



Land Record Computerisation a case study in reference to Chomu Tehsil, District, Jaipur (Rajasthan)

¹Vinod Kumar Agrawal and ²Sukhveer Saini

¹Technical Director, NIC, Collectorate, Jaipur, Rajasthan, India.

²Additional Collector & ADM, Collectorate, Jaipur Rajasthan, India.

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Abstract: Rajasthan state economy is based on agriculture. In the state, land holding is very small. Most of the farmers are either small or marginal. Land records constitute vital element both in anti poverty strategy and for modernization. Majority of our people are under its direct control by way of their possessing even a small piece of land. Historically Land Records Administration is one of the oldest and traditional Government departments. Patwari at village level maintains record of land. With the traditional way of working and record storing, searching and updating has increased manifold and these methods have become inadequate to cope up with the situation. Basic record of ownership details are maintained in Jamabandi. Land transaction is a regular phenomenon. Today one piece of land owned by one, tomorrow it may be with other. The legal transformation of land takes place by mutation. Based on mutation, transactions are marked in Jamabandi where it affects the ownership. As per the act, one fourth of total villages of each tehsil, new Jamabandis are written every year by rotation, which is quite cumbersome & time consuming. The enormity of the problem can be ensured by the fact that majority of tenants are not much literate and do not know of anything until the time their land rights are jeopardized. Therefore, to bring efficiency into the system computerization needed and it has naturally a direct and immediate impact on majority of the people, particularly rural population. A Pilot project for land record computerisation was started in Jaipur and Barmer district of Rajasthan in 1995. Later on, it was implemented in all the tehsils of the state. A

case study was conducted of Chomu tehsil to know the status of Land Record Computerisation in the month of August 2012.

Keywords: Land Record, Computerisation, Jamabandi, Mutation.

INTRODUCTION

Rajasthan Land Administration System: Board of Revenue for Land Administration constituted in Ajmer on 7th April 1949 by the Government of Rajasthan to manage the state land related records¹⁻³. Land records were being managed according to Rajasthan Land Reform & Jagir Act 1952. Rajasthan Tenancy Act 1955, Rajasthan Land Revenue Act 1956 & Land Records Rules 1957 are formed²⁻⁴ to manage the land record in the state. The organizational structure of state is Board, District, Sub Divisions, Tehsils, ILR Circles, Patwar Mandal, Revenue village to manage are the different levels of hierarchy.

Manual System: Land transaction is a regular phenomenon. The legal transformation of land can take place by mutation. A transaction is marked in Jamabandi where it affects the ownership. Manually, revenue officials are incorporating these changes at concerning revenue village jamabandi. As per the act one fourth of total villages of each tehsils, new Jamabandis are written every year by rotation, which is quite cumbersome & time consuming. It generates lot of manual work to revenue officials. However traditional way of writing the Jamabandi (Chausala) is being used in a manual system.

Organizational Setup: District is the principal administrative unit below the State level and all the land related matters fall under the jurisdiction of the District Collector at this level (and further delegated to the sub-district & village level.) Districts are further divided into a number of Sub-divisions, a sub-division, consists of Tehsils & Villages. A Village is the basic administrative unit, where all the land related documents are maintained.

Table-1: Jaipur District has 13 Tehsils and more than 17 lacks plots. Tehsilwise break up of plots (khasra's) according to Tehsils areas

Tehsil	Total Villages	Khasra
Jaipur	149	51618
Bassi	215	92399
Chaksu	293	241193
Sanganer	232	195805
Amer	201	182695
Jamwa Ramgarh	242	67444
Chomu	119	154520
Sambhar	246	114570
Dudu	157	142300
Phagi	172	151112
Kot Putli	144	149873
Viratnagar	101	80496
Shahpura	103	114282
Total Khasra	2374	1738307

Need to have computerised system :

It is quite common to find fraudulent entries in land records. Some of the reason for these types of faults is:

- Only a single Record of rights (Jamabandi/Chausal) maintained with the patwari.
- It is hand written and all changes are made by hand.
- The detection of error is not easy because updated record is available only with patwari.

Implementation Strategy:

- Data Entry of the Record
- Training to the Revenue officials
- Setup of computers at district as well as tehsil

Methodology of the study: The case study work is based on the following methodology

1. The manual record of land will be obtained from Patwaris
2. The computerized record will be obtained from Tehsil/Internet
3. Comparison of both the record for locating discrepancy is to be done manually.
4. Personal visit to tehsil centers to collect the required information.

RESULTS AND DISCUSSIONS

Discussion was held with the following officials⁵:

At district level:

1. OIC (Land Record).
2. Sadar Kanoongo.
3. In charge land record store.
4. Resource person posted at LRC district centre(Apnakhata Kendra)
5. Visit to Apnakhata Kendra and Land record room.
6. Checking the functionality and working of Apnakhata Kendra and land record room.

At tehsil level:

1. Tehsildars.
 2. Office Kanoongo.
 3. Incharge land record store.
 4. Resource person posted at LRC tehsil centre(Apnakhata).
 5. Visit to Apnakhata Kendra and Land record room.
 6. Visit and check the status of mutation pending status.
 7. Checking the functionality and working of apnakhata Kendra and land record room.
- ***At Inspector Land Record (ILR) Level:*** ILR
 - ***At Village level :*** Patwaris.
 - ***At Kiosk centre:*** Kiosk owner.

Table-2: Status of pending mutations to be updated at tehsil (Apnakhata Kendra) Chomu.

Sr. No.	Name of ILR Circle	No. Patwar Circle	No. Villages	No. of mutations to be updated
1	Kaladera		25	3261
2	Khejroli		40	2576
3	Govindgarh		30	1953
4	Chomu		24	801
Total			119	8591

CONCLUSION

- Computerization of Land record is partially successful in the Tehsil. Regular updating is required.
- Approx. 8591 mutations were pending at patwari level, which are to be feeded in the computer.
- Only Record of Right (ROR) has been computerized.
- Other records are to be taken up on priority basis.
- Availability of ROR data on web is a very big success.
- Regular hardware up gradations as well as regular training to the resource person is to be imparted.
- Online updating of mutation is one of the essential parts for updating the record.
- Map digitations' is to be taken up on priority.
- It was observed from the data collected that number of ROR issued from the tehsil headquarter initially increased sharply and after two year it become stable.

LIMITATIONS

- Resource Person has to handle high volume of data.
- Since land, transactions are done in field and the same has to be incorporated in Jamabandi. It is required to show the effect of those transactions in the computer land records also. Here is dependency on field patwari that comes for updating the record at tehsil Apnakhata kendra.
- No, standard practices were being used to maintain the manual Jamabandi even that Rajasthan Tenancy Act 1956 has come into the existence.
- Lack of verification of base data was reconciled with current Jamabandi.
- Revenue officials are not incorporating mutation transactions in standard format in manual jamabandi so the same could not be reflected by standardization.
- Clerical mistakes found during initial data entry in source documents.
- Unwillingness from the revenue officials in switching over from manual to automation.

SCOPE OF FUTURE STUDY

- ✓ To extend the LRC services, the application will concentrate on attribute data with special reference to Cadastral data.

- ✓ Creation of centralized district/state database through the integration of tehsils/districts database via Leased line connectivity/Dial up connectivity are also workable.
- ✓ Biometric authentication shall be included in the subsequent version of this software.
- ✓ On-line Updation of Mutations shall be a part of Subsequent versions.

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Corresponding author: Vinod Kumar Agrawal; Technical Director, NIC, Collectorate,
Jaipur,Rajasthan,India