



BHUSEVA
ANDHRA PRADESH



Land is a primary economic and physical asset in any society. Due to the primacy of land in all our productive pursuits, smooth functioning of any economic system requires accurate and efficient maintenance of land ownership records. Major problems currently associated with property/land transactions are forgery of land ownership documents, as well as prevalence of benami land transactions. These malpractices have their origins in sub-optimal accuracy and/or clarity in property titles. It is of great importance to put in place mechanisms and procedures that allow prompt and foolproof verification of land title at the time of undertaking any property transaction. Ability of a land management and registration system to authenticate land/property titles at the time of any transactions can eliminate fraudulent land deals and also remove the nagging feeling of insecurity while buying, or leasing, a property. Clean land transactions based on factual titular information also can reduce large number of legal disputes pertaining to ownership of land/property that clog our judicial system.

BhuSeva an initiative of the Andhra Pradesh Revenue Department is an innovative step that seeks to address this legacy problem. A part of e-Pragati Programme of Andhra Pradesh, the benefits of BhuSeva in administration of land records can be well equated with benefits of Aadhar in ascertaining the identity of individuals.

At the heart of this initiative is the exercise to allot a specific 11 digit unique identity i.e. Bhudhaar ID to each land holding and urban/ rural property. Allotment of Bhudhaar ID is a two step process. In the first step a temporary Bhudhaar ID is generated based on the textual data of the land holding/ urban/ rural property. In the next step, a permanent Bhudhaar ID is assigned when the land parcel/urban/rural property is geo-referenced on all its corners and bends. The permanent Bhudhaar ID is based on both textual data and spatial data (indicated by geo-reference points).

Bhudhaar allotment process is quite straightforward. Once a citizen files an application for 'Allotment of Bhudhaar' for his land parcel – the concerned land dealing department will go reference the land parcel and will allocate Bhudhaar. Every Bhudhaar ID is necessarily & mandatorily linked to the Aadhar ID of the owner. If there is any transaction regarding the land parcel after allotment of a Bhudhaar ID (change of ownership, land-use, sub-division etc.) the previous Bhudhaar is discarded and a new Bhudhaar is allocated and integrated with the new owner's Aadhar details.

OBJECTIVES

- TO PROVIDE UNIQUE NUMBERS TO ALL LAND PARCELS IN A.P.
- TO PROVIDE HASSLE FREE INTEGRATED SERVICES TO PUBLIC USING LAND HUB AS A COMMON PLATFORM.
- TO PROVIDE SINGLE SOURCE OF TRUTH DATA TO PUBLIC WITH REGARD TO INFORMATION ON LAND PARCELS.

Once the process of allotting Bhudhaar ID is over as explained above, a Bhudhaar Card can be generated by the owner of the land parcel/urban property/rural property from the dedicated website for the purpose i.e. <https://bhuSeva.ap.gov.in/>. It may be downloaded either directly from BhuSeva web portal or into the mobile of the landowner by using a specially developed mobile application that can be installed onto the mobile from the above portal. Citizens can file applications with regard to services offered by 'BhuSeva' project either by accessing 'Mee Seva' kiosks, or can apply on their own through 'BhuSeva' portal.

KEY FEATURES

- Seamless integration of Government Departments that interface with issues of land ownership.
- BhuSeva integrates following Government departments that deal with various dimensions of land ownership:
 - » Revenue Department.
 - » Registration Department.
 - » Survey, Settlement & Land Records.
 - » Municipal Administration and Urban Development.
 - » Panchayati Raj and Rural Development.
 - » Forest Department.

Due to necessity of Bhudhaar ID in all land transactions, any transaction done by anyone in respect of the land under any department (sale, gift, mutation, acquisition, conversion of land use etc.) by way of registration or mutation reflects on BhuSeva portal on real time basis.

eKYB (e-KNOW YOUR BHUDHAAR)

e-KYB is the process of identifying the land parcel by Bhudhaar and authenticating the owner with notified types of IDs. With availability of Bhudhaar ID of a land parcel, most land transactions (Mutations, Registrations, Pledging a Collateral) do not require any other supporting documents. This reduces clerical workload and also the chance of any of the documents being tampered with to commit a dishonest land transactions. API- Application Programming Interface based Bhudhaar Card with QR code ensures secure, undisputed and assured digital data thereby paving way for paperless transactions and preventing frauds.

FROM ELECTRONIC TO DIGITAL

The textual and spatial data regarding land/properties that was earlier in electronic form, as in Meebhumi portal of the Revenue Department, has now been converted into digital format through BhuSeva portal. Earlier there was no real integration among record of rights, spatial data and registered transactions, even though these are all inter-dependent. BhuSeva removes this lacunae by migrating core data of every land parcel onto a single platform and maintaining it on real time basis.

RELIABILITY AND ACCURACY

Accurate location and area of parcel through geo-referencing replaces the traditional stone survey framework with digital survey framework making the borders of land parcels dispute-free. It also updates data on sub-division of land holdings.

OUTCOMES

- Assignment of Bhudhaar to agriculture land parcels, urban & rural properties is now in an advanced stage:
 - In Agricultural Land Parcels - 2.00 cr out of 2.39 cr (83%)
 - Urban houses/vacant sites - 0.05 cr out of 0.32 cr (14%)
 - Rural houses/vacant sites - 0.53 cr out of 0.84 cr (63%)
 - Total - 2.58 cr out of 3.55 cr (73%)

