EXTRAORDINARY



THE JAMMU AND KASHMIR OFFICIAL GAZETTE

Separate paging is given to this part in order that it may be filed as a

separate compilation

Law, Regulations and Rules passed thereunder.

óóóóóóó GOVERNMENT OF JAMMU AND KASHMIR CIVIL SECRETARIATÔ REVENUE DEPARTMENT

Notification

Jammu, the 25th of January, 2022.

SO-34.ô In exercise of the powers conferred by clause (c) of section 33 of the Jammu and Kashmir Land Revenue Act, Svt. 1996, the Government hereby make the following regulations for the purpose of Survey and Record Operations ; namely :ô

CHAPTER I

Introduction

1. Short title and commencement :

(1) These regulations may be called the Jammu and Kashmir Abadideh Survey and Record Operations Regulations, 2022.

(2) These regulations shall come into force from the date of their publication in the Official Gazette.

2. Definition :

In these regulations, unless there is anything adverse about the subject or context :ô

- õAbadidehö or õRural Abadidehö means an area which is recorded as Abadideh in the last Settlement or Consolidation Settlement in the Record of Rights/Jamabandi and Map.
- (2) õAbadideh Numberö means the Survey Number which is designated for purpose of Abadideh and is recorded as such and maintained in the Records of Right and Maps, prepared under the provisions of the Jammu and Kashmir Land Revenue Act, Svt. 1996.
- (3) õAbadideh plotö means the Abadideh plot designated for Abadideh purposes in the map prepared after survey of the said area.
- (4) õAbadideh Survey Formö means one or more forms appended to this Regulation.
- (5) õActö means the Jammu and Kashmir Land Revenue, Act, Svt. 1996.
- (6) õBoardö means the Board of Revenue, constituted under section5 A(l) of Jammu and Kashmir Land Revenue Act, Svt. 1996.
- (7) õLand ownerö refers to the owner of the Abadideh plot or structure or part thereof (on Abadideh plot) as shown in Abadideh Survey Number.
- (8) õRecord Officerö means the Deputy Commissioner of the District, õDeputy Record Officerö means the Assistant Commissioner Revenue (ACR) of the Districts and the õAssistant Record Officerö means the Tehsildar of the concerned Tehsil, unless any other officer is designated as Record Officer or Assistant Record Officer.

- (9) õRegulationö means the Jammu and Kashmir Abadideh Survey and Record Operations Regulations, 2022.
- (10) õRural Abadideh Recordsö means the Rural Abadideh Records as recorded in the Abadideh Survey Form No. 10, prepared under the Survey and Record Operations as per these Regulations.
- (11) Property Card means a certificate of ownership issued under these regulations in Form No. 13.
- (12) õSectionö wherever the section mentioned in these regulations means a section of the Jammu and Kashmir Land Revenue Act, Svt. 1996.
- (13) õGovernmentö means the Government of the Union Territory of Jammu and Kashmir.
- (14) õTechnical Agencyö means an agency nominated by the Government for survey work as outlined in section 101 of Jammu and Kashmir Land Revenue Act, Svt. 1996.

3. Notification by Government :

Abadideh Survey and Record Operations notification issued by the Government under section 101 of the Jammu and Kashmir Land Revenue Act Svt. 1996 shall be published in the following manner, namely : ô

- (1) in the Official Gazette;
- (2) in the offices of the Deputy Commissioner/ Assistant Commissioner (Revenue)/Sub-Divisional Magistrates/ Tehsildars/Naib-Tehsildars and Gram Panchayats;
- (3) the notification will be uploaded on the website of the Government;
- (4) in the concerned area by notifying it at conspicuous places.

4. Fixation of reference Points :

On the issue of notification for Survey and Record Operation, a network of reference points will be established by the Technical Agency, authorized by the Government for GIS mapping, with the help of modern technology and techniques.

- (1) After the issuance of notification of the Abadideh Survey and Record Operation by the Government, the Deputy Commissioner/ Record Officer will issue notice of information of the schedule of the Programme related to the villages to be surveyed in the district on the Abadideh Survey Form No. 2.
- (2) Updated Revenue Records and set of Settlement records, if available of the respective villages, will be made available to the concerned Assistant Record Officer. The Assistant Record Officer will coordinate with the designated officers of the Technical Agency and other departments and inform the concerned Gram Panchayat and the officers about the activities of the scheduled Survey Programme and the time period involved.

