From

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To

The Secretary to Government,
Revenue Department,
Secretariat,
Chennai -9.

<u>Rc.K2/3774/2014 (Sy)   Dated: 29.07.2016</u>

Sir,

        Sub: Announcement – Budget Speech 2016-2017 - para-30 – inauguration of Online Patta Transfer System - report called for – sent.

        Ref: 1 Budget Speech 2016-2017 delivered on 21.07.2015 by the Honourable Minister for Finance, Personnel and Administrative Reforms.
             2 Government Letter No. 25146 / SS.1(1) / 2016-1, Revenue Department, dated:26.07.2016.

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I invite kind attention to the reference to the letter 2nd cited, wherein the Government have called for report on paragraph No.30 of the Budget Speech delivered by the Honourable Minister for Finance, Personnel & Administrative Reforms, as follows:

"The Land Records Modernisation scheme will ensure digitisation of all Field Measurement Books (FMB) and integrate the Registration and Survey Departments to facilitate online updation of land records and online Patta Transfer besides providing online access of these records to the public. **The online patta transfer system, originally piloted in select Taluks, is now ready to be launched throughout the State.** The pioneering initiative of 'Fast Track Patta Transfer Scheme' will be further streamlined to improve public services".

Accordingly, I submit detailed report on 'Online Patta Transfer System' as follows:

In the Collectors and Police Officers' Conference - 2012, the Honourable Chief Minister announced on 17.12.2012 as follows:

"…Various software on Land Records will be linked…"

Taking cue from the announcement, this department conceived a workable plan for computerising all types of land records and linking them through web-based applications. The types of manuscript land records available in the State were in different formats depending upon where the land is situated, viz. (i) Rural, (ii) Urban and (iii) Natham. Apart from these textual records there were graphical records, viz. Field Measurement Book (FMB) and Village Maps. The basic land records pertaining to rural areas viz., 'A' Register and Chitta had already been computerized during the years 2000-2002 and maintenance of land records was being carried out using a software developed by NIC called 'TAMIL NILAM' (Tamil Nadu Info-System on Land Administration and Management) in all the Taluk offices (except those in Chennai District – where the Urban Land Records which were in different format were not computerized at that time). The computerised land records were being processed in stand-alone manner, i.e., data pertaining to each Taluk was processed and stored in the server available locally at the respective Taluk Offices.

Later, an e-service called 'Anytime Anywhere' was launched wherein, data from the Taluk Servers were uploaded to NIC's server in Chennai and was hosted at the portal 'http://eservices.tn.gov.in' for public viewing. At that stage, due to connectivity issues the data of some Taluks in the e-Service Server was not updated on daily basis. Because of this, the latest data could not be provided to the public. Since data was maintained in stand-alone manner in Taluk servers, changes if any in the Software (Tamil Nilam) had to be communicated to the Taluk servers for updation. In other words, modifications to Software had to be done in the Taluk Servers individually. Also, consolidation of information on land records at state-level could not be done in one go. Therefore, a dynamic database with Web-based online interfaces was the need of the hour.

Since the stand-alone Software for land records namely Tamil NILAM was already available, it was decided to convert the existing Software into Web-based. In other words, it was decided 'Web enable TAMIL NILAM'. Hence, Software Requirements Specification (SRS) document was prepared through NIC and got approved at the State

Level Monitoring Committee of NLRMP (National Land Records Modernization Programme). The Web-based Software was developed through NIC with consistent monitoring & feedbacks by the team of officials of this Department. In the meantime, Servers were commissioned at the State Data Centre, Perungudi, Chennai for hosting the Land Records.

A Special Drive for Verification and Updation of Land Records was conducted during July-2014 to Oct-2014 in all the Taluks (except those Chennai) to eliminate errors and also to update the Land Records to the current date. Through this massive exercise, error-freeness of the Taluk data was ensured before they are brought online. Under the ' Special Drive for Verification and Updation of Land Records', around 40 Lakh data entry errors (both in 'A' Register and Chitta) were removed from the Tamil Nilam database. Also, many instances of 'A' Register entries of private names appearing on Poramboke lands were removed thereby saving huge area of Govt. Poramboke lands from being mishandled by land grabbers.

After many demos, discussions and testing, keeping up with G.O.(Ms). No.317, Revenue [SS-II(2)] Dept. dtd.30.07.2014, **implementation of the 'Web-based Tamil Nilam' Software was commenced on pilot basis at Perambalur Taluk on 09.11.2014.** Then, the task of porting the data of all the remaining Taluks online and also to fine-tune the software for bugs became hectic. Meetings were conducted with all levels of District / Taluk Officials and training programmes were conducted for all levels of staff of both Revenue and Survey Departments. Progress of the work was closely monitored and instructions were issued to District Collectors / District Revenue Officers/ Assistant Directors of Survey and Land Records. The task of porting the data to the Web-based System essentially involved the following steps / activities.

(i) Verification and elimination of errors from the data base suing Correction Software.

(ii) Conversion of data into Unicode font.

(iii) Porting of data to the Central Server.

(iv) Elimination of conversion errors from the data.

(v) Bulk-signing (with Digital Signature) of error-free data by the Tahsildar.

(vi) Bringing the Digitally signed data for online usage.

(vii) Providing user credentials to all officials who have user roles.

(viii) Resolving the issues related to data accessing.

Pilot implementation in Srirangam Taluk was started on 01.07.2015. Subsequently, in the year 2015 itself 126 more Taluks were brought online. As of now, 267 Taluks out of 285 Taluks have been brought online. Out of the remaining 18 Taluks:

Deferred Taluks (due to settlement work in progress) :   *4 Taluks*

[(i) Kollimalai - Namakkal District, (ii) Valparai - Coimbatore District, (iii) Gudalur - The Nilgiris District, (iv) Pandalur - The Nilgiris District]

Fully Urban Taluks   :   *14 Taluks*
(to be brought online using Web-based Tamil Nilam –Urban software)

Software modules for integration of databases of Registration and Tamil Nilam are under development. Till the modules are created, 'STR' applications viz., particulars of Registration of landed properties received from Sub-Registrars' offices in form – 6 (iii), are being entered by KRPs (Key Resource Personnel) under a separate login allocated for Taluk offices for this purpose.

The above initiatives have yielded the following benefits:

Benefits to Public

- People can apply online for Patta transfer through Common Service Centres (CSC).
- They can view the status of their applications online.
- SMS will be automatically sent to the applicants as soon as the application is either accepted or rejected.
- Once the application for Patta transfer is accepted and ordered, digitally signed Patta can be downloaded anytime from anywhere over the internet.
- Since the need for going to Taluk offices will be avoided, malpractices can be reduced.

Benefits to Officials

- Since the entire system of workflow has been computerized, the officials will find it easy to perform their routine duty.

- Officials can work in a new-look IT environment.

- Higher officials can closely monitor the status of work on line. They can analyze the pending applications any time and issue instructions wherever necessary.

As per the procedures stipulated in G.O.(Ms). No.210, Revenue [SS-I(1)] Dept. dtd.08.07.2011, maintenance of Land Records was being followed in all Taluk Offices in the State. Now, as Online Patta Transfer System is being implemented, the procedures have to be modified appropriately to suit the online processing. Hence, proposal for issuing revised orders will be sent to the Government separately.

I request you to kindly take necessary steps for formally launching the Online Patta Transfer System in all 267 Taluks by the Honourable Chief Minister.

Encl: List of online Taluks

Commissioner of Survey and Settlement