



Abstract

Announcements 2019-2020 - Announcement made by the Hon'ble Minister (Revenue and Disaster Management) on the floor of Tamil Nadu Legislative Assembly on 17.07.2019 - Introduction of the premutation scrutiny of Land Records before registration of landed property -Orders - Issued.

Revenue and Disaster Management Department, Survey and Settlement Wing, [SS-II(2)] Section

G.O.(Ms.) No.101

Dated 20.02.2020

விகாரி வருடம், மாசி 8,
திருவள்ளூர் ஆண்டு 2051

Read:

From the Director of Survey and Settlement Letter No.R.C.K6/15361/2018. (Sy), dated 15.10.2018, 31.05.2019 and 24.12.2019.

ORDER:

The Hon'ble Minister for Revenue and Disaster Management has, among others, made the following announcement (Sl.No.18) on the floor of Tamil Nadu Legislative Assembly during the demand of Revenue and Disaster Management Department on 17.07.2019:-

"போலியான ஆவணங்களைப் பயன்படுத்தி நிலம் தொடர்பான சொத்துக்கள் பத்திரப்பதிவு செய்யப்படுவதை தவிர்ப்பதற்காக, பத்திரப்பதிவிற்கு முன்னரே உட்பிரிவுகள் பரிசீலனை மற்றும் அங்கீகாரம் செய்யும் நடைமுறை அறிமுகப்படுத்தப்படும். இந்நடைமுறையின் கீழ், தத்தமது நிலங்களை/ சொத்துக்களை விற்பனை செய்ய விரும்பும் நில உரிமையாளர்கள் வட்ட அலுவலகங்களுக்கு விண்ணப்பித்து தாம் விற்பனை செய்ய விரும்பும் நிலங்கள்/ சொத்துக்களுக்குறித்த புலப்படங்களின் சான்றளிக்கப்பட்ட நகலைப் பெற வேண்டும்.

அவ்விண்ணப்பங்கள் பெறப்பட்டதும், வட்ட அலுவலகங்களிலுள்ள நிலஅளவை பணியாளர்கள் உரிய விசாரணை மேற்கொண்டு தொடர்புடைய நிலப்பரிவர்த்தனைக்காக தற்காலிக உட்பிரிவு ஆவணங்களைத் தயார் செய்பவர் பட்டா மாறுதல் செய்யத்தக்க ஒப்புதல் அளிக்கப்பட்ட உட்பிரிவு ஆவணங்கள், இணையவழியில் தொடர்புடைய சார்பதிவகம் மற்றும் நிலஉரிமையாளர் (விண்ணப்பதாரர்) ஆகியோருக்கு அனுப்பி வைக்கப்படும். இதன் பின்னர், நிலஉரிமையாளர், தனது நிலப்பரிவர்த்தனையை சார்பதிவகத்தின் மூலம் மேற்கொள்ள முடியும். இதன் பின்னர் இணையவழியிலான பட்டா மாறுதல் விவரங்கள், மீண்டும் புலத்தணிக்கை ஏதுமின்றி தொடர்புடைய ஆவணங்களில் பதிவு செய்யப்படும்".

-P.T.O-

2) The Director of Survey and Settlement has sent a proposal for pre-mutation of sketch stating that the following web-based workflow may be developed through NIC-Chennai and implemented:

- (i) Before Registration of landed properties in rural areas the landowners who have not obtained online patta for their lands have to apply online for obtaining pre-mutation sketch for their proposed sale of land / transaction.
- (ii) Web-based facility for applying online (from anywhere through internet) for pre-mutation sketch may be created with payment gateway attached for paying the prescribed fees through online banking.
- (iii) Fees towards pre-mutation sketch may be fixed as follows:-

For Rural areas: Rs.1000/- per sub-division up to 2 acres (of continuous land) and Rs.500/- thereafter for every additional acre and part thereof.

For Urban areas: Upto 1 Ground (2400 sq.ft): Rs.1000/- and multiple thereof.

- (iv) The applications will be processed and pre - mutation sketch will be delivered within 30 days through e-services. If the application is not acceptable, it will be rejected within 30 days.
- (v) If applied under 'priority category', the fees per sub-division (up to 2 acres of continuous land for rural and upto 1 ground for Urban) may be fixed as Rs.2000/- and multiple thereof. In this case pre-mutation sketch will be delivered within 10 days.
- (vi) To expedite the process of pre-mutation sketch, Licensed Surveyors may also be engaged in this work depending upon their availability. Moreover this will be attended by Field Surveyors / Firkā Surveyors concerned.
- (vii) The applications received online will land directly in the dashboard of the Surveyors / Licensed Surveyors. The surveyors will then conduct field inspection, verify the records, prepare pre-mutation sketch and sub-division records and forward it to the Land Records Draftsman (LRD). If Licensed Surveyor is engaged in this work, he / she should process not less than 50 applications per month & get them approved. Rejected applications will not be taken into account for out-turn.
- (viii) The LRD scrutinizes the sub-division records and sketch and forwards it to the Deputy Inspector of Survey for verification.
- (ix) The Deputy Inspector of Survey after scrutiny, forwards it to Tahsildar's login. In case of defects, he can return it to the Surveyor's login and will get the defects rectified. Also, he has to conduct field inspections.