6. Determination of location by technical Agency :

Appropriate action will be taken by the Technical Agency, for determination and identification of the location of the selected cluster of villages or local area for the Abadideh Survey as required.

7. Programme of survey activities :

The Assistant Record Officer will decide the day-by-day programme of survey activities in each village or local area and convey the information to the Gram Panchayat, Officers of the Department of Rural Development and Panchayati Raj, the concerned Technical Agency and other related Line Departments about these activities.

8. Meeting of Gram Sabha for Abadideh Survey :

- i. Gram Sabha or local area meetings will be held in the concerned villages/local area, under the direction of the officers of the concerned departments (Department of Rural Development and Panchayati Raj and Revenue Department).
- ii. Information for the Gram Sabha meeting will be given to the villagers, at least one week before the Abadideh Survey in a manner as prescribed in Form No. 3. Information about the meetings will also be given to the concerned Police Station.

- iii. The information/notice for the Gram Sabha meeting shall be pasted in the Gram Panchayat and at all conspicuous places in the village/area to be surveyed.
- iv. In the Gram Sabha or local area meeting, information will be given to the villagers about the survey method, survey activities and procedures, and benefits of the survey jointly by the Departments of Revenue, Rural Development and Panchayati Raj and Technical Agency involved.
- v. Information about the survey will also be widely publicized in the area.

9. Constitution of Survey Teams :

- (i) The Assistant Record Officer will constitute Survey Teams as per the requirement, for survey of the village or local area, in which the concerned Patwari, Secretary Panchayat of the village or local area will be included compulsorily, along with employees of other Line Departments, as required. The jurisdictional police officer to provide all necessary assistance so as to ensure the ease of convenience of survey to the Survey Team constituted.
- (ii) Each Survey Team will carry its survey work in the allotted village or local area, as per the time schedule notified by the Assistant Record Officer or Record Officer.

10. Survey Work by Survey Team :

Under the supervision of the Assistant Record Officer; the Survey Team, along with the Team of Technical Agency shall do the Survey and Record Operation of the Abadideh or Village Abadideh area using modern technology, on the basis of the records made available to them by the Assistant Record Officer.

11. Supervision of work of Survey Team :

The work of the Survey Team constituted by the Assistant Record Officer will be supervised by the concerned Nodal Officer nominated for the purpose, the Record Officer, Deputy Record Officer, Assistant Record Officer, Block Development Officer of the Department of Rural Development & Panchayati Raj and the Gram Panchayats on daily basis till the survey process concludes.

Survey Work

12. Work to be done by Survey Team and Technical Agency :

- (i) The boundaries of the Survey No. of the Abadideh area shown in the map of the first settlement or consolidation of the village or local area, will be demarcated by the Survey Team, on the spot with all assistance from Line Departments and Panchayati Raj Institutions.
- (ii) The work of measurement in the survey will be done through modern survey methods and equipment by the State Government or by the Technical Agency authorized for the purpose by the Government.
- (iii) In case there is more than one Survey Number in a village, survey of each Survey Number will be done in ascending order of Survey Number.

13. Identification of Boundaries of Abadideh Area :

The boundaries of the Abadideh area will be marked with limestone powder or by any other method as per the requirement of the Technical Agency. At the time of identification of boundaries, basic information of the Abadideh area will also be collected on Form No. 5 and the data shall be consolidated accordingly.

14. Determination of categories of land by Survey Team :

- (1) The Survey Team constituted will examine the categories and sub-categories (as per Appendix to these Regulations), of the structures and vacant lands of the Abadideh area of the village of local area, and also the plots, the boundaries of which are not physically visible. The survey team will mark their boundaries with the help of Gram Panchayat by marking using limestone powder or by any other method. The boundaries of plot or structures of survey area will be determined/identified as follows :ô
 - (i) division of jointly held vacant properties;
 - (ii) determination of the extent of the open area of the individual
 s
 plot;
 - (iii) determination of edge of drains beyond open area ;

- (iv) determination of boundaries of roads, streets, paths etc. ;
- (v) identification of poles, transformers, hand pumps, wells etc. ;
- (vi) identification of the area of water pipeline, powerline, sewer line, railway line, gas pipeline etc. ;
- (vii) determination of boundaries of lands of community area, temples, holy places, mosques, gurudwaras, cremation grounds, burial grounds etc.;
- (viii) determination of boundaries of terrain not visible in aerial survey due to trees/sheds/buildings/conopy etc.;
- (ix) determination of boundary of any other Government/Individual/ Community/Vacant land etc. ;
- (2) After demarcation or marking by limestone powder lines of all places in the Abadideh area of the village or local area, the Tehsildar/Naib-Tehsildar or the officer appointed by the Assistant Record Officer for this work, will provide the information about the readiness for survey of the village or local area to the Gram Panchayat, Assistant Record Officer, Technical Agency, Officers or other concerned departments and the concerned Police Station, one day before the date of survey (aerial or otherwise).

