

പതിനാലാം പാഠശാല നിയമസഭ

പതിനാറാം സമ്മേളനം

നക്ഷത്ര ചിഹ്നമിടാത്ത
ചോദ്യം നം.1378

31/10/2019 ൽ മറുപടിക്ക്

ആർ ഒ ആർ സർട്ടിഫിക്കറ്റ്

ചോദ്യം

ശ്രീ.പി.സി. ജോർജ്ജ്

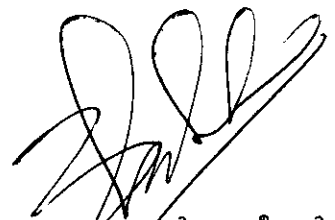
മറുപടി

ശ്രീ. ഇ. ചന്ദ്രശേഖരൻ

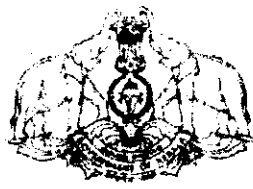
(റവന്യൂവും ഭവന നിർമ്മാണവും വകുപ്പുമന്ത്രി)

<p>(എ) റവന്യൂ അധികാരികളുടെയോ വസ്തു ഉടമയുടെയോ ഏതെങ്കിലും പഴയ ആധാരങ്ങളിൽ (SRO- ചങ്ങനാശ്ശേരി No. 3317/1994, 3363/1994) തെറ്റു മൂലം സർവ്വേ നമ്പരുകളിൽ തെറ്റായി രേഖപ്പെടുത്തിയിട്ടുള്ളത് തിരുത്തി ശരിയായ പുതിയ സർവ്വേ നമ്പരുകൾ രേഖപ്പെടുത്തി ആർ.ഒ.ആർ സർട്ടിഫിക്കറ്റ് (Right of Records) റവന്യൂ അധികാരികളിൽ നിന്നും ലഭിച്ചതു പ്രകാരം പുതിയ ആധാരത്തിൽ ടി പുതിയ സർവ്വേ നമ്പർ രേഖപ്പെടുത്തി വസ്തു തീരാധാരം ചെയ്തുകൊടുക്കുന്നതിൽ എന്തെങ്കിലും അപാകതയുണ്ടോ; എങ്കിൽ വിശദാംശങ്ങൾ വെളിപ്പെടുത്തുമോ;</p>	<p>(എ) റവന്യൂ വകുപ്പിൽ സർവ്വേ നമ്പരിൽ വന്ന പിഴവ്/മാറ്റം മൂലം ആധാരങ്ങളിൽ തെറ്റ് സംഭവിച്ചിട്ടുണ്ട് എങ്കൽ ആയത് റവന്യൂ അധികാരികളിൽ നിന്നും ലഭിക്കുന്ന ആർ.ഒ.ആർ. സർട്ടിഫിക്കറ്റിന്റെ അടിസ്ഥാനത്തിൽ പുതിയ സർവ്വേ നമ്പർ രേഖപ്പെടുത്തി വസ്തു തീരാധാരം ചെയ്യാവുന്നതാണ്. എന്നാൽ ആധാരം രജിസ്റ്ററാക്കിയപ്പോൾ വസ്തു ഉടമയ്ക്ക് സംഭവിച്ച പിഴവാണ് എങ്കിൽ ആയതു പരിഹരിക്കുന്നതിന് വസ്തു എഴുതി കൊടുത്ത കക്ഷി തന്നെ ഒരു പിഴ തിരുത്താധാരം (Rectification Deed) രജിസ്റ്ററാക്കി കൊടുക്കേണ്ടതുണ്ട്.</p>
<p>(ബി) പഴയ ആധാരങ്ങളിലെ വിവിധ പിഴകൾ (സർവ്വേ നമ്പർ, തണ്ടപ്പേർ, എലുക , വിസ്തീർണ്ണം, ലൊക്കേഷൻ മുതലായവ)മൂലം റവന്യൂ അധികാരികളിൽ നിന്നും പുതിയതായി ലഭിക്കുന്ന ആർ.ഒ.ആർ സർട്ടിഫിക്കറ്റ് പ്രകാരം ആധാരം രജിസ്റ്റർ ചെയ്ത പുതിയ ഉടമ വിവരങ്ങളിലും ബാങ്കുകളിലും ചെല്ലുമ്പോൾ പോക്കുവരവിനും ലോണിനും മറ്റും ബുദ്ധിമുട്ട് ഉണ്ടാകുമോ; എങ്കിൽ വിശദാംശം വെളിപ്പെടുത്തുമോ;</p>	<p>(ബി) ഇത്തരത്തിലുള്ള പ്രശ്നങ്ങൾ ശ്രദ്ധയിൽപ്പെട്ടിട്ടില്ല.</p>

