

# reports on land record and sp ajay final

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Report on land record computerization: a case study of sundargarh district of Odisha.

I with my team of four people visited Sundargarh between 30<sup>th</sup> of January 2017 and 10<sup>th</sup> of February 2017. It was a memorable experience for all of us. For me it was a firsthand experience to visit district administration so closely and to speak with officials directly.

There have been various developments with regard to land record computerization in Odisha. Land record computerization started taking place because of the state intervention. The state actually wanted computerization of land record.

Land record computerization started taking place in Sundargarh district around 1998 as I was told by the people in tahseel. By land record computerization I mean that record of rights that is RORs were digitized. There are three kinds of record of rights:

1. Government.
2. Private.
3. Departmental.

In private RORs come like Abada Yogya Anabadi. Abada ayogya Anabadi. Third one is Rakhata. Only first one is leasable rest are not leasable. Which means second and third kinds of RORs cannot be given to anyone on lease. Departments also tend to have land in the villages. In that case they possess the ROR of that particular area in the village. In the case of private, RORs are in the name of people.

The records began to be computerized from 1998. But it was after 2005 that they were made available to common people. So the phase from 1998 to 2005 was that of preparation and conversion; as huge volumes of records were to be computerized and digitized.

When records were manually recorded and prepared, there used to be four copies of RORs. One copy would remain with pattadar that is landholder with whom the possession lie. Second copy would remain with revenue inspector. Third copy would go to tahseeldar and the fourth copy would be submitted to district office.

In Odisha ROR is also known as Khatiyani. A Khatiyani will have name of the village; name of thana. Name of Tahseel. Serial number of Thana, serial number of Tahseel etc. next is khawat. wherever the government possesses ROR, it is known as Khawat. amount of rent and cess to be paid by the landholder is also mentioned in ROR. Cess is 75 percent of rent. On the back side of ROR the plot number is

mentioned. At the same time the type and category of land is also mentioned. Which is known as Kism of land. For example, bahalpani, Goda. All this data is digitized in computer in the same format.

Now at the click of a button anybody can see his or her land record on web platform. The dedicated web platform for this is known by the name of Bhulekha. Website is [bhulek.ori.nic.in](http://bhulek.ori.nic.in)

records can be seen through plot wise, Or Tahseel or village wise. First kaidastal survey took place in Sundargarh in 1977. The work of surveying land started in 1979 and it got completed in 1980. So RORs were given to the people for the first time after 1980 when the survey was complete. RORs before this were known as Sabak.

Revisional survey is yet not complete. It is on in many areas. This survey is high tech survey. It is basically, an areal survey.

Mutation is very important component of land record. Whenever, a land holder dies, his or her legal heirs come to Tahseel for mutation. Which is followed by mutation proceedings. As part of proceedings of mutation notices are served to the applicants. Fifteen days' time is given for any objection to be raised. In the meantime revenue inspector is asked to produce field inquiry report. Thereafter,

a date for hearing is fixed and hearing is held. Hearing is held in any case even if the objections have not been raised. Even if there is only one claimant then also hearing will be held. In hearing both seller and purchaser will have to be present. Purchaser should be in the possession of the land. Applicant will have to deposit demarcation fee. At the same time he will have to pay rupees 55 as user fee for computerizing the record. Thereafter finally the mutation is done. The whole process of mutation takes around 90 days. But it is only when there is no objection. If there is any objection then it goes beyond 90 days. Even after going to civil court the mutation has to be applied for in tahseel only. In other words, mutation is effected in tahseel only.

In the case of partition of land, Tahseeldar has a prominent role to play. As per OLR act section 19 (1C) Tahseeldar can do partition of the land. But land can be partitioned under this section if there is mutual consent among all the parties. It should not be contested partition. This section is known as consent of co-sharers. However, if the parties have any disputes then in that case they have to go to civil court. The whole time period of partition under section 19 (1C) is that of 120 days that too if there is no dispute.

Before 2006 people used to get copy of Patta manually. But after 2006, now they get the printout of digitized.

Under OLR Odisha land reforms act section 8 (A) agricultural land can be converted from agricultural to nonagricultural.

Earlier the whole work of computerization of land was outsourced to private agencies. Probably state did not have trained staff to undertake this kind of task. Later the staffs were adequately trained for this. Now the work is done by the departmental personnels only. Because now people have been trained to work as data entry operators.