15. Aerial Survey on the date of survey :

- (1) On the date fixed for the survey of the Abadideh area of the village or local area, the desired information and photos will be taken by the Technical Agency officials through an aerial survey with the help of modern techniques. The Survey Team will also be present with each Technical Team and shall supervise the survey process so that the limestone powder marking or boundary markings are not erased by anyone. Necessary police force will be deployed during the survey process for the help of Technical Team and Survey Team by the jurisdictional Police Officer.
- (2) The preliminary Survey Land Map will be prepared according to requirements, from the data extracted from the photos and the digital information of the area surveyed by the Technical Agency. A copy of this preliminary Survey Land Map will be made available to the Assistant Record Officer by the Technical Agency within 03 (three) days of the aerial survey.

Preparation of Record

16. Numbering of Abadideh Plots :

- (1) In the Survey Land Map, each plot of Abadideh area will be numbered sequentially, which will start from North-West and end in South-East. The numbering of these Abadideh plots will be compared with the numbering in Form 5 prepared on the basis of preliminary plot-wise survey done at the time of demarcation of boundaries of the plots.
- (2) In case of future division of the numbered Abadideh plot, it will be numbered in fraction and the partition will also be shown in the map.
- (3) If any plot is left out of the numbering in the Map, then the number allotted to that plot will be after the last Abadideh plot number of that village.
- (4) Even if there is more than one Survey Number in the village, the plot with the missing number will be allotted a number after the last Abadideh plot number of that village.

17. Ground Truthing/Verification :

- (1) Ground Truthing or verification of houses/plots/landforms shown in preliminary Survey Map prepared after processing of digital data and information collected in the technical survey, will be carried out by the Survey and Technical Team and the boundaries of all the houses/plots/landforms will be verified.
- (2) At the time of spot verification, all types of Abadideh structures (identified as per Appendix-III or as appropriate) will also be marked in Map. The boundaries of Survey Number will also be marked on the Abadideh Map.
- (3) The errors found in Preliminary Survey Map (Map-I) and the locations of the all types of Abadideh structures will be recorded by the Survey Team in the Abadideh Survey Form No. 4 on the basis of the spot verification (Ground Truthing).

Abadideh Survey Form No. 4 and Preliminary Survey Map (Map-1) will be sent back to the Technical Agency for correction

> Abadideh Map-2 will be prepared by the Technical Agency. Map-2, received after error correction will be verified by Technical Team, Survey Team and Tehsildar and it will be ensured that new information and corrections recorded in Form 04 during spot verification have been included in the Abadideh Map-2. Corrections recorded in Form 04 during spot verification have been included in the Abadideh Map-2.

(4) After verification, the Abadideh Map-2 will be made available to the Assistant Record Officer by the Technical Agency for publication for the purpose of inviting of objections from the public.

18. Recording of entries of Abadideh Survey Form :

- (1) Spot verification of all the plot numbers of the surveyed Abadideh area will be done by: the Survey Team and other officers of the concerned department.
- (2) Plot-wise details in relation to each Abadideh plot will be entered in the register of initial Abadideh records, Abadideh Survey Form No. 5 and it will be computerized/digitized simultaneously. In the column of for gender in the Abadideh Survey Form 5, õ1ö will be marked for male, õ2ö for female and õ3ö for third gender.
- (3) During field verification by the Survey Team, the Abadideh Survey Form No. 6 (1) and (2) will be prepared, for listing the errors and disputes found in the Abadideh Survey Form No. 5.
- (4) Abdideh Survey Form No. 6(1) will contain list of clerical errors and new information found at the time of spot verification. In case of any discrepancy in numbering of plots, the revised numbering will be done in Form 5 as per Preliminary Land Map (Map-1), and its entry will also be made in Form 6(1).
- (5) Disputes found during the plot-wise survey of the Abadideh will be shown in the Abadideh Survey Form No. 6 (2). Details of claimed and disputed shares in the jointly held plots will also be recorded in the Survey Form No. 6(2).

