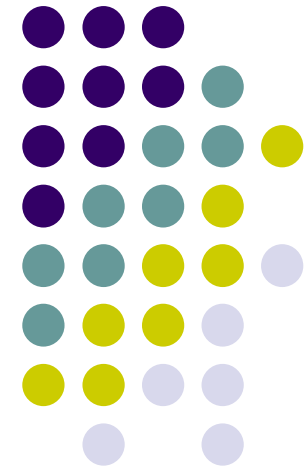# Bhoomi: an Conveyancing (Indian) Solution for Secure Land Tenure

Expert Group Meeting

Bangkok, 8-12-2005

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**

F...

What about Bhoomi System?

I **Not a Paperless System**

- **Electronic execution of Mutation**

- **Online investigation of titles**

- **Networked communication**

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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**

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Tenure Security for Farmers

- **Reduce Delay**

- **Save Time and Money**

- **Greater Transparency & Certainty**

- **Reduce Anxiety**

Innovatons

F...

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**

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Looking Forward

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**

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Looking Forward

- **Interoperability**

  - **Improve Coordination**

  - **Avoid Redundancy**

  - **Standards, Specification, Data Model……**

  - **Web services**

  - **Optimum Use of XML**

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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

Over to You

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