(സി)	<p>റവന്യൂ അധികാരികളിൽ നിന്നും (തഹസീൽദാർ, വില്ലേജ് ഓഫീസർ) ലഭിക്കുന്ന ആർ.ഒ.ആർ സർട്ടിഫിക്കറ്റ് ആണോ തെറ്റുകൾ തിരുത്തിയുള്ള അന്തിമ രേഖയെന്ന് വ്യക്തമാക്കുമോ;</p>	(സി)	അല്ല.
(ഡി)	<p>ആർ.ഒ.ആർ സർട്ടിഫിക്കറ്റ് നൽകുന്നതുമായി ബന്ധപ്പെട്ട് എന്തെങ്കിലും സർക്കാർ ഉത്തരവുകൾ നിലവിലുണ്ടോ; എങ്കിൽ ആയതിന്റെ കോപ്പി ലഭ്യമാക്കുമോ ?</p>	(ഡി)	<p>ഉണ്ട്. ആർ.ഒ.ആർ സർട്ടിഫിക്കറ്റ് നൽകുന്നതുമായി ബന്ധപ്പെട്ട് പുറപ്പെടുവിച്ചിട്ടുള്ള 13/04/2012 ലെ സ.ഉ. (സാധാ) 2214/2012/റവ-യുടെ പകർപ്പ് ഇതോടൊപ്പം ഉള്ളടക്കം ചെയ്യുന്നു.</p>



സെക്ഷൻ ഓഫീസർ



GOVERNMENT OF KERALA
Abstract

Revenue Department – ReLIS Project – Approved guidelines for the online Transfer of Registry (Pokkuvaravu) Orders issued

REVENUE (E) DEPARTMENT

G.O. (Rt) No. 2214/2012/RD

Dated, Thiruvananthapuram, 13/04/2012

Read: [1] GO (MS) No.227/2011/RD dated 16.06.2011

[2] GO (Rt) No. 333/2011/RD dated 14.09.2011

ORDER

As per the Government order read as 1st above, Government of Kerala have made necessary amendments in the Transfer of Registry Rules, 1966 making room for introduction of online Transfer of Registry (*Pokkuvaravu*) in the State as envisaged under the National Land Records Modernisation Programme [NLRMP]. A new software by name ReLIS KERALA has been introduced to achieve the basic objective of "Online Transfer of Registry (*Pokkuvaravu*)" and issue of "*Bhoorekha*" [RoR] under the ReLIS [REvenue Land Information System] the Version 2.0 of Land Record Modernisation Programme. The ReLIS project has been launched in 16 pilot villages under the jurisdictional limits of Alathoor and Vadakkanchery Sub Registrar Offices of Palakkad district since 15.9.2011. The project is launched with a view to ensure smooth, uninterrupted, error free, fast and transparent Transfer of Registry (*Pokkuvaravu*) to the land owners of the state. As part of further roll out, a total of 573 re-surveyed villages have been notified for effecting a Pokkuvaravu Transfer of Registry (*Pokkuvaravu*) through the ReLIS programme in the first phase of implementation.

For the smooth implementation of the programme, the following stakeholder wise guidelines are issued for strict compliance.

