

Bhudhaar and Bhu-Seva in Andhra Pradesh

Summary:

The Government of Andhra Pradesh (GoAP) launched AP BhuSeva in the State for digitisation of land records and to make land administration easier for the officials. GoAP commissioned Bhudhaar to every land parcel/ property, which is like unique id. BhuSeva with the Bhudhaar converts textual and spatial data of land from electronic to digital format. It is envisaged to help in land transactions, remove inefficiencies and avoid land disputes in the State. The vision of the project has been to establish a secure and scalable system integrated with IT infrastructure and process for efficient processes. This system leaps towards Digital India.

Objective:

To establish a transparent and full-proof land database by adopting the latest technology such as high-resolution satellite imagery, differentiated global positioning system (DGPS) and electronic total stations (ETS) for survey and mapping of land parcels. The objective is to have a 11 digit unique number 'Bhudhaar number' allotted to all the government, private, rural, urban and agricultural land parcels, with an online database of all the types of lands along with their owner details.

Key Stakeholders:

- Government of Andhra Pradesh
- BhuSeva Authority
- Panchayat Raj Department
- Urban Development Department and ULBs
- Town and Country Planning Department
- Revenue Department

Implementation Strategy:

Under this, GoAP assigns 11 digit unique id Bhudhaar to every land parcel/ property like unique id (Aadhaar) is given to all the residents. Latitude and longitude of every vertex of the land parcel under Bhudhaar enables locating a parcel/ property like fingerprint/ iris of person in case of Aadhaar. The broad steps followed are:

- The Bhudhaar number has been issued in two stages. It is a single software for all types of survey systems. Spatial data is integrated with non-spatial data.
- The land records consist of two types of data –Textual and Spatial data. Textual data has documents related to village/ city name, landowner's name, survey number, etc. Spatial Data has documents related to the plot, drawings of the plot, etc.

The focus has been to convert textual and spatial data of land from electronic form to digital form through Bhu-Seva by providing services under BhuSeva portal and Bhudhaar card with QR code for easy transaction process.



All the departments dealing with land records have participated in Bhuseva including Revenue, Panchayat Raj, Municipal Administration, Registration, Survey and Settlement, Forest, Endowments and Waqf and they are integrating their services related to land under the BhuSeva Project.

For administration purposes, an inter-departmental committee named as BhuSeva Authority was formulated to implement and monitor the progress of the project. The project is being regularly monitored by AP CM Dashboard which was developed and managed by Real Time Governance Society (RTGS) in real time basis.

Resource utilisation:

- The BhuSeva has been focused to convert textual and spatial data of land from electronic form to digital form by providing services under BhuSeva portal and Bhudhaar card with QR code for easy transaction process.
- The BhuSeva project was provided with a budget of Rs. 26.75 Cr.

Impact/ Outcomes:

By early 2019, it was able to achieve good numbers against its targets. The assignment of Bhudhaar to agriculture land parcels, urban and rural properties were as follows:

Category of land	Assignment of Bhudhaar
Agriculture land parcels	2 crore out of 2.39 crore (83%)
Houses and vacant site in urban	0.05 crore out of 0.32 crore (14%)
Houses and vacant sites in rural	0.53 crore out of 3.55 crore (63%)
Total	2.58 crore out of 3.55 crore (73%)

- This project has enabled the departments and agencies in the state to serve the citizens better with transparency and equitably. It has numerous benefits:
- It has created a single platform of data for public to gather information on land parcels. The land records are available with a click of button making it easier for the users to have details of their land on their phones and paperless and this has helped in curbing fraudulent transactions through enhanced security features.
- e-bhudhaar targets to help people to avail loans and subsidy by just scanning QR code and completing the transactions.

Challenges/ Lessons Learnt:

Bhudhaar and Bhuseva together provide transparency in the land record systems with easier process for Government and people. It provides easy and real-time access to people in relation to their land records.

Replicability and Sustainability:

This initiative has enabled the departments and agencies in the state to serve the citizens better. It has created a single platform of data for public to gather information on land parcels and create a more accountable and transparent system. Such an innovative concept can be explored, researched and developed in other States to overcome the land records challenges faced in urban areas.

Fact Sheet:

Thematic area	Online platform for land records and transactions
First-year of the program	2018
Responsible institution	Government of Andhra Pradesh and BhuSeva Authority
Target audience	State's urban and rural population
Coverage	Andhra Pradesh State

Sources:

Government of Andhra Pradesh (Real Time Governance Society),n.d; <https://indianexpress.com/article/india/andhra-pradesh-launches-bhudaar-portal-to-make-land-records-easily-available-to-people-5455498/>