Abstract

Budget Speech 2016-17 – Implementing Online Patta Transfer System – Legal validity of Digitally Signed Land Records ('A'-Register and Patta) – Orders Issued.

Revenue [SS-II(2)]Department

G.O.(Ms).No: 303 **Dated: 27.12.2016**
மார்கழி 12
ஸ்ரீ துன்முகி வருடம்
திருவள்ளுவர் ஆண்டு 2047

Read:

1. G.O.(Ms).No.382, Revenue [SS-II] Department, dated 03.09.2003.
2. G.O.(Ms).No.383, Revenue [SS-II] Department, dated 03.09.2003.
3. G.O.(Ms).No.210, Revenue [SS-I(1)] Department, dated 08.07.2011.
4. G.O.(Ms).No.317, Revenue[SS-II(2)] Department, dated 30.07.2014.
5. Government letter No.12910/SS-II(2)/2015-1, Revenue Department, dated: 21.04.2015.
6. Extract of Budget Speech 2016-2017.
7. Government Letter No.25146/SS-II(2)/2016-1, dated 26.07.2016.
8. From the Commissioner of Survey and Settlement Letter No.Rc.K2/3774/2014(Sy), dated 29.07.2016.
9. Government Letter No.25146/SS-II(2)/2016-2, dated 17.10.2016.
10. From the Principal Secretary/Commissioner of Survey and Settlement Letter No.Rc.K2/3774/2014(Sy) dated 09.12.2016.

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ORDER:

In the reference first read above, orders have been issued banning the issue of manual extract of land records and the use of hand written land records from the day on which the Taluks are brought on-line and the same has been notified in the Government Gazette in the reference second read above.

2) The computerization of basic land records i.e. 'A-Register and Chitta' was initiated using Tamil Nilam software and computer-generated extracts of land records

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signed by the competent authority were issued to the public on demand. Later, provision was made to download such extracts from the website at http://eservices.tn.gov.in under the caption of the e-service "Anytime Anywhere".

3) During the Collectors and Police Officers Conference 2012, the Hon'ble Chief Minister announced on 17.12.2012 that " **Various software on Land Records will be linked...".** Accordingly, the Directorate of Survey and Settlement prepared a plan for computerizing all types of Land Records and linking them through web-based applications and engaged the services of National Informatics Centre, Chennai for this purpose. The web enabled version of Tamil Nilam was made ready in 2014 and the land records hitherto stored in Tamil Nilam database in individual taluk offices were shifted in stages to the Tamil Nilam database in the Central server located in Chennai.

4) In the reference fourth read above, the trial run of online "Patta transfer system" in the taluks of Perambalur and Srirangam were ordered by the Government. Further, in the reference sixth read above, Hon'ble Minister for Finance in Budget Speech 2016-2017 announced the launching of Online Patta Transfer System throughout the State.

5) After the success of the pilot and based on the above announcement, the Online Patta Transfer System was gradually extended to other taluk offices and as on today the Online Patta Transfer System is in trial operation in 277 of 285 taluks.

6) In the reference tenth read above, the Principal Secretary/ Commissioner of Survey and Settlement has stated that:

(i) Online Patta Transfer System using Tamil Nilam Application Software has been extended to 277 out of 285 Taluks in the State.

(ii) It confers significant benefits to the public as detailed below:-

a) People can apply for patta transfer through the authorized Common Service Centres (CSC), eliminating the need for multiple trips to taluk offices.

b) They can view the status of the applications online and will get periodic SMS alerts at each stage of processing.

c) They can download QR-Coded, digitally signed Patta and A-Register copies from the web after approval and thereafter, anytime anywhere.

(iii) The entire process of patta transfer has been reengineered to enable officials to scrutinize and accord approval online, without any physical movement of files.

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(iv) All documents are stored in electronic form and can be transferred electronically for processing at various levels. Further the Electronic data archive is maintained for easy retrieval in case of appeal / revision.

(v) Auto-generated Management Information System (MIS) reports will help the supervising authorities to effectively review and monitor the Patta transfer services delivery.

7) The Principal Secretary/ Commissioner of Survey and Settlement has further stated that since trial Online Patta Transfer System has been extended practically to the entire State, the procedures stipulated in G.O.(Ms)No.210, Revenue [SS-I(1)] Department, dated 08.07.2011, for Patta Transfer (Transfer of Registry) and currently being followed in all Taluk Offices in the State, need to be modified through appropriate orders of the Government to suit the requirements of Online Patta Transfer System and has requested the Government to issue necessary orders. The Principal Secretary/ Commissioner of Survey and Settlement has also requested that the patta copy being issued through the Online Patta Transfer system in form of "Quick Response (QR) coded" document digitally signed by the Tahsildars, may be declared as a legally valid document.

8) The Government after careful examination hereby order the Principal Secretary / Commissioner of Survey and Settlement to implement the Online Patta Transfer System for Transfer of Registry by superceding the procedure laid down in G.O.(Ms).No.210, Revenue Department, dated 08.07.2011 with the following new features:-

(i) The applications for Patta Transfer may be received through e-service/ Common Service Centres authorized by the competent authority for this purpose.

(ii) The applications thus received may be processed as per the workflow mandated in the Tamil Nilam Applications Software.

(iii) QR– coded Digitally-Signed Land Records (copies of A-Register and Patta) may be issued and the Digital Signature shall be affixed by the Tahsildar or any other competent authority designated for the said purpose.

(iv) Public may be provided the facility to download such copies anytime, anywhere through an online portal created for this purpose.

9) The Government further orders that, henceforth the digitally signed, QR coded Land Records (A-Register and Patta) shall be "Legally valid Land Records" and equivalent to signed copies wherever the Online Patta Transfer System has been implemented in full.

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10) The Principal Secretary / Commissioner of Survey and Settlement is hereby directed to take necessary steps including laying down of operational procedure, modifying the relevant Revenue Standing Orders and issue of suitable instructions to the concerned to ensure that Online Patta Transfer System is implemented in the State.

(By Order of the Governor)

CHANDRA MOHAN. B.
SECRETARY TO GOVERNMENT.

To

The Principal Secretary / Commissioner of
Survey and Settlement,
Chepauk, Chennai – 5.
The Principal Secretary / Commissioner of
Land Administration (i/c)
Chepauk, Chennai – 5.
The Principal Secretary / Commissioner of
Land Reforms,
Chepauk, Chennai – 5.
The Principal Secretary / Commissioner of
Revenue Administration,
Chepauk, Chennai – 5.
The Principal Secretary / Commissioner of
Urban Land Ceiling and Urban Land Tax,
Chepauk, Chennai -5.
The State Informatics Officer,
National Informatics Centre,
Rajaji Bhawan, Besant Nagar, Chennai – 90.
The Inspector General of Registration,
Santhome, Chennai – 28.
All District Collectors.

Copy to:

The Special Personal Assistant to Hon'ble Minister (Revenue), Chennai -9.
The Senior Private Secretary to Secretary to Government,
Revenue Department, Chennai – 9.
All the Departments of Secretariat, Chennai – 9.
All the Sections in Revenue Department, Chennai – 9.
Stock File/Spare Copy.

// Forwarded by Order //

Section Officer.

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