- (6) Survey Team and the Assistant Record Officer/ Naib-Tehsildar will verify 100% properties of Government, Semi-government and Gram Panchayat land and the land reserved for any purpose with by the order of the Government or District Collector as mentioned in the preliminary Rural Abadideh Records, Abadideh Survey Form No. 5 prepared during the verification by the Survey Team.
- (7) Similarly, 100% spot verification of the Form 6(1) and 6(2) and all Government properties, Gram Panchayat properties and all types of Abadideh structures will also be done by the Survey Team and the Assistant Record Officer/Naib-Tehsildar concerned.
- (8) The Survey Team and the Assistant Record Officer/Naib-Tehsildar concerned shall submit a list of all the errors and disputes recorded in the Abadideh Survey Form No. 6(1) and 6(2), during plot-wise verification to the Tehsildar with the details of discrepancies in the relevant column.
- (9) After the aforesaid, all the new information in 6(1), clerical errors, information of Form 6(2) information and in respect of all other errors, the corrected entries will be made in Abadideh Survey Form No. 7. Similarly, information of areas of plots given in Abadideh Map-02 will also be recorded in Abadideh Survey Form No. 7.
- (10) Form 7 and Abadideh Map-02 prepared will be verified by the Tehsildar and it will be ensured that there is no error in the verified data, in respect of Government and Gram Panchayat properties and it will also be ensured that the errors and modifications found in Form 6(1) and 6(2) and all types of Abadideh structures and data of area obtained from Abadideh Map-02 have been recorded and entered in Form 7. At the same time it will be ensured that the new information and corrections done during spot verification in Form 04, have been included in the Abadideh Map-02.
- (11) After the aforesaid, in order to resolve the disputes only on the basis of compromise, Naib-Tehsildar/Tehsildar will record the reconciliation statement along with signatures made in presence

In case the dispute is not settled by Conciliation, a remark õDisputedö shall be made by Naib-Tehsildar/Tehsildar in the relevant column of Abadideh Survey Form No. 6(2).

- (12) Conciliation disposal in respect of land belonging to Gram Panchayat or other local authority or State Government or Government of India shall not be done by Naib-Tehsildar. Reference of these will be sent to the Assistant Record Officer.
- (13) Random inspection of the work of the Naib-Tehsildar will be done by the Assistant Record Officer, Deputy Records Officer and Records Officer, in order to ensure that all the agreements in cases of errors or disputes or claimed share in the joint Abadideh have been recorded by the Naib Tehsildar/Tehsildar correctly.

19. Recording of disputed cases by Assistant Record Officer :

Assistant Record Officer will prepare a preliminary draft of Abadideh records, in Abadideh Survey Form No. 7, by including the details of Form 5, error corrections in Form 6(1), settlement of disputes in Form 6(2), marking õdisputedö in disputed cases and also including the plot-wise areas dimensions and sketch map of the plot in Form Map-2.

CHAPTER IV

Publication and Finalization of records

20. Publication of Abadideh Record :

(1) The preliminary Rural Abadideh Records, Abadideh Survey Form No. 7 and Map-2 will be published by the Assistant Record Officer in the open meeting of the Gram Sabha, and objections will be invited giving 15 days time. The minutes of the Gram Sabha open meeting will be prepared jointly by Secretary Panchayat and Patwari concerned and preserved with the Assistant Record Officer, Gram Panchayat. The date of this meeting will be marked in the Abadideh Record Survey Form No. 9 as the date of the meeting and resolution of the Gram Sabha.

- (2) A copy of the plot-wise Form 7 along with copy of the notice prepared by the Assistant Record Officer (Survey Form 8) and the format for submission of objections (Survey Form 9) will be made available/served owner-wise free of cost, to the persons concerned by the concerned Naib-Tehsildar within 24 hours of the issuance of the notice.
- (3) For evidence of receipt, on the office copy of Survey Form No. 8, the signatures of the plot owner will be taken, along with two witnesses. If the concerned person cannot be found, the copy of the record will be served as per rules and the signature of two witnesses will be taken as evidence. The record of the notices served will be maintained.
- (4) In respect of Abadideh plots related to Government Departments, a copy of its Survey Form Number 7, 8 and 9 will be sent to the District Level Officer of the concerned department. A copy of Form Nos. 7, 8 and 9 will be given to the Panchayat Secretary and head of the Gram Panchayat or to the Chairman of the local authority, as the case may be, in respect of the plots belonging to or contained in the Gram Panchayat or other local area under proper receipt.
- (5) After receipt of the notice any person to whom the notice has been served or any other person aggrieved by any entry of the record related with the Map shall submit his/her objections by including the evidence, if any, to the Assistant Record Officer, on Form No. 9 within 10 days from the date of receipt of the notice.

