



ASSOCIATION OF LAND AND LAND REFORMS OFFICERS', WEST BENGAL

এ্যাসোসিয়েশন অব্ ল্যান্ড এন্ড ল্যান্ড রিফর্মস অফিসার্স, ওয়েষ্ট বেঙ্গল

Regd. No. : S/59306/88-89

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CENTRAL COMMITTEE

Memo. No. 27 / ALLO/ 22

Dated: 30/11/2022

To,
The Director of Land Records & Survey,
&
Jt. Land Reforms Commissioner, West Bengal,
Survey Building,
35, Gopal Nagar Road,
Kolkata - 700027.

Subject: Proposal for modification in different modules in "BANGLARBHUMI" website.

Respected Madam,

Our association had been diligently pursuing the development and changes that has been incorporated in the above website from the perspective of the users (RO/SROII) and the hoi polloi, who are the applicants of various citizen centric services of ISU.

After careful consideration, survey and research our association earnestly felt that certain modifications are of utmost necessity and needs to be incorporated for the purpose of mutation of land in Banglarbhumii.

As it is well known that the BLLRO offices are chronically suffering from shortage of space to accommodate the huge pile of case records, which needs to be preserved for further reference. Often, BLLROs are faced with court directions, or the requisition of records from GRs and the State advocates, facing the litigations, to safeguard the state interest, but the records are elusive misplaced and impossible to find out in time.

In the present state of modernization and digitization of land records, the safekeeping of the case records is of utmost importance.

Moreover, from the perspective of security the data, the modifications as proposed are veritably required.

On the other hand, from the view point of the applicants, the module, we find is quite critical and not so much user friendly. There lies enough scope of streamlining to make it easy for the citizens.

Leaving apart the 'Khajna' and 'Conversion' modules, we have chosen the mutation module, and do hereby propose and suggest the modifications as given in the attached brochure.

Kindly, consider the same and we are willing to meet the experts to clarify our view point which we feel will definitely improve and popularise the website.

With regards,

Encl.: As stated above.

Yours faithfully,

Krishanu Deb

**Krishanu Deb
General Secretary**

Dated: 30/11/2022

Memo. No. 27/1(1) / ALLO/ 22

Copy forwarded to:-

The Secretary & Land Reforms Commissioner, West Bengal, Land & Land Reforms and Refugee Relief & Rehabilitation Department, Government of West Bengal, for information and kind perusal.

Krishanu Deb

**Krishanu Deb
General Secretary**

Proposal of Modification in different modules in

Banglarbhumi website

Mutation Application

1. In 'Applicant Description' grid, when in 'Khatian Present' tab 'YES' is selected, details of Raiyat is not populated.
2. In 'Applicant Description' grid, if in 'Khatian Present' tab 'NO' is selected, then name, father's name and other details may be entered in English and populated to Bengali with correction facility, just like AADHAAR application.

The screenshot shows the 'MUTATION APPLICATION' form, specifically the 'Particulars of Applicant' tab. The form includes several sections:

- Header:** District, Block, and Mouza dropdown menus.
- Reference Number:** A field for entering the reference number.
- Navigation Tabs:** Applicant Description (selected), Particulars of Transferor, List of Enclosures, Processing Fee, SoP for disposal of Mutation.
- Particulars of Applicant:**
 - Applicant Type:** Radio buttons for Vende(Self), Power of Attorney, and Others.
 - Khatian Present:** Radio buttons for Yes and No. An arrow points to the 'No' option.
 - Industrial Purpose:** Radio buttons for Yes and No.
 - Recorded Owner:** Radio buttons for Yes and No.
 - Personal Information:** Fields for First Name, Last Name, and Guardian Name (with radio buttons for Husband, Father, Others).
 - Address:** Fields for Address 1, Address 2, and Address 3.
 - Mode Of Transfer:** Radio buttons for Sale, Gift, will, Exchange, and Others.
 - Deed Information:** Fields for Deed No. and Date of Deed (pre-filled with 10/11/2022).
 - Registry Office:** A dropdown menu.

3. 'Tennant type' tab may be deleted as there is only one option "BYAKTI".
4. 'Save & Next' tab may be incorporated in the bottom of each grid for going to next grid.
5. 'Captcha' & 'check box' may not be included at the bottom of all the grid and only be included in the last grid.

The screenshot shows the 'Buyer Details' form. It includes the following fields:

- Personal Information:** First Name, Last Name, and Guardian Name (with radio buttons for Husband, Father, Others).
- Address:** Address 1, Address 2, and Address 3.
- Demographic Information:** Caste, Gender, Tenant Type, and Religion dropdown menus.
- Identification:** Aadhaar No., Mobile No., and EMail-ID (with EMail-ID and EMail/OTP input fields).
- Navigation:** A 'Save & Next' button is located at the bottom right. An arrow points to the 'Tenant Type' dropdown menu.

6. 'Plot entry' tab may be incorporated in 'particular of transferor' sub menu just like eBhuchitra and khatian numbers with details may be populated in the same tab.