There are many challenges that came in the way of land record digitization. many maps are very old. at the time of scanning some portions of the papers got torn. As a result lot of omission and commission have taken place in digitization. some of the plots have been reduced in size due to this error/problem. The work of scanning these records were given to a third party agency. The agency has not scanned the maps/records properly. The resolution quality of the scanned paper is very bad. Sometimes the records are not legible effectively. As a result it is still necessary to keep originals in hard copy format.

Moreover, many people are facing problems because of these errors in the land records. As per the information received from the Tahseel, they are working on this. Mistakes are being rectified every day. But there are so many land records that mistakes do creep in sometimes. But creeping of such errors does not mean

that the whole digitization is bad. Actually, the digitization of land record has gone a long way in addressing concerns of the landholders largely. Now it has become very easy to locate land records in a matter of few minutes. Whereas, earlier it used to take a lot of time. Moreover, everything is there in the public domain. Digitization has created a platform for transparency in the domain of land and land related issues.

I also paid a visit to deputy registrar office in the district of Sundargarh. Land registration has also become less cumbersome now. Earlier there used to be more than 25 steps in getting the land registered. But now only eleven steps are required to get a land registered. Many things are now being made available online as far as the process of registration is concerned. Still the complete process is not yet fully made online.

On the whole, it was really an amazing experience to look at the whole issue of land record modernization. I feel that land as a topic is quite huge like other topics. Therefore, the time was very less for such a big topic. For the first time I came to know that there happens to be someone by the designation of revenue inspector; who plays such an important role. Overall, the staff of Sundargarh was very forthcoming in extending whatever information I asked for. It is one thing to read something in textbooks and it is absolutely another to have firsthand field experience.

AJAY ARORA

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A REPORT ON THE INSTITUTION OF SP OF SUNDARGARH DISTRICT of  
Odisha

SP as an institution is very important in any district. The history of the institution of SP goes back to late 19<sup>th</sup> century. After queen's proclamation of 1858 a need was felt to create an effective institution of police in the country. As a result of which police act of 1861 was passed by the British parliament thereby giving statutory powers to the police. SP plays a prominent role in handling issues that relate to law and order.

THE VISIT TO SUNDARGARH DISTRICT WAS PAID BETWEEN 30<sup>TH</sup> OF JANUARY AND 10<sup>TH</sup> OF FEB 2017. DURING THIS VISIT I HAD THE OPPORTUNITY TO GET ATTACHED WITH SUNDARGARH DISTRICT POLICE. WHERE SP SIR WAS VERY FORTHCOMING IN ANSWERING ALL MY QUESTIONS AND QUERRIES.



THERE ARE MANY SECTIONS IN THE OFFICE OF AN SP. ALL SECTIONS CARRY OUT DIFFERENT RESPONSIBILITIES AND DUTIES.

ESTABLISHMENT SECTION:

1. THIS SECTION IS HEADED BY AN OFFICE SUPERINTENDENT.
2. ITS ACTIVITIES INCLUDE:
3. Training
4. Promotion
5. Transfer
6. Proposal for establishment of new POLICE STATIONS.
7. Building / Inspection
8. Pension / R.T.I.
9. General Receipt & Dispatch.
10. THIS SECTION MAINTAINS FILES AND REGISTERS FOR ALL THE ABOVE MENTIONED SUBJECTS.

THE NEXT SECTION IS THAT OF ACCOUNTS. WHICH IS ALSO KNOWN AS Account Section. THIS SECTION IS HEADED BY Head Clerk

IT LOOKS AFTER Pay / T.A./ Contingent / G.R.A / G.P.F./ G.I.S.

AGAIN IT MAINTAINS FILES ON ALL THESE MENTIONED SUBJECTS.

D.C.R.B. DISTRICT CRIME RECORD BURO:

1. IS HEADED BY D.S.P.(Crime)
2. IT HEADS Crime DIVISION / SR DIVISION.
3. SR SECTION STANDS FOR SPECIAL REPORT SECTION.
4. IT ALSO LOOKS AFTER CCTNS.

NEXT SECTION IS KNOWN BY THE NAME OF HRPC.