21. Hearing of objections by Assistant Record Officer :

(1) The Assistant Record Officer will inform the concerned parties of the hearing by fixing the date for hearing of objections related to the entries in the record. The Assistant Record Officer shall hear the parties on the date fixed for hearing or on the subsequent date fixed for that purpose, and shall dispose the issues/disputes on the basis of conciliation or agreement or through summary enquiry on spot within 21 days of objections filed by the concerned.

- (2) In the event of conciliation, a written agreement will be recorded between the concerned parties and the signatures/thumb marks of the respective parties will be obtained on it. The Assistant Record Officer will record his disposal of the issue on the same document and the recording of this disposal will be done in the relevant column of Form No. 9. The date of recording of the disposal of the settlement will also be mentioned in the hard copy of the agreement record.
- (3) All such records of agreement will be preserved with Assistant Record Officer and Gram Panchayat.

22. Determination of unique code of Abadideh plot :

In the (Abadideh Survey Form Number 10) for the purpose of determination of the unique code of the Abadideh plot, the first 06-digit code for each revenue village, after that 05 digits will be of the plot number of the Abadideh. Unique code of 13 digits will be fixed after 02 digits have been reserved for division of the plot. For exampleô

i. Revenue Village Code 213568

A code of 06 digits is prescribed for all revenue Villages.

ii. Abadideh plot number --00125

Assuming a maximum of 99,999 plots in each Village/local area, five digits have been fixed for the number of plots.

iii. Sub-division Number 02.

In case of future division of each plot, 02 digits have been reserved assuming maximum of 99 partitions of the plot.

According to the above, the unique Abadideh code of 13 digits for each Abadideh plot is derived as follows :ô 213568-00125-02.

23. Recording of category and sub-category of Abadideh area :

The category and sub-category of lands of the Abadideh area on the basis of their ownership and use will be recorded in the manner as given in

24. Marking of "Disputed" and "Pending" plots :

If the disputes related to any plot are not resolved then the word õDisputedö will be recorded in the relevant column of Survey Form 9. Similarly, where objections related to clerical errors of entries or pertaining to the map are pending, the word õPendingö will be recorded in the relevant column of Survey Form 9.

25. Submission of objection before Record Officer :

- (1) A person aggrieved by the order of Assistant Record Officer can submit his/her objections related to errors or settlement before the Records Officer within 15 days from the date of issuance of order by Assistant Record Officer.
- (2) The Records Officer shall settle the issues or objections received in the case of errors or disputes, only on the basis of reconciliation or agreement. All disposal of the Record Officer will be recorded by the Assistant Record Officer in the relevant column of Rural Abadideh Records, Abadideh Survey Form No. 9.

26. Preparation of Abadideh Index :

After the entry of the records is completed for each village or local area, a plot-wise Khasra in the Abadideh Survey Form No. 11 will be prepared for each Village or local area by Assistant Record Officer.

27. Entry and Order on disputed plots :

(1) In case of dispute regarding ownership of a disputed plots/plot, the word õDisputedö will be recorded in the relevant column in Form 9. When the concerned parties get the relief/order from the concerned Court, and submit a verified copy of the order, the recording of the revised entry will be done in the relevant column of Survey Form No. 9. All orders will be recorded by the Assistant Record Officer in rural Abadideh records, Survey Form No. 9.

