భూసేవ

మనకి ఆధార్... ఆస్తికి భూధార్

Hand-out

Department of Revenue

Government of AP

Bhudhaar

What is BhuSeva?

1. To establish central land hub as "Single Source of Truth"

    The information related to all transactions of a particular land or property are available in a single source. The history of transactions will be available initially for the last 12 years, then from last 15 years …..It is an authentic information which is authorised by the competent authority.

2. To create a unique identifier called "Bhudhaar" for every land parcel and rural and urban property
3. Consistency of core data across all departments
4. To provide integrated services relating to land and properties
5. It is an online platform www.bhuseva.gov.in and services are available online.

Participating departments:

There are 8 departments which are participating in BhuSeva. They are

      a. Revenue
      b. Panchayat Raj
      c. Municipal Administration
      d. Registration
      e. Survey & Settlements
      f. Forest

g. Endowments
h. Wakf

These are all land related departments. They are integrating their services related to land under the core platform called "BhuSeva".

The land is basically in the form of three categories:

1. Agriculture lands
2. Rural properties like houses, house sites, vacant lands
3. Urban properties like houses, house sites, vacant lands.

The above categories of lands are monitored by Revenue department, Panchayat Raj department and Municipal Administration department respectively.

Under BhuSeva, the important feature is to assign a unique code called "Bhudhaar" to each agriculture land holding or rural property or urban property.

Hence, the Bhudhaar will be generated in respect of the Revenue, Panchayat Raj and Municipal Administration.

Launching of BhuSeva:

BhuSeva is launched as pilot programme on 11th April, 2018 by the Hon'ble Chief Minister, GoAP.

In the pilot, Jaggayyapet rural mandal is taken as pilot in respect of Revenue and PR and Uyyur nagara panchayat is taken in respect of Municipal Administration

for the generation of Bhudhaar for the agriculture lands, rural properties and urban properties respectively.

Now, the state wise launching of BhuSeva is scheduled to be launched by the Hon'ble Chief Minister of Andhra Pradesh on 20th November, 2018 from Praja Vedika, Undavalli. The state wide launching is scheduled for those three departments which have generated 80% or more of the Bhudhaar unique IDs for the properties they are monitoring. Out of the three departments, the Revenue department has generated 79% of the total agriculture land holdings in webland which is the data base of the department. Hence the launch on 20th November, 2018 for Bhudhaar is confined to Revenue department along with associated services under BhuSeva.

What is Bhudhaar… ?

a. "Bhudhaar" is a 11- digit unique identification code to be assigned to each agriculture land holding and rural and urban property.
b. There are Temporary Bhudhaar and Permanent Bhudhaar
c. **Land records consists of two types of data:**
    a. Textual data., like Village name, Name of land owner, Sy no, extent, id proof like Aadhaar, voter id or other related documents. and;
    b. Spatial data: the data depicting the sketch of the land, its measurements (in links/meters/feet) , adjacent fields , location on ground

d. Temporary Bhudhaar:

- Temporary Bhudhaar is assigned based on valid textual data of an agriculture land holding/rural property/urban property. It is started with 99.

  (for example **99**.312.725.202). "99" indicate that it is temporary Bhudhaar and other numbers are generated on random basis only and there is no meaning for these 9 digits. But it is a unique id for that land holding / rural property/urban property.

e. Temporary Bhudhaar for Government lands:

Special series number is allocated to government lands- either agriculture lands or rural/urban properties. It is "99" followed by "00"

The Temporary Bhudhaar number for a government land/property will be:

99.**00**2.453.601

f. Permanent Bhudhaar:

As stated above, there are two types of data- one is textual data and the second one spatial data.
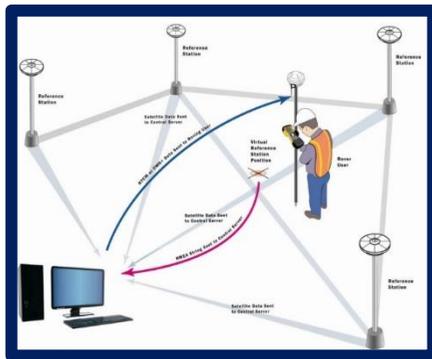
Once the spatial data is also captured and linked to textual data, then permanent Bhudhaar will be assigned.

Textual data: Name of the pattedar, survey number, extent etc.,

Spatial data : Measurement of the land and its resultant sketch, location of the land on ground

When Permanent Bhudhaar will be assigned?

1. To capture the measurement of land holding or a sub-division, Government has sanctioned a project called 'Continuously Operating Reference Station" (CORS) which a state-of the art technology in surveying of land holdings/properties.

2. It is sanctioned for the entire state with Rs.32.50 crores and strats with a pilot in Jaggayyapeta mandal with Rs. 3.20 crores .

3. Tenders are called and will be finalised by November- end

4. The field work is expected to start from February, 2019 in Jaggayyapeta mandal and will be rolled out in the State by April, 2019.

5. Initially we are taking up pending mutations only. It means that the survey in respect of pending mutations will be completed under "CORS" technology and it will be slowly and continuously expanded in each FMB and Village as and when the farmer comes for mutation/re-survey of his/her field.

6. Once the data under CORS is completed , Permanent Bhudhaar will be assigned .

What is the unique id for permanent Bhudhaar?

1. It starts with "28"; for example – "**28**.818.224.703"

2. If it is government land, special series is allocated. That is, **28**.**00**8.224.703

How many land parcels/properties in the State to get Bhudhaar?