1. HRPC stands for human rights protection cell.
2. It is headed by DSP(HRPC).
3. All cases related to atrocity are looked after by it. It looks after Petitions / Grievances
4. File & Registers are being maintained.

IAHTU:

1. headed by DSP(IAHTU)

2. All kidnapping cases related to women & child / man missing cases--File & Registers are being maintained.
3. It's a cell looking after the cases that deal with anti-human trafficking.

DIB:

1. DIB stands for district intelligence buro.
2. it is headed by dsp (DIB).
3. It looks after Arrangement for Law & Order matters /
4. verification of passport /
5. service verification /
6. Gun license--File & Registers are being maintained.

District intelligence buro is responsible to look after law and order issues. If there are any rallies or protests, then it deutes police personnels to gather intelligence inputs. If a VIP is visiting the town, then it deutes security personnels/guards to look after his or her security.

The institution of gram Rakhi is very important in Odisha. Gram rachis are there to help the villagers in the villages. If any villager wants to approach police station,

then these gram rachs help them to reach and approach the station. It is mandatory for gram rachs to mark their presence in police thana four times in a month. They also gather vital inputs for police in villages about law and order. They do not work in secrecy. They are well known in the area where they reside.

Sp carries out regular inspections from time to time. Actually, it is not possible for sp to go on inspection every time. Therefore, he prepares an annual inspection programme. Thereafter, responsibilities of different inspections are assigned to different police officials .like SDPO and thana incharge.

A visit was also paid to police line area. The police line houses different official buildings of police. It has an armory. Where weapons have been kept. Water and sanitation facilities are good. Water tanks are available there. Electricity also remains most of the time. Infrastructure is well maintained there. Police welfare activities for police personnels are also carried out in the police line. A social service center is functional in the police line. Where wives and sisters of police personnels devote their time. They stitch clothes and participate in other social welfare activities.

Sp also has disciplinary powers. He is the disciplinary authority over all the police personnels in the district. Sp is part of various committees. For example, drug

disposal committee. Whenever, drugs are captured then it is to be decided by the sp  
as to how to dispose or destroy the drugs.

Thana:

Name of the Thana: Town Police Station, Sundargarh.

SHO: Shri Thakur Das Murmu, Inspector in-charge

Town thana is in a good condition. The infrastructure is quite good there. Waiting space has been made available for visitors. There are three lady constables in town thana. Communal problems in thana area are nill. There have not been any incident of communal nature during last many years. criminal profile in the jurisdiction of thana includes cases of theft and dowry complaints. One hand-pump is there in the premise for drinking water. Toilet facilities are available in the premise of thana. An FIR is registered on the basis of cognizable offence. If the station officer is convinced that complaint falls under cognizable offence then an FIR is registered under various sections. Upon doing that, he will assign either himself or any other officer as an investigating officer as an IO to investigate the case. Later if the sections are to be deleted/added /changed during trial then station officer cannot do

this on its own. He has to seek the permission of SP. A copy of Every first information report is sent to sp office within 24 hours. Thana is well trained with cctns. All the complaints/fir are filed online on the platform of crime and criminal tracking network system (cctns).

Town P.S., Sundargarh was last inspected by Sub-Divisional Police Officer, Sadr, Sundargarh on dt.25.12.2016.