- (2) In case of any clerical error, the related column in Form 9 in respect of that error will be kept open till the time the error is not revised and agreed to by the owners of the concerned plot. Similarly, in respect of the errors of the map also, the errors will be marked õpendingö in the column of Survey Form 9 till corrected and agreed to.
- (3) In respect of the plots in which an entry of õdisputedö or õpendingö is marked in the relevant column of Survey Form No. 9, the Form No. 10 of those plots will not be completely finalized. Form 10 will be fully finalized in other plots, in which no objection regarding dispute or clerical error is pending.
- (4) After recording any revisions in Form 9 and Map-2, if any, and entering data about all types of Abadideh structures the final Abadideh Map-3 of each Village or local area will be prepared by the Technical Agency.
- (5) The Abadi Records in Survey Form No. 10 will be finalized by making entries in the concerned columns of Survey, Form No. 9, after the disposal of objections, if any about the entries recorded of each plot of Abadideh for each village or local area by the Assistant Record Officer.
- (6) Recording of all types of disposals will be done only in Abadideh Survey Form No. 9. No disposal will be recorded in Abadideh Survey Form No. 10. In respect of the plots of land for which õdisputedö or õpendingö is recorded in the concerned column of Survey Form No. 9, the Words õdisputedö or õpendingö will be recorded in the relevant column of Survey Form No. 10.

28. Preparation of Map :

Abadideh Form No. 10 shall show record of ownership and use as per categories and sub-categories (as shown in Appendix-II) along with time stamping and updation of records. G.I.S. based latitudes and longitude of each plot, area, and dimensions of each plot will, also be shown in Map-3 and the map so prepared of the Abadideh area shall be included in the Record of Rights (RoR) of the revenue village/estate.

29. Modification of forms of appendices :

For the purpose of redressing the practical difficulties which come to notice during the Survey and Record process, the formats of all the forms shown in Appendices-I, II and III can be modified by the order of the Government as required.

30. Verification of the finalized Abadideh Records :

- (1) The Assistant Record Officer, after recording the disposals and corrections made by the competent person, shall verify the final rural Abadideh Records Abadideh Survey Form No. 10 and Map- 3, and shall inform the Record Officer regarding such finalization.
- (2) The Record Officer to make available to the concerned persons a copy of the Rural Abadideh Records Abadideh Survey Form No. 10 that has been finalized before getting the Abadideh Survey and Records Operation of that village or local area ended within 15 days of its finalization.

31. Ending of Abadideh Survey and Records operations :

- The Record Officer, on his/her satisfaction shall send a proposal to the Government to end Abadideh Survey and operations in the village or local area.
- (2) A notification will, be issued by the Government to end Abadideh Survey and Records Operation in the village or local area in Form 12.

32. Preservation of Rural Abadideh Records :

After publication of notification, a copy of Rural Abadideh Records Abadideh Survey Form No. 10 and Map-3 will be preserved with the Record Offices, Tehsil Archives, District Archives, and at the State level, in Archives of the Revenue Department, and will also be preserved by the Department in the soft form in the Data Centre.

Computerization of records

33. Computerization of Rural Abadideh Records and Development of Portal :

- (1) The Rural Abadideh Records prepared under these Regulations will be computerized by the Revenue Department.
- (2) A portal shall be developed to provide copies of computerized Rural Abadideh Records to the public on payment of fees or in a manner prescribed by the Government.
- (3) The data entry, operation and maintenance of the portal shall be done by the Revenue Department of the Government through any Technical Agency or Department as warranted.
- (4) Copies of extracts of computerized Rural Abadideh Records shall be made available to the public from Tehsil Office or any Revenue Office in the Tehsil in a manner as prescribed by the Government.

34. Availability of copy of Survey Record to the public :

Revenue Department shall make arrangement for availability of copies of Survey Records to the public in a manner as prescribed by the Department.

CHAPTER VI

Updation of Records

35. Updation of Rural Abadideh Record :

For the purpose of planned development of the village and collection of taxes the entries of Rural Abadideh Records shall be updated by the Revenue Department as per the process prescribed by the Government.

36. Property Card :

 The certificate of ownership of property after completion of survey and Records Operation will be issued in Form (13) to land/property owner(s).

- (2) Financial assistance may be granted by a Financial Institution to a land/property owner on production of the Property Card.
- (3) The Financial Institution shall make an entry against the property on the security of which the financial assistance has been granted and the entry so made shall have the effect of creating charge in favour of the Financial Institution on the property against which the entry has been made and the holder of the property card shall be debarred from alienating the said property until the outstanding amount granted by the Financial Institution has been repealed together with interest due thereon.
- (4) The Financial Institution shall endorse a copy of the relevant entries incorporated in the Property Card to the Revenue Officer as well as the Sub-Registrar concerned.

By order of the Government of Jammu and Kashmir.

(Sd.) VIJAY KUMAR BIDHURI, IAS,

Commissioner/Secretary to Government.