- (x) After verifying the pre-mutation sketch forwarded by the Deputy Inspector of Survey, the Tahsildar approves the pre-mutation sketch using his digital signature.
- (xi) Approved pre-mutation sketch will be made available to the applicants and the Sub-Registrar Office concerned through e-service. After getting pre-mutation sketch, the applicant can register the sale of land, based on the particulars of land recorded in the pre-mutation records.
- (xii) The Licensed Surveyors may be paid Rs.20,000/- per month as service charge. Their service charges may be calculated depending on the number of approved applications. They may be paid Rs.400/- per application. For 'priority category' applications they may be paid Rs.200/- per application additionally.
- (xiii) Before engaging in the work, Rs.40,000/- may be collected from Licensed Surveyors as security deposit, which may be refunded when they are relieved from the service or if they quit their job.
- (xiv) The other modalities with regard to Licensed Surveyors may be adopted as stipulated in G.O.(Ms.)No.362, Revenue & Disaster Management Department, Dated: 04.10.2019.

3) The Director of Survey and Settlement has suggested that the Pre-mutation of land records before registration may be introduced on pilot basis in Hosur and Soolagiri Taluks of Krishnagiri District and Perambalur and Alathur Taluks of Perambalur District.

4) The Government have examined the proposal of the Director of Survey and Settlement in consultation with the Inspector General of Registration and decided to accept the proposal for introducing the pre-mutation scrutiny of Land Records before registration of landed property as per the work - flow detailed in annexure to this order, in respect of the following cases:-

(i) Layouts without sub-division sketches and those do not have prior online pattas so as to facilitate online patta (OPT) while on registration.

(ii) In full field straight cases if they do not have online patta already.

(iii) Pre-mutation of land records may be made optional for those who have already obtained online pattas.

5) This shall be introduced on pilot basis in Hosur and Soolagiri taluks of Krishnagiri District and Perambalur and Alathur taluks of Perambalur District.

6) The Director of Survey and Settlement is directed to pursue necessary further action with reference to the orders issued in para 4 and 5 above.

(By Order of the Governor)

**ATULYA MISRA,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT**

To

The Director of Survey and Settlement,
Chepauk, Chennai-5.

The Principal Secretary to Government, Commercial Taxes
and Registration department, Secretariat, Chennai-9.

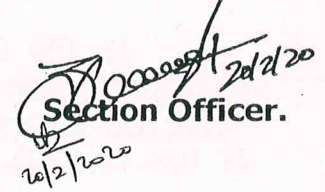
The Inspector General of Registration, Chennai-28.

Copy to:

The Senior Personal Assistant to Hon'ble Minister (Revenue
and D.M. & Information Technology), Chennai-9.

SF/SC.

// Forwarded by Order //


Section Officer.
26/2/2020

P.T.O. for Annexure

Annexure

**G.O.(Ms) No. 101, Revenue and Disaster Management Department,
dated:20.02.2020**

**Work - flow for introducing the pre-mutation scrutiny of Land Records
before registration of landed property**

- a) Before Registration of landed properties in rural areas the landowners who have not obtained online patta for their lands have to apply online for obtaining pre-mutation sketch for their proposed sale of land / transaction.
- b) Web-based facility for applying online (from anywhere through internet) for pre-mutation sketch will be created with payment gateway attached for paying the prescribed fees through online banking.
- c) Fees towards pre-mutation sketch will be fixed as follows:-

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- d) The applications will be processed and pre - mutation sketch will be delivered within 30 days through e-services. If the application is not acceptable, it will be rejected within 30 days.
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- f) To expedite the process of pre-mutation sketch, Licensed Surveyors will also be engaged in this work depending upon their availability. Moreover this will be attended by Field Surveyors / Firka Surveyors concerned.
- g) The applications received online will land directly in the dashboard of the Surveyors / Licensed Surveyors. The surveyors will then conduct field inspection, verify the records, prepare pre-mutation sketch and sub-division records and forward it to the Land Records Draftsman (LRD). If Licensed Surveyor is engaged in this work, he / she should process not less than 50 applications per month & get them approved. Rejected applications will not be taken into account for out-turn.
- h) The LRD scrutinizes the sub-division records and sketch and forwards it to the Deputy Inspector of Survey for verification.

- i) The Deputy Inspector of Survey after scrutiny, forwards it to Tahsildar's login. In case of defects, he can return it to the Surveyor's login and will get the defects rectified. Also, he has to conduct field inspections.
- j) After verifying the pre-mutation sketch forwarded by the Deputy Inspector of Survey, the Tahsildar approves the pre-mutation sketch using his digital signature.
- k) Approved pre-mutation sketch will be made available to the applicants and the Sub-Registrar Office concerned through e-service. After getting pre-mutation sketch, the applicant can register the sale of land, based on the particulars of land recorded in the pre-mutation records.
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- m) Before engaging in the work, Rs.40,000/- will be collected from Licensed Surveyors as security deposit, which will be refunded when they are relieved from the service or if they quit their job.
- n) The other modalities with regard to Licensed Surveyors will be adopted as stipulated in G.O.(Ms.)No.362, Revenue & Disaster Management Department, Dated: 04.10.2019.

**ATULYA MISRA,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT.**

// True Copy //


Section Officer
20/2/2020