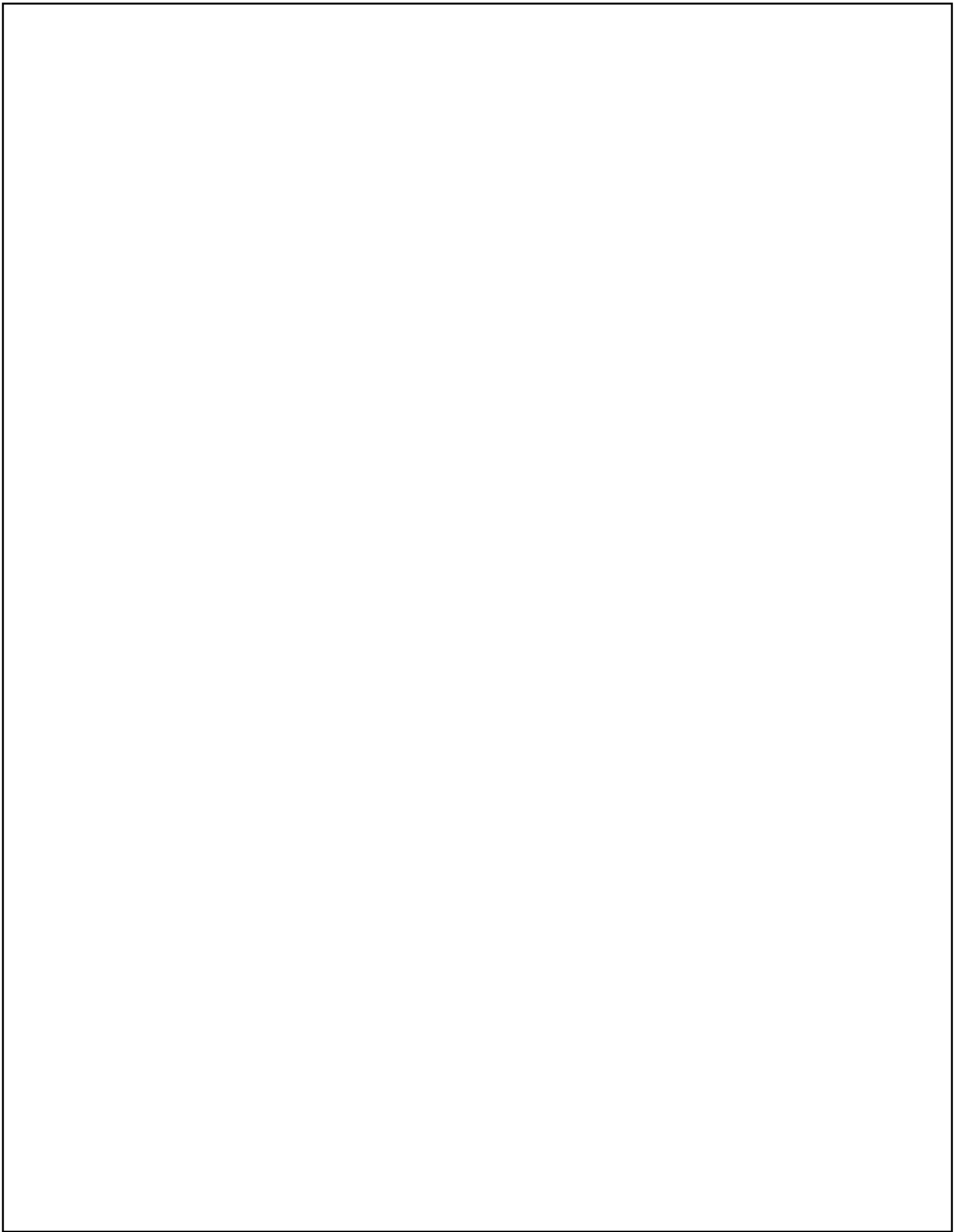
Police magistracy relations are good. As per the information made available to me, regular monthly meetings are held between sp and chief judicial magistrate. Meetings are held sometimes in the office of CJM or sometimes they are held in the office of sp.

Various kinds of seminars and workshops are conducted to train police personnels. But let me say with all the humility at my command that the training is there merely for namesake. Actually, there is no such effective training facilities for police personnels. The given training is not at all adequate. Even though information on various legislations and acts is provided to police personnels through such seminars; yet it is not sufficient.

As far as my observation about fighting the naxal movement in Odisha is concerned, I found police personnels less trained. Their fighting capabilities are not

as much enhanced as they should have been. The district needs to focus on capacity building of police personnels in the district. There is no appropriate training center in the district. For getting training in basic things they have to go to the capital of Odisha. Police modernization is something which has not yet taken place in sundargarh district. Arms and weapons provided to police personnels are very old. there seems to be a good infrastructure as far as thana and police line is concerned, still there is a long way to go to seek modern weaponry and modern training to meet with any kind of eventuality.

Overall, it was an amazing experience. My interaction with police made me understand many important things about law and order. However, time was very less to cover this big and important institution in one day. It is very difficult to visit all the sections of sp office and understand their functioning in one day. I tried visiting offices even when my schedule was not there for sp office during other days. I was well received by office superintendents of various sections in Sundargarh police headquarter.





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