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No./one..../ Jammu, Dated20

Notification

In exercise of the powers conferred under section (1) of Section 101 of the Jammu and Kashmir Land Revenue Act, Svt. 1996, the Government hereby declares that the area of habitation or rural habitation in the Village...... of Tehsil of Districtspecified in the Schedule below, will be subject to the Survey and Record Operations, in accordance with the Jammu and Kashmir Abadideh Survey and Record Operations Regulations, 2021, from the date of publication in the Gazette of this Notification.

By order.

Commissioner/Secretary to Government, Revenue Department.

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> Abadi Survey Form No. 02 (See Regulation5)

Information by District Collector/District Record Officer

Office of the District Collector/District Record Officer

District

Notice No. :_____

Dated :___/__/

Rural Abadideh Survey Record Operation - Information

I_____Deputy Commissioner/District Record Officer in compliance to _____Notification No._____ dated issued by the Revenue Department, it is hereby ordered that the Village/Villages as below :ô

S. No.	District	Tehsil	Village Revenue Village Code

shall be subjected to the Abadideh Survey and Record Operation, according to the following time table:

Deputy Commissioner/District Record Officer.

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	Time Table	
	Survey Activity	Timeline
1.	Publication of information Survey work by the Deputy Commissioner (District Record Officer)	
2.	Constituting of Survey teams by Deputy Commissioner (District Record Officer)	
3.	Issuing of notices for meeting of Village Panchayat by Assistant Record Officer	
4.	Organizing meeting of Village Panchayat to inform the villagers regarding the scheme	
5.	Demarcation of boundaries of properties in he rural Abadideh by limestone powder or any other way and preparation of Form 5	
6.	Giving information to village inhabitants about the date of survey with the help of modern technology	
7.	Survey of Rural Habitation with the help of modern technology by Technical Agency	
8.	Finalizing the map of Abadideh area Preliminary Survey Map (Map-l) by Technical Agency after processing the data providing it to the district	
9.	Preparation of preliminary Abadideh Records Right on the basis of Survey and physical verification under the direction of Assistant Record Officer (Form 7)	
10.	Invitation and disposal of objection for preliminary Abadi Records of Right	
11.	Preparation of Abadi deh Record of Right (Form 10), after disposal of objection by Assistant Record Officer	
12.	Preparation of Abadideh Survey Map (final)	
13.	Issuance of Property Card	

Deputy Commissioner/District Record Officer.

Rural Abadi Survey (Jammu and Kashmir)

Abadi Survey Form 03

[See Regulation 8(ii)]

(Public Notice regarding the Meeting of Gram Sabha for Abadi Survey)

It is hereby informed to all that the process of Survey and Records Operation of Abadideh Area of Village______ Tehsil_____ District_____ will be started from the date ______ A meeting of Gram Sabha/Local Area is called on______ to communicate regarding the procedure and activities with respect to Survey and Records Operation.

It is requested to all the residents of village to be present at the fixed date, time and place and cooperate actively for the Abadideh Survey and Record Operation.

Signature of Secretary, Panchayat of the Village	Signature of Patwari of the Village
Name	Name
Date	Date

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	Rural Abadideh Survey (Jammu and Kashmir)									
	Abadideh Survey Form No. 4									
	[See the Regulation 17(3)]									
	Survey Year :									
				Sui	vey ieur	•				
Dis	District Tehsil Niabat Patwar Halqa Panchayat Name of Revenue Village with Code									
1	Abadi Survey No. in the Khata :									
2	Ν	Jew Ni	umber al	llotte	d to the plo	ot in the Abad	ideh Survey :			
3	ſ	Type of	structu	res in	the plot :					
	F	Errors f	found du	ring	spot enquir	·y :				
	S. 1	No.	Error		Correction		Remarks			
i										
	iii									
	iv									

Authentication by members of Survey Team :

S. No.	Name	Designation	Date	Signature
1				
2				
3				
4				
5				

Counter Signatures

Naib-Tehsildar

Niabat.....

Name.....

