

Registration System (NGDRS) in the UT of Jammu & Kashmir

Coverage under online registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Total number and Percentage of SROs covered	86 (100%)	All SROs covered	-
2.	From which year is digitized legacy data available & the backlog, if any	Not available. The legacy data is with the Judiciary which used to conduct registration before Nov. 2019 (before constitutional amendments)	Accord of AA/TS for DPR / RFP for scanning, digitization and uploading of legacy data of Judiciary / Registration Department under active consideration of the Government	6 months
3.	Availability of search facility of document based on Name, Property details like survey number, deed number, etc.	Yes	Presently available in SRO login only.	-

Coverage under online registration

S.No.	Functionality	Current Status	Future plan	Timeline
4.	Search facility of legacy data available to SRO and/or citizens	No	Legacy data (Presently with Judiciary) has not yet been integrated with NGDRS. Proposal / RFP has been submitted to Government for approval.	6 months
5.	Percentage of Aadhar seeding in the RoR & Cadastral map by LR Dept and its availability to SRO	No It is maintained by the LR Deptt. (separate department)		1 year

Ease of registration

S.No.	Functionality	Current Status	Future plan	Timeline
4.	Requirements & functions of Notary public, witnesses and Gazetted officer in registration process	Identifiers and Witnesses are needed in admission and parties may require assistance of notaries in drafting of deed documents	Standardization and simplification of document based on a prototype so that citizen can himself draft the deed document and make data entry without any assistance	6 months
5.	Dynamic deed templates availability	No	Templates to be added and also to be made available on departmental website	3 months
6.	Whether anywhere registration is allowed in the state	No	Proposal on amendments in Registration Act, 1908 submitted to Government including notification of e-registration rules	6 months

Ease of registration

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Online facility for booking appointment slot for registration	Yes		
2.	Pre-registration search facility about the RoR, Cadastral map etc for citizens	No The systems are not integrated yet.	Integration of Revenue/Land Records services with NGDRS is needed	6 months
3.	KYC systems in operation: a. Aadhar linkage b. Aadhar authentication c. Any other document/Icards allowed	a. No b. Yes (Parties e-KYC is done) c. PAN Card		

E-stamping & fees etc.

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Circle Rates/ Ready Reckoner Rates/ Guideline values / Collector Rates for lands: Availability online	Yes, updated on annual basis		
2.	E-Calculator (Online Stamp duty calculator) availability to compute fees	Yes		
3.	Online payment facility for application fee - Stamp duty, registration fees, etc.	Yes		
4.	Whether citizens are capable to purchase stamps online?	Yes In the form of e-stamps purchased through Stamp Vendors		
5.	Integrated e-stamping facility availability in the software itself	No	e-Stamp payment will be integrated through SHCIL	3 months

Integration with other systems

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Percentage of SROs integrated with Revenue Offices and Land Record database and its embedded nature	18% 17 SROs of two districts (Jammu and Srinagar)	Rest of districts to be integrated for mutation	6 months
2.	Whether SRO and/or citizen can check litigations online for a property scheduled for registration	No	integration with Revenue Court Case Monitoring System (RCCMS)	6 months
3.	Does every registration of land, plot, apartment trigger a corresponding digital mutation in the RoR	Partly 17 SROs of two districts (Jammu and Srinagar)	Rest to be integrated for mutation	6 months

Integration with other systems

S.No.	Functionality	Current Status	Future plan	Timeline
4.	Is party/ owner names and area details checked from Land Records (RoR) before registration	Yes, but systems are not integrated	NGDRS to be integrated fully with LR	6 months
5.	Is past registration data available for checking & validation by SRO	Partly (from Sep 2020 till date)	Old data prior to 2019 will be available once Legacy Data project is completed	6 months
6.	Whether separate DLC rate are available for flats/ apartments	No	Proposal submitted to Government for standardization of rates of structures	3 months

Integration with other systems

S.No.	Functionality	Current Status	Future plan	Timeline
7.	Whether system are integrated for registration of agreements vis a vis final deed / sale registration.	No	Proposal for approving sale through PoA submitted to the Revenue Department for approval	6 months
8.	Whether sale of Govt Land is blocked/ red-flagged	Prohibited, but not red flagged on the portal. Manual checking is required by perusing Revenue Documents (extracts)	Details of State land under compilation; once compiled, prohibited lands shall be blocked	6 months
9.	System integration with Authority/TCP approval and with the ULBs	No	Proposal to be submitted to Govt.	

AI/ML, GIS & BI

S.No.	Functionality	Current Status	Future plan	Timeline
1.	Whether (AI Nibhrit) solution is available for masking personal information of PAN, Aadhaar number and fingerprint impressions on registered pdf deeds	No	Process for availing AI Nibhrit-based masking of personal data is under way with support of NIC Pune and State Data Centre.	4 months
2.	Whether circle / guideline locations map georeferenced are available on GIS platforms?	Yes, though not integrated with NGDRS		
3.	Whether BI based dashboards available for decision support?	No	To be added	4 months

AI/ML, GIS & BI

S.No.	Functionality	Current Status	Future plan	Timeline
4.	Whether circle rate/ guideline rates can be checked by selecting area of interest from the map or mobile app ?	No	Full integration with LR site	6 months
5.	Whether Block chain technology is being utilized.	No		1 year

States – Specific Innovations

S.No.	Innovation
1.	Need for identifier dispensed, due to Aadhaar based eKYC: Yes: Jammu and Kashmir Registration (Identity Verification for the Registration of Documents) Rules,2023 notified to dispense with identifier and reduce footfall in SROs: 14.08.2023
2.	Registration on the day of appointment
3.	Sale and Gift Deeds available on Digi-locker: w.e.f 10.08.2022
4.	Checklist of documents linked with each Article/Instrument in NGDRS:21.11.2023
5.	RAS for feedback on document registration:20.10.2022
6.	Display of e stamp PDF at step 2 for correlation with the physical copy of the e stamp
7	L 1 device (Mantra)introduced: 01.07.2024, for Aadhaar based e-KYC