Bhoomi: an Conveyancing (Indian) Solution for Secure Land Tenure

Expert Group Meeting
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OVERVIEW OF TODAY

- Introduction
- Innovations
- Way Forward
Introduction
What is e-Conveyancing System?

- **A Paperless System**
  - Electronic conveyancing of documents
  - Online investigation of titles
  - Networked communication
  - Simultaneous
  - Completion, Registration & Payments
What about Bhoomi System?

- Not a Paperless System
  - Electronic execution of Mutation
  - Online investigation of titles
  - Networked communication
Other Highlights of Bhoomi

- Database of 20 Million Records
- Serves 6.7 Million Farmers
- Managed by 10000 Village Officials
- Managed and Updated Locally
- Financed through Internal Accruals
Other Highlights of Bhoomi

- Open Land Register
- Over 2000 Kiosks
- Managed Through PPP
- No Formal Application Form
- No Need of Identification
Other **Highlights of Bhoomi**

- **Minimal** Training Requirement
- **Minimal** Institutional Changes
- **Minimal** Operational Changes
- Upgradeable
- Reversible
Other Highlights of Bhoomi

- Legally Validity

- **Highly Secured: Biometric System**

- **Ensures**
  - Integrity
  - Authenticity
  - Non-repudiation
Services Offered by Bhoomi

- RTC : US $ 0.35
- Mutation Register : US $ 0.35
- Mutation : US $ 0.80
- Mutation Pendency Certificate
Tenure Security for Farmers

- Reduce Delay
- Save Time and Money
- Greater Transparency & Certainty
- Reduce Anxiety
Innovations
Innovations

- **LIS Without Spatial Elements**
- **Overcoming Ban on Fresh Recruitments**
- **Banning Hand Written RTC**
- **Authorizing VA to Sign RTC**
- **Introduction of Licensed Surveyors**
- **Submission of Sketches with Application**
Innovations

- Merger of Organizations
- Bhoomi Node in Office of Registrar
- Bhoomi Node in Banks
- Coordination with Office of Registrar
- Legalising PPP
Looking Forward

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Looking Forward

- Extend Scope to Non Agri. Lands
- Link Field Sketches
- Introduce eCommerce
- Provide Rough Spatial Framework
- Avoid the further Degradation
Looking Forward

- Institutional Issues
  - 25 Regulatory Frameworks
  - 17 Regulators
Looking Forward

- Interoperability
  - Improve Coordination
  - Avoid Redundancy
  - Standards, Specification, Data Model……
  - Web services
  - Optimum Use of XML
Looking Forward

Public Key Cryptography

- Digital Signature
- Certificate-based Authentication
- Trusted Third Party (TTP)
- Public Key Infrastructure (PKI)
- Cryptographic Hash Function
- Encryption
Looking Forward

- Manage Transition
  - Organisational Culture
  - Organisational Capability
  - Business Structure
  - Business Operations
Thanks