District No. / Particular No. (একক) সাবেক নং

খতিয়ান নং* /

নাম

ঠিকানা

স্বামী পিতা অন্যায়

খতিয়ান নং	নাম	অংশ	অংশ পরিমাণ(ঃ)

ক্রমের অংশ পরিমাণ অংশ

অংশ অংশ পরিমাণ(ঃ)

Save & Next

7. In 'List of Enclosures' grid, upload of copies of registered deed should be done mandatorily.

MUTATION APPLICATION

District: * Block: * Mouza: *

Reference Number -

Applicant Description Particulars of Transferor **List of Enclosures** Processing Fee SoP for disposal of Mutation

[Allow File type PDF & File size 2 MB Maximum]

- বেজিষ্ট্রিকৃত দলিল (হেবানামার ক্ষেত্রে)
Copy / copies of registered deed.
- উত্তরাধিকার সংক্রান্ত নংগা পত্র (উত্তরাধিকারের ক্ষেত্রে)
Copy / copies of legal heir certificate / hebanama etc.
- শিঠ দলিল
Copy / copies of chain deeds.
- হাল খাজনার রসিদ
Copy of up-to-date rent receipt.
- নিশিষ্ট কর্তে ঘোষণাপত্র (দশ টাকার কোর্ট ফি সমেত)
Declaration in prescribed Form with court fee stamp of Rs. 10/-

8. 'Processing Fee' & 'SOP for disposal of Mutation' grids shouldn't be incorporated in the application form.

9. 'Captcha' & 'check box' may be included at this point and 'Submit' option may be given.

Type The Characters Shown* KN ADJZ

The information furnished herein above is true and correct to the best of my/our knowledge and I/We have not concealed or misrepresented any fact and the documents uploaded herewith. I/We shall bear full responsibility of any factual error(s) of the information supplied/ uploaded by me/us and also shall bear criminal and civil consequences, if any. I/We shall produce the original documents, copy of which uploaded as and when demanded by the authority.

Submit

Exit

10. After successful payment through GRIPS redirection to the 'Banglarbhumi' portal does not happen which may be incorporated and get the application number easily.
11. GRN verification may be done through system only and after successful payment, system generated case no. should be given and application form and declaration forms should be auto downloaded.
12. For future reference, a detailed report of every filed applications like Mutation, Conversion, PI, Certified Copy etc. in the same login should be displayed in tabular format along with 'Current payment status' and 'Re-downloaded' option.
13. An option may be given to the applicant for further uploading different documents as and when required against an case number before Disposal of the case.
14. Format of the order sheet which is auto generated from eBhuchitra may be allow to change by the Revenue Officer concern . After Tamilling of the a Mutation case the order sheet may be Digitally Signed.

Here a complete case record will be store in the system.

15. Complete digital case record of each and every Mutation case should be available at BLLRO's end for further reference.

Warish Application

1. In the 'Legal Heir Certificate Provided By' tab, option should be populated as per Memorandum No. 1511-LP/5M-33/15 dated 21/05/2019 of the Principal Secretary to the Govt. of West Bengal, L&LR&RR&R Department.
2. 'Reference No.' & 'Case Date' tabs may be masked.
3. In 'Predecessor Details' grid, if in 'Khatian Present' tab 'NO' is selected, then name, father's name and other details may be entered in English and populated to Bengali with correction facility, just like AADHAAR application.
4. Automatic allotment to the Revenue Officer through eBhuchitra system may be incorporated.

Conversion Application

- i 'Plot entry' tab may be incorporated in 'particular of transferor' sub menu just like eBhuchitra and khatian numbers with details may be populated in the same tab or 'Drop Down' menu can be inserted.
- ii 'Application No.' & 'Application Date' tabs may be masked.
- iii 'Save & Next' tab may be incorporated in the bottom of each grid for going to next grid.
- iv 'Captcha' & 'check box' may not be included at the bottom of all the grid and only be included in the last grid.
- v In 'List of Enclosures' grid, upload of copy of Current RoR and Rent Receipt should be done mandatorily as per Memorandum No. 51-LP/1A-12/13 dated 05/01/2022 of the LRC and Secretary to the Govt. of West Bengal, L&LR&RR&R Department .
- vi 'Processing Fee' & 'SOP for disposal of Conversion' grids shouldn't be incorporated in the application form.
- vii 'Captcha' & 'check box' may be included at this point and 'Submit' option may be given.
- viii After successful payment through GRIPS redirection to the 'Banglarbhumi' portal does not happen which may be incorporated and get the application number easily.
- ix GRN verification may be done through system only and after successful payment, system generated case no. should be given and application form and declaration forms should be auto downloaded.
- x For future reference, a detailed report of every filed applications like Mutation, Conversion, PI, Certified Copy etc. in the same login should be displayed in tabular format along with 'Current payment status' and 'Re-downloaded' option.
- xi An option may be given to the applicant for further uploading different documents as and when required against an case number before Disposal of the case.
- xii Format of the order sheet which is auto generated from eBhuchitra may be allow to change by the BL&LRO concern . After Tamilling of the a Conversion case the order sheet may be Digitally Signed.

Here a complete case record will be store in the system.

- xiii Complete digital case record of each and every case should be available at BLLRO's end for further reference.

Digitally Signed Copy

1. Availability of the download option may be incorporated for a pre-defined period of time for digitally signed copy of Plot Information/Certified Copy/Plot Map.