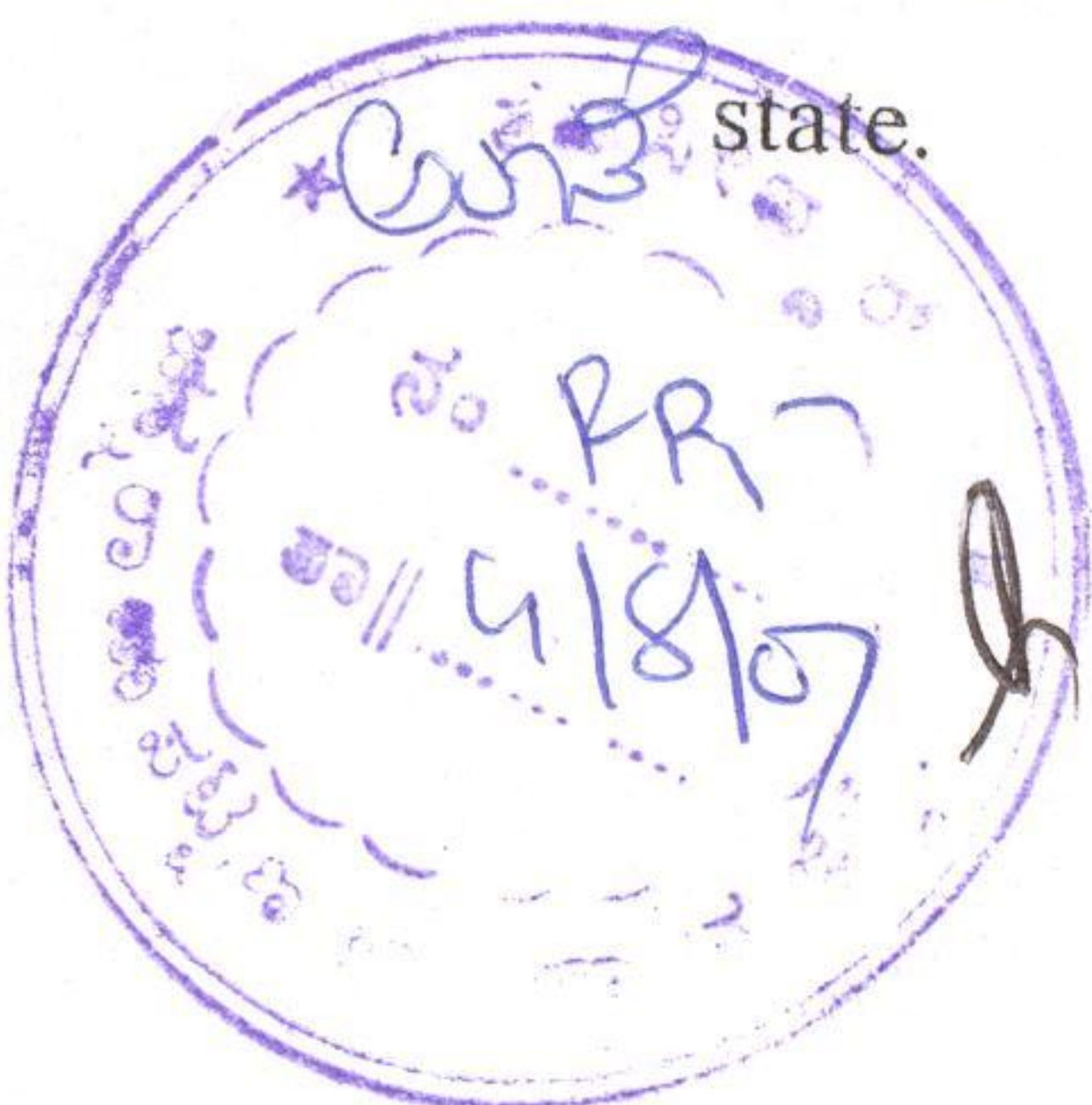
For a transaction in land, transfer of rights are updated in ‘Mutation’ process and survey numbers and extents are updated in Phody process. Since, the functions of Survey Settlement and Land Records have been brought under Tahsildar, he is now also responsible for updating survey numbers, extents, rights and such other details related to a land parcel. While the rights are updated in Mutation register, the survey number and extents are updated in Akarband and Maps.

