Abstract

Survey - Online Patta Transfer system - Automatic Mutation of Land Records in Not-involving Sub-division cases -Orders - Issued.

Revenue and Disaster Management Department, Survey and Settlement Wing, [SS-II(2)] Section

G.O.(Ms) No.84 **Dated 04.02.2020**
விகாரி வருடம், தை 21
திருவள்ளுவர் ஆண்டு 2051

Read:

From the Director of Survey and Settlement Letter No.R.C.K8/30417/2019 (Sy), dated 16.09.2019 and 29.11.2019.

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ORDER:

In the letter read above, the Director of Survey and Settlement has stated that under the Central Sector Scheme ' Digital India Land Records Modernization Programme (DILRMP)', computerized land records of 303 Taluks (289 Rural + 14 Urban), 12 Corporations, 92 Towns have been brought online using Web-based Tamil Nilam Rural / Urban software. The Web-based software of Registration Department (STAR 2.0) has also been integrated with Tamil Nilam (Rural) software w.e.f. from 12.02.2018 to facilitate online transmission of registration particulars of landed properties to the Revenue Department in order to initiate Patta transfer activities.

2) The Director of Survey and Settlement has also stated that the ultimate objective of DILRMP is Automatic Mutation and Conclusive Titling. Currently, on receipt of registration details through online mode from the Registration Department (i.e., from STAR 2.0 software), the Revenue officials process them in workflow. In respect of Online Patta Transfer (OPT) applications not-involving sub-divisions, the workflow consists of Village Administrative Officer (VAO) and Zonal Deputy Tahsildar (ZDT) -wherein Zonal Deputy Tahsildar (ZDT) is the approving authority. The Village Administrative Officer (VAO) verifies whether the back-documents (link documents) leading to the current land title are genuine and also whether there is no encumbrance. In such cases, if the landowner has obtained online patta already, the genuineness of the title would have already been verified by the Revenue officials (VAO & ZDT) while issuing patta in the first instance itself. Hence, in case of subsequent sale of the same property, automatic mutation shall be invoked.

3) During the meeting convened by the Chief Secretary to Government on 04.12.19, the Director of Survey and Settlement, in order to initiate Automatic Mutation of Land Records, has suggested the following procedures in consultation

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with ACS/CLA, Commercial Taxes & Registration department, the Inspector General of Registration and NIC.:-

(I) To start with, Title transfers that are not involving sub-division and with single owners shall be taken up for automatic mutation. Later on, it will be extended to joint holdings as well.

(II) Since the process of registration has already been computerized using STAR 2.0 while registering landed properties, the following five questions shall be posed to the registration authorities (using Yes / No Radio buttons).

1. Whether the seller(s) name(s) matches with the landowner's name in the Online Patta?
2. Whether the Survey No., Sub Division No. and area mentioned in Registration document match with that of online Chitta?
3. Whether there is no encumbrance on the property?
4. Whether the Seller & Buyer have consented to provide their Aadhaar No. and Mobile No.
5. Whether the buyer already has a Patta No. in the same Village? If 'Yes', enter the existing Patta No.

(III) If the registering authority selects "Yes' radio button to questions 1-4, and 'NO' existing patta for the buyer in the same village, then the same will be communicated online to the Tamil Nilam database and the title of the property will be transferred automatically (without human intervention) in the name of the buyer. Also, new patta will be generated automatically and sent to the email Id (provided at the time of registration) of the buyer as well as seller. Intimation (SMS) will also be sent to their mobile numbers. The OPT applicants can also download their RoR (Patta) and proceedings in 'Anytime/Anywhere eservices' in the URL: https://eservices.tn.gov.in

(IV) If the registering authority selects 'Yes' radio button to questions 1-4, and already there is a patta for the buyer in the same village, then the same will be communicated online to the Tamil Nilam database and the title of the property will be transferred automatically (without human intervention) in the name of the buyer and patta will be generated automatically adding the newly purchased land to the existing Patta No. and sent to the email Id (provided at the time of registration) of the buyer as well as seller. Intimation (SMS) will also be sent to their mobile numbers. The OPT applicants can also download their RoR (Patta) and proceedings in 'Anytime/Anywhere eservices' in the URL: https://eservices.tn.gov.in

(V) In case of 'No' radio button is selected by the Registering Authority, to any of the above questions(1 to 4), details of the transactions (Registration) will be sent to the Tamil Nilam database, but, it will be processed through routine workflow in Tamil Nilam. There will be No Automatic Mutation in such cases.

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4) The Director of Survey and Settlement has also stated that this shall be piloted in one taluk and then be extended to the remaining taluks.

5) The Government, after careful examination have decided to accept the proposal of the Director of Survey and Settlement for Automatic Mutation of Land Records in Not-involving Sub-Division (NISD) cases in the Online Patta Transfer system as per the work-flow detailed in para 3 and 4 above, and order accordingly.

6) The Director of Survey and Settlement is directed to pursue necessary further action with reference to the orders issued in para 5 above.

(By Order of the Governor)

ATULYA MISRA,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT.

To

The Director of Survey and Settlement,
Chepauk, Chennai-5.
The Principal Secretary/ Commissioner of Land Administration, Chepauk, Chennai-5.
The Principal Secretary to Government, Commercial Taxes and Registration department, Secretariat, Chennai-9.
The Inspector General of Registration, Chennai-28.
The DDG & State Informatics Officer,
NIC, Chennai-90.

Copy to:

The Senior Personal Assistant to Hon'ble Minister (Revenue and D. M. & Information Technology), Chennai-9.

SF/SC.

//Forwarded by Order //

Section Officer

4/2/2020

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