[1] If a *Thandaper* account holder (*pattadar*) intends to sell his land wholly or partly, comprised in a particular survey number, he/she/they has/have to obtain "*Bhoorekha*" [RoR] for the entire extent of land in that survey number. In this regard, the Village Office should collect an application from the *pattadar* for issuing "*Bhoorekha*" [RoR] and issue "*Bhoorekha*" [RoR] after conducting proper enquiry and database verification.

[2] If a *Thandaper* account holder (*pattadar*) requires to sell land comprised in different survey numbers, he/she/they has/have to file an application specifying the

details of the lands lying in different survey numbers. In this case, after scrutinizing the land records the Village Officer should issue separate "Bhoorekha" [RoR] for each land lying in different survey numbers.

[3] In the above cases, the Village Officer may demand Encumbrance Certificate and/or conduct site inspection or both, for ensuring that the *Thandaper* account holder (*pattadar*) has absolute saleable right and possession over the land.

[4] Once *Bhoorekha* [RoR] is obtained, it can be used within a period of six months from the date of issue by the concerned *pattadar*, only for the purpose mentioned in the *Bhoorekha* [RoR].

[5] In the case of an applicant whose land has not been subjected to Transfer of Registry (*Pokkuvaravu*) till the day of application, the Village Officer should conduct proper enquiry and after getting encumbrance certificate of last 15 years or certificate of purchase or relevant documents showing that he/she/they is/are the absolute owners of the land epitomized by his/her/their possession, the Transfer of Registry (*Pokkuvaravu*) can be effected by invoking Rule 28 of Transfer of Registry (*Pokkuvaravu*) Rules, 1966 and following the "Curtain Principle" and the "Bhoorekha" [RoR] can be issued afterwards.

[6] If the Transfer of Registry (*Pokkuvaravu*) has not been effected for the partially transacted land of the applicant and if applicant is in need of "Bhoorekha" [RoR] for another transaction of his land partly or fully, the Village Officer may effect Transfer of Registry (*Pokkuvaravu*), if there is no dispute, send Form-A with copy of the FMB, marked with the location of land transacted (measurement of the boundaries should be scribed) to the Taluk Office for getting concurrence from the Additional Tahsildar and for avoiding delay in doubtful cases the Village Officer should prepare Form-A with copy of the FMB, marked with the location of land to be transacted (measurement of the boundaries should be scribed) and send it to Additional Tahsildar for getting concurrence.

[7] When a *Thandaper* account holder (*pattadar*) dies and the legal heir[s] require "Bhoorekha" [RoR] in order to effect transfer of title by succession, as per Rule 27 of Transfer of Registry Rules, 1966 a detailed report should be submitted by the Village Officer to Additional Tahsildar pertaining to the legal heirs and effect Transfer of Registry (*Pokkuvaravu*) only after getting orders from concerned Additional Tahsildar.

[8] After getting "Bhoorekha" [RoR], the *Thandaper* account holder (*pattadar*) should submit an application to the Registering Officer concerned in duly filled Form-I through any of the Common Service Centres (CSC) for on line transaction of land. A duplicate of the Form-I, can be kept with the applicant for further verification, if necessary at the Registering Office. CSC entrepreneur can collect an amount of Rs. 10 as the service charge for each application from the *Thandaper* account holder (*pattadar*).

[9] The Registering Officer shall approve, the applications in Form-I received on a daily basis, after registering the sale or partition or gift or agreement deed and entering the details at corresponding fields.

in the case of partly transacted lands, the application in Form-1B (approved by the Village Officer) will be electronically transmitted to the Office of the Tahsildar for approval and after getting concurrence, the application directly goes to the village officer. Transacted through on-line and the Village Officer, can effect the Transfer of Registry (*Pokkuvaravu*) without delay.

In the case of whole transaction of land, the Form-1B will be automatically generated by the concerned Village officer and the process of Transfer of Registry (*Pokkuvaravu*) will be effected as similar manner mentioned above.