Different processes affecting the data of Land Records are now planned for integration with Bhoomi. Crop updating would be done using mobile phones after pilot on their usage is concluded successfully. Kaveri – computerized land transaction registration system, is already integrated with Bhoomi throughout the state.

Phody – assigning of survey Numbers and extents for the owners needs to be now integrated with Mutation process. Such Integrated Mutation Process is already implemented and operational in 11 Taluks and is proved successful.

Now the Government has decided to extend the scheme of Integrated Mutation to Entire

state.



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Compulsory Requirement of 'Premutation Sketch' and Integrated Mutation:

- As per the Amendeds to Act 128 and 131c of KLR Acts and related Rules and further notification of the Govt dated 19th September 2006, for every transaction on a parcel of land, a 'Premutation sketch' has to be compulsorily prepared by the Surveyor and it is made mandatory to produce it before the Registration in case of all registered transactions in land (sale, gift, donation, etc.); and along with the mutation application in case of all unregistered transactions in land (inheritance, family partition, Govt grants, acquisition, conversion, etc), in the 'Application kiosk' of bhoomi.
- This means to say that any transaction in a RTC has to be associated with a 'Premutation sketch' which will be compulsorily required for implementation of Integrated Mutation.
- Premutation sketch is prepared on the basis of survey number and the extents in Akarband.
- In case of all Private lands, both parties involved in the transaction are private persons, the Premutation sketch is prepared by the 'Licensed surveyors'. In all other cases involving the Govt lands (Govt grants, LRF, etc) or private lands with any one party being the Govt, (Conversion, Acquisition, Court cases etc.) survey and mapping would continue to be conducted by the Govt surveyors.
- In Integrated Mutation process, the survey number, the extents and the rights of a land parcel are simultaneously updated in a single stroke and recorded in the corresponding documents: the sketch, the Akarband and the Mutation register. While the manually prepared sketch and the Mutation order would be scanned and linked to RTC, the RTCs and Akarband would be maintained in digital form in the database in Bhoomi.
- In the Integrated Mutation Process, every new owner would be assigned with a new survey number and he would get a single owner RTC. For the existing owners also, single owner RTCs would be generated wherever Integrated Mutation takesplace on such RTCs.
- It is expected that in the Integrated Mutation process, over a period of time, as and when transactions take place in the Multiple Owner RTCs, each owner would get a separate 'Single owner RTC'.
- All 'Pyki' survey numbers would also be replaced with regular survey numbers as and when Integrated Mutation is carried out on any one of such Pyki RTCs.
For Example, if any Integrated Mutation is carried out on, say '10 Pyki 1', all Pyki of Survey number 10, like 10 P1, 10 P2, 10 P3 etc, would get new regular survey numbers along with Akarband entries.

Preparation of 'Premutation sketch':

'Premutation sketch' is compulsorily required for implementation of Integrated Mutation for all the transactions in land, in the following cases. The sketch is required to be signed by the selling owner, proposed new owner, the extent of all owners are mentioned in such sketch. The sketch has to be compulsorily certified by the Tahasildar. The validity period for the sketch should be mentioned in the sketch, which is one month from the date of signing by the Tahasildar.

All owners would be assigned with new block numbers in such sketches. These block numbers would be replaced with regular survey numbers assigned by the survey supervisor during the Integrated Mutation process.

1. Single owner RTC:

- a. When there is a single owner in the RTC and the Survey number is matching with Akarband, the owner transacting the full extent in RTC: In this case survey in the field may not be required. The sketch already available in the survey records is copied, signed by the present owner / applicant and the new proposed owner; certified by the Tahasildar and issued to the applicant.
- b. When there is a single owner in the RTC and the Survey number is matching with Akarband, the owner transacting the partial extent in RTC: In this case survey in the field is compulsorily required. The survey is conducted, proposed boundary and extent of the new owner is demarcated and block numbers are assigned to both subdivision parcels.

