

**GOVERNMENT OF KARNATAKA**

No RD 103 MRR 2002.

Karnataka Government Secretariat,  
M.S. Building,  
Bangalore Dated:-15/5/2006

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**CIRCULAR**

Sub:- Bhoomi Interfacing with Kaveri- reg.

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The Government are pleased to release the software relating to interfacing Bhoomi with that of Kaveri. While Bhoomi is handling all types of transactions of Record of Rights in an easy, systematic and transparent manner, Kaveri, an application software is dedicated for the registration of the deeds and documents pertaining to the landed properties. So to say, the Department of Stamps and Registration have computerized the process of registration and is being successfully operated through out Karnataka. The Government, particularly the e-governance department is exploring all possibilities of establishing the connectivity between two departments through latest technologies. As a result of such exploration, it has become possible to achieve the transmission of the index information of the J-slips from the Sub Registrar's offices to the Taluk Bhoomi Centers. After successful pilot in Bangalore (Urban) and Belgaum districts, the Government have extended Bhoomi and Kaveri interface throughout the state. The Bhoomi and Kaveri interfacing has helped the citizen in saving his time, money and labour as he would not run behind the J-slip for the mutation process. Thus the main objective of the Government with regard to interconnectivity between one wing of the administration with that of the another has been achieved. The main features of the connectivity are as follows:

**1. TRANSMISSION OF J SLIP INDEX FILES FROM THE SRO OFFICE:**

When ever registration of transactions takes place in the Sub Registrar's office, at the end of each day the Sub Registrars have to generate an xml (Extended Markup Language) containing the index information of the J-slip consisting of the taluk, hobli, village, survey number, hissa number, seller(executor) information, extent involved in the transaction, new owners and

their address and the extent of the land acquired.. After generating the xml file, the Sub Registrars would upload this xml file to State Data Center, which would route it to concerned taluk on the V-sat link.

## **2. IMPORT OF J SLIP INDEX FILES IN THE APPLICATION KIOSK IN BHOOMI:**

In the Application Kiosk of the respective taluk, there would be an indication of the receipt of the xml files. The Application Kiosk Operator has to click on the " J SLIPS " button and import the files. After the import, index information screen would be shown in which the upper half of the screen contains the index information sent by the Sub Registrar's office and the lower half would contain the fields for entering the contents in to Bhoomi application kiosk. The index information available in the xml file would facilitate the application kiosk operator to enter the data in to Bhoomi arji and generate an acknowledgement. Automatic import of data to Bhoomi at this stage is a little difficult as the data entered at Sub Registrar's office in Kaveri system may not match exactly with Bhoomi data as different fonts are used in these software apart from name of the owner & even Survey No. details in some cases

At certain times, it may not be possible for the application kiosk operator to enter the request for mutation in the Application Kiosk. Then, the application kiosk operator can recommend for rejection of such files, which would be pushed to the Bhoomi Sheristedar for his decision and disposal. The Bhoomi Sheristedar, after examining the physical records of the J-slip , takes appropriate decision and returns the xml index to the Application Kiosk Operator either for entering it in the application kiosk overruling suggestion of application kiosk operator or for issue of an endorsement with appropriate reasons for such rejection. One case where such rejection may takes place is (a) the *seller of the land as shown in the J-slip index is not a owner in the RTC in bhoomi data.*(b) *Extent sold or involved in the transaction is more than the extent available to the seller.*(c) *The seller has no extent in the RTC (RTC being defective)* (d) *RTC is not available in Bhoomi database..*

## **3.FIFO POLICY IN RESPECT OF XML FILES IN APPLICATION KIOSK:**

12

The fair and popular policy of First In and First Out has been adopted in the Application Kiosk in respect of the xml files also. Accordingly, the Application Kiosk Operator has to select the J-slip in the order of seniority and process it. The Application Kiosk Operator can never skip the senior J-slip and choose the junior by it's registration number and date. Thus, the pick and choose tradition has been totally discouraged.

**4. TRANSMISSION OF THE PHYSICAL RECORDS:**

The Sub Registrars, besides sending the xml index files to Bhoomi, shall also be required to send the original J-slips along with the enclosures such as (a) 81-A Declaration (b) copy of the survey sketch (C) declaration given by the executors and the new owners with their attestation and (D) a copy of the deed document to the Tahsildars on the next day.

The Government would like to advice all the Deputy Commissioners, Assistant Commissioners, Tahsildars, Bhoomi Sheristedars, District Registrars and the Sub Registrars to take necessary action to ensure the prompt and timely implementation of the scheme.



(RAJEEV CHAWLA)  
Special secretary to Government,  
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To,

1. All Deputy Commissioners,
2. Inspector General of Registration & Commissioner of Stamps, Bangalore.
3. All Assistant Commissioners/ Tahsildars/ Bhoomi Sheristedar (Through Concerned Deputy Commissioner)
4. All District Registrars/ Sub Registrars (Through Concerned Deputy Commissioner)