[12] In all cases of Transfer of Registry (*Pokkuvaravu*), use the revenue number which is automatically generated as the next whole number of the last re-survey or sub-division number assigned already in the revenue records.

When the spatial updation of the data subsequent to Transfer of Registry (*Pokkuvaravu*) is required, Unique Identifier Number [UTN] and report the matter to the Office of the Tahsildar in Form-A with a copy of the F M B, marked with the location of land transacted (measurement of the boundaries should be scribed). The survey department should prepare the sub-division sketch according to the details given by the Village Officer towards updating the spatial data.

In those villages where the "*Bhorekha*" [RoR] can be readily issued owing to the operational factors, the actions detailed in paragraphs [5], [6] and [7] may be skipped.

[15] The software has been equipped with the feature of time bound clearing of files as per the Citizen Charter of the department and on breach, the application will be electronically transferred to the next higher authority who will dispose the file as per the Citizen Charter. Any violation of First In First Out [FIFO] principle may attract serious consequences in clearing of Transfer of Registry (*Pokkuvaravu*) files.

The general duties roles and responsibilities of the officers in connection with the online Transfer of Registry (*Pokkuvaravu*) are:

1. Login to ReLIS web account on regular basis so that Addl. Tahsildar/Village Officer can process the new/ pending service requests in a timely manner.
2. Digitally signed "*Bhorekha*" [RoR] are to be issued from the village offices and Taluk Offices unless and until there is a specific direction from the District Collector on account of logistic issues.
3. Adherence to all government Rules, Regulations, Government Orders, provisions of Act etc. while discharging service related function including enquiries.
4. The officer may call for physical verification, database verification, re-verification etc. during the processing of the application.
5. Follow the First In First Out [FIFO] Principle in providing the services to the citizens.

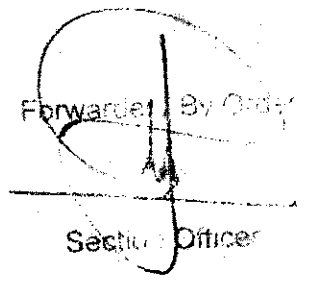
6. Make sure that the services are delivered within the time prescribed in the Mission Charter as per GO [RI]4611/10/Rev dated 11.10.2010.
7. Follow the recommendations of the VO and **approve/reject** Transfer of Revenue (PAA/VO/11/10)
8. Use the Digital Signature with due care and understand that this new technology is legally binding on him/her.
9. Make use of the online verification facility using database (if available) regarding the details of an applicant at the time of application processing.

By Order of the Government

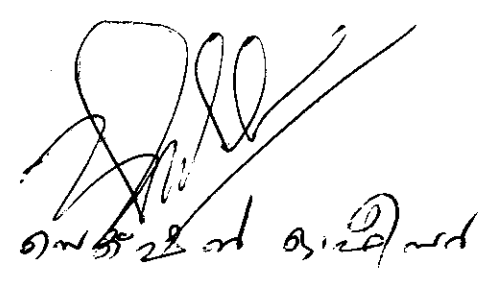
DR. NIVEDITA P. HARAN

Additional Chief Secretary, Revenue

- Commissioner of Land Revenue, Thiruvananthapuram
- Director of Survey and Land Records, Thiruvananthapuram
- Project Director, KLIW, Thiruvananthapuram
- Inspector General of Registration, Thiruvananthapuram
- Deputy Collector
- Director, Kerala State IT Mission
- Taxes Department
- Finance Department
- Information Technology Department
- Accountant General (A & E), Thiruvananthapuram
- Principal Accountant General (Audit), Thiruvananthapuram
- Secretary, Kerala Legislative Assembly (with C/L)
- Advocate General, Ernakulam (with C/L)
- Office Copy

Forwarded By Order

 Section Officer

Private Secretary to Minister (Revenue)


 01/05/2011 at 03:29 PM