2. Multiple owner RTCs:

When there are more than one independent owners in a RTC, the survey is compulsorily conducted for all the owners in it and the new owner, by giving notice to all. Such survey is necessary irrespective of whether any owner in such RTC transacts his share fully or partially. Proposed new owner would be assigned with a block number. The existing owners may get one block number put together for them or separate individual block numbers for each of them, which depends on the decision in the field at the time of survey. All owners agreeing for the survey would be assigned with independent Block numbers, and those not agreeing would be retained together in one block number.

However Tahasildar should make all efforts to give individual block numbers to each of the owner(including existing owners) so that each of them during Integrated Mutation on that survey number, gets their independent RTC.

3. Pyki RTCs:

- a. Those RTCs whose Survey numbers are not matching with that in Akarband are called 'Pyki RTCs'.
- b. All pyki RTCs need compulsory survey in the field. Since most of them are created in Govt Lands due to Grants, LRF, etc, they need to be surveyed by the govt surveyors.
- c. There may be 'Pyki RTCs' in Private lands also, in which case Licensed surveyor may do the survey.
- d. All owners in all Pyki RTCs are to be surveyed and block numbers assigned to each one of them.
- e. The block numbers are to be replaced with regular survey numbers assigned by the survey supervisor during the Integrated Mutation.
- f. 'Premutation sketch' are prepared on the basis of entries in existing parent sketch and related parent extent in Akarband.

Handling of Pre-mutation sketch requests:

1. Regular Supply of pre-mutation sketch, certified by Tahasildar, in respect of every transaction proposed, to the public, within a prescribed time, for the purpose of registration, is very critical for smooth implementation of Integrated Mutation.

Survey number in RTC may not tally with that in Akarband, because of the following reasons

- Phody completed data are not incorporated in bhoomi- This will be known at the time of verification. The surveyor will incorporate the phodi data in Bhoomi using phody option and continue preparation of Premutation sketch.
 - 'Invalid / pyki survey numbers which have not resulted from Phody but present in RTC- This will be known at the time of verification. The surveyor will do survey of all Pyki RTCs at the time of Integrated Mutation and assign block numbers to each of the owner in each of the Pyki RTCs of same parent Survey number. These block numbers would be replaced by regular survey numbers once Integrated Mutation is taken up on any of the Pyki RTC.
2. Sufficient number of Licensed surveyors and the Government surveyors have to be put in place for timely delivery of 'Premutation sketch' on demand.

The required number of Licensed surveyors would be worked out by DCs on the basis of number of mutations in private lands happening in the Taluk / District in a year, the rate of work of the Licensed surveyors and the time allowed for each survey (maximum of 10 days may be allowed for each survey, which has to be monitored by recording in a key register).

The Tahasildar can request DC for arranging for licensing required number of Licensed surveyors, in consultation with the Commissioner of SSLR.