1. **Revenue – Agriculture land holdings : 2,39,69,159**
2. **Panchayat Raj- Rural properties   :   84,21,140**
3. **Municipal - Urban properties   :   32,37,494**

   Total   :   3,56,27,793

## How Bhudhaar card is generated?

1. Bhudhaar card by the land owner or property owner can be generated from BhuSeva web portal.

2. A farmer/land owner or property owner in rural or urban area can generate and down load his/her Bhudhaar card (temporary /permanent) instantaneously from BhuSeva portal, after certain key-in of required inputs. The URL is www.bhuseva.ap.gov.in and www.bhudhaar.ap.gov.in

3. Once a transaction is happened in respect of any land/property by way of sale, gift, succession, will, other legal processes or change in the nature of land – new Bhudhaar will be generated and old Bhudhaar will be archived.

Bhudhaar Card:

    e-Bhudhaar   **m-Bhudhaar**
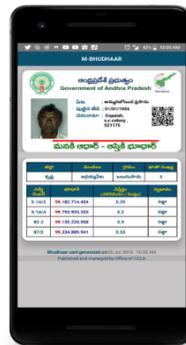
Progress and implementation road map:

    a. **Progress in Revenue Department**

Sl No	Name of the district	Total land parcels (sub-divisions)	Bhudhaar assigned as on 17-11-2018	Balance	%
1	Krishna	1401567	1301230	100337	**92.84**
2	Anantapur	1577700	1430419	147281	**90.66**
3	Kurnool	1085734	976293	109441	**89.92**
4	West Godavari	1514329	1318441	195888	**87.06**
5	East Godavari	1351371	1169384	181987	**86.53**
6	Kadapa	1469661	1129141	340520	**76.83**
7	Guntur	1480932	1136419	344513	**76.74**
8	Nellore	1681508	1256556	424952	**74.73**
9	Visakhapatnam	1737929	1293294	444635	**74.42**
10	Prakasham	1553996	1146737	407259	**73.79**
11	Vizianagaram	2636525	1938998	697527	**73.54**
12	Chittoor	3937019	2814922	1122097	**71.50**
13	Srikakulam	2540888	1806659	734229	**71.10**
	TOTAL	**23969159**	**18718493**	**5250666**	**78.09**

➢ Krishna district is in 1st place in generation of Bhudhaar
➢ Anantapuram district – 2nd place and Kurnool district is in 3rd place.

Progress in Panchayat Raj and Municipal Administration

Sl no	Department	Total properties	Bhudhaar generated as on 15_11_2018	Balance	%
1	Municipal	32,37,494	1,52,720	3084774	**4.72**
2	Panchayat Raj	84,21,140	1,05,251	8315889	**1.25**

Plan of Action:

1. Revenue: 90 % by December -end
2. PR and Municipal Administration – 50 % by December -end and 90% by January-end

Services under BhuSeva:

There are 20 services initially envisaged. Out of which, 10 services are available and for others they will be completed by December-end.

1. **Bhudhaar- assignment-** assigning unique id for each land holding/rural/urban property

2. **Bhudhaar – updation-** whenever transaction is happened, the Bhudhaar will be updated, old Bhudhaar will be archived and new Bhudhaar will be generated.

3. **Bhusamaachaaram- Basic-** The basic information on each land holding /rural/urban property will be available

4. **Bhusamaachaaram – Detailed** - The basic information on each land holding /rural/urban property will be available

5. **Mutation as- a - service** – Revenue

6. **Mutation as-a-service- PR**

7. **Mutation as-a – service- Urban**

> **Mutation service is available**

8. **Authorisation Service -** The authorities carrying out the land transactions should mandatorily use Bhusamacharam service to conclude the transaction. This will be implemented in a phased manner

9. **Land Conversion – NALA:** land conversion from Agriculture use to non- agriculture use is available

10. **Authorisation service – eKYB:** To identify and authentication of the land. The citizen requesting for a land transaction does not need to submit any supporting documents to the department. Mentioning the Bhudhaar number in the application is sufficient for the transaction to be initiated and completed.

The other 10 ten services, which are in the process, are as follows:

1. **Protection of public properties**
2. **Streamlining of market values- Rural**
3. **Information on approved layouts**
4. **Streamlining of market values- urban**
5. **Management of urban vacant lands**
6. **Protection of forest lands**
7. **Information on ROFR**
8. **Resolution of disputes on forest boundaries**
9. **Monitoring transfer duty to local bodies**
10. **Specifying spatial data in the deed**

Budget:

1. For BhuSeva Project – Rs. 26.75 crores
2. For CORS- (to measure the land holdings for sub-division for mutation using latest technology) – Rs. 32.50 crores.

Benefits:

1. **Unique identification number to every land parcel/property:**

Temporary Bhudhaar generated with Textual data starting with "99", Permanent Bhudhaar generated with Textual and Spatial data starting with "28"

2. **Single source of truth:**

    BhuSeva provides accurate and up-to-date details of any land parcel/property

3. **Improved Security for land transaction:**

    Curbing fraudulent transactions through enhanced security features

4. **Geo-referencing of every parcel/property:**

    Every land parcel is geo-referenced for accurate identification and re-fixing the stones accurately using CORS technology.

5. **Land Services made simple:**

    BhuSeva Portal provides all land related services on computer or mobile.

6. **Paperless Services:**

    The citizen need not submit documents for any land /property transaction if Bhudhaar number is quoted.

7. **Transaction History:**

    The citizen can track all the transactions and other details about the land/property in real time through BhuSeva portal.

8. **Public properties protected:**

    The special series 99.00 (for temporary Bhudhaar) and 28.00 (for permanent Bhudhaar) is used to denote and protect public properties.