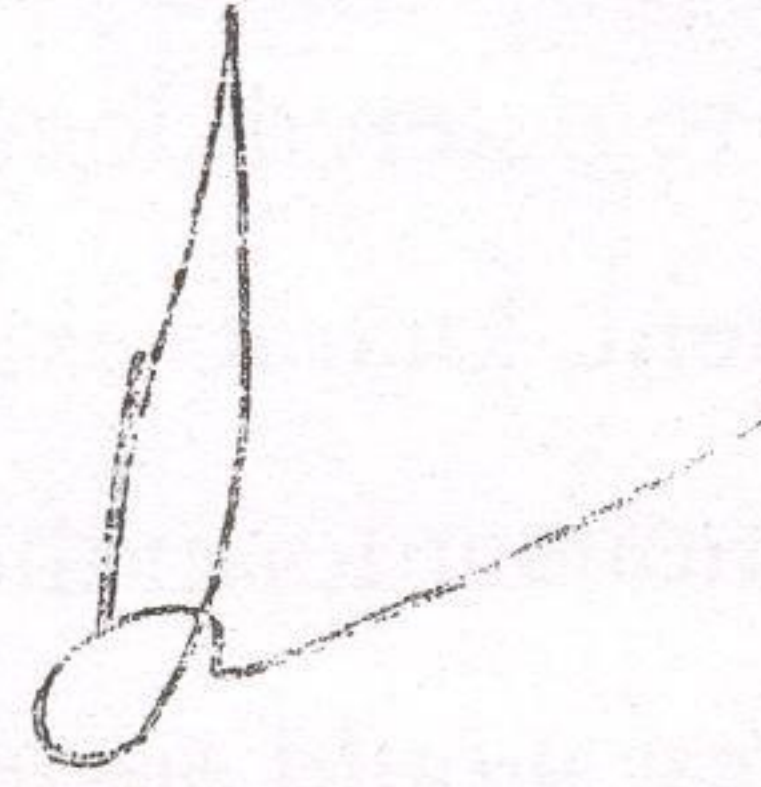
3. Survey section has to be spruced up and monitored for timely delivery of survey sketches-reference sketches helping in the preparation of 'premutation sketch'; the certified 'Premutation sketch'; and the 'final sketch' after integrated mutation. A Survey module will also be provided in Bhoomi in near future for managing the requests for survey and delivery of 'Premutation sketch' and 'final sketch' to the public.
4. On receipt of Application permutation sketch from the party, the contents would be verified with akarband. If any phody record whose phody work has been completed by surveyor is pending for incorporation in Bhoomi, the same shall be incorporated. The surveyor will then go ahead with preparation of 'Premutation sketch' as explained earlier in this circular, either for a 'Single owner RTC' or for a 'Multiple owner RTC' as the case may be. Tahasildar would Certify the 'Premutation sketch', and issue the copy to the applicant.

Roles and responsibilities of Sub registrar:

1. Subregistrar Office: For every transaction in Land which is going to be registered, a Premutation sketch, in original, certified by the Tahasildar is compulsorily required to be enclosed to the registered document. The Sub registrar may check the contents (Survey number, net extent, kharab extent, sellers name) of the documents with that in the sketch, and in case of variations inform the purchaser about the same before registration.
2. The Sub Registrar would ensure that all the details as in original computer RTC and the sketch (Survey number, extent and the seller/owner name, etc) match with the contents of the document presented for registration. He should note that, only the net extent of the Survey number is allowed for transaction.
3. The Sub Registrar would check that the sketches presented have not expired validity period. The validity period of sketch is mentioned in the sketch, and it is one month from the date of Tahasildar signing the sketch.
4. The Sub Registrar shall create awareness to the purchaser that in case of variations in the Survey number, extents and the names in the document from that of the RTC and the Premutation sketch, the Mutation in Bhoomi will not be done, and would be rejected.
5. The original sketch would be enclosed to the J-slip along with a copy of the registered document by Subregistrar and sent to Tahasildar office the same day the XML files are sent.

Roles and responsibilities of Revenue Officials:

1. At the Talukas the Survey Supervisor and the Revenue Inspector have to coordinate and work with each other so that both of them agree with the Survey number and extents going to be finalized in the Integrated Mutation process.
2. Govt surveyors may be distributed Hobliwise for better monitoring in survey, copy issuing, Premutation sketch verification, certification, and delivery.
3. DCs have to give wide publicity through sign boards in the Taluka office, local media, and hand bills about the requirement of Premutation sketch for registration / Mutation and the advantages of Integrated Mutation. Bhoomi user charges can be used for this purpose.
4. Tahasildar should ensure that all Mutation applications (J slips and Inheritance cases) are enclosed with a certified original Premutation sketch before receiving the application.
5. A copy of form 21 would also be given to the Survey supervisor, so that he has the knowledge of any new request in that survey number.
6. The RI has to carry the Premutation sketch to the field while carrying enquiry for disposal of any Integrated Mutation.



Rajeev Chawia

Special Secretary (Bhoomi)

To
All DCs, ACs, Tahasildars.