Date

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	Rural Abadideh Survey (Jammu and Kashmir) Abadideh Survey Form No. 5 (See the Regulation 13)						
Su	rvey	Year-					
Dis	District Tehsil Niabat Patwar Hale		Patwar Halqa	a Panchayat		Name of Revenue Village with Code	
1		rvey N ata	o. of Ab	adideh as give	en in		<u> </u>
2	Pre	elimina	ry Plot I	No.			
	Во	undarie	es of Ab	adi deh :			
	Ea	st					
3	We	est					
	No	orth					
	So	uth					
	Type of Abadi (Categories and Sub-categories according to Appendix-II) :						
4	Ca	tegory					
	Su	b-Categ	gory				
	Pa	rticular	s of Plo	ot Owners			
5	Name of the plot owner						
6	Share of plots owner						
7	Ge	nder					

	Details of Family members	:
	Father	
	Mother	
8	Wife	
	Son	
	Daughter	
9	Mobile Number	
10	Aadhar Number (with consent)	
11	Photo Identity Card	
12	Remarks	

Signature of Patwari

Halqa_	
Name_	
Date	

Signature of Girdawar

GQ Circle
Name
Date

ôôô

Rural Abadideh Survey (Jammu and Kashmir)

Abadideh Survey Form No. 6(1)

[See the Regulation 18(3)]

Surve	y
-------	---

	List of errors found during field survey and required corrections						
Dist	District :						
Tehs	Tehsil :						
Rev	enue Villa	ge :					
Rev	Revenue Village Code :						
S.	Abadideh	leh Abadideh Plot Clerical errors					
No.	Survey	No.	As found in	Required	Disposal by		
	No. as		Format-5 during	Correction	Tehsildar		
	recorded		filed Survey of		with date		
	in Khata		Abadideh plots				
1	2	3	4	5	6		

Authentication of members of Survey Team :

S. No.	Name	Designation	Date	Signature
1				
2				
3				
4				
5				

Counter Signatures

Signature of Tehsildar

Tehsil_____

Name_____

Date_____

Abadideh Survey Form No. 6(2)

[See the Regulation 18(3)]

Survey	Year	:
--------	------	---

]	List of disputes and required corrections found during field survey								
Di	District :								
Те	Tehsil :								
Re	evenue Village		:						
Re	evenue Village Co	ode	:						
Sr. No.	Abadideh Survey No as recorded in the Khata	Plot No.	Disputes found in Format-5 during field survey of Abadideh plots S. No. Details		disposal of disputes by Tehsildar on basis of compromise between the	To be recorded õDisputedö in case of compromise not done and date			
1	2	3	4 5		parties 6	7			

Counter Signatures

Signature of Tehsildar

Tehsil_____

Name_____

Date_____

5000000		όόόόό	οσοσοσοσοσο	666666666666666666666666666666666666666						
	1		adideh Survey		,					
			Abadideh Surv	•						
			[See the Regu	lation 18(9)]						
Survey										
District	Tehsil	Niabat	Patwar Halqa	Panchayat	Name of Revenue					
					Village with Code					
7.1			oadideh as give	en in Khata						
7.2	Plot No.									
		ries of A	badideh							
	East									
7.3	West									
	North									
	South									
7.4	Categor	-								
7.5	Sub-Ca	<u> </u>								
7.6			quare meters)							
7.7		ions (in n	,							
			sides of plot							
		7.8.2 Length of the sides of plot								
7.8	Sketch									
7.9		f plot ow								
7.10			ner in plot							
7.11			ale-2, Others-3	8)						
7.12		of Family	members							
	Father									
-	Mother									
	Wife									
	Son									
	Daughte									
		s of plot o	owner							
	Mobile									
	• •	Identity								
		dentity C								
7.17	Aadhar	No. (wit	h consent)							

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Signature of Village Patwari Name Date..... Signature of Naib-Tehsildar Signature of Circle Girdawar Name..... Date....

Name Date.....

Countersigned by Tehsildar Name..... Date.....

Abadideh Survey Form 08

[See Regulation 20(3)]

Shri/Smt	son/wif	e/daughter of Shri.	R/o	Village
Tehsil	District	an extract of t	the Abadideh	Plot No
of Village	Tehsil	District	, from the	preliminary
record of Aba	adi (Form 7) is	attached herewith.		

In case of any objection against the accuracy of any entry in this form or in case of agreement to the information, the same has to be submitted in Form 9 within 10 days from the receipt of this notice. If no objection is received within the prescribed time, then it will be presumed that you do not have any objection against any entry of the extract, and the entries of this extract will be saved in the records, assuming it to be correct.

Issued todaywith my signature and office seal.

Office seal	Signautre of Tehsildar
	Tehsil
	Name
	Date

.

Received by

Signature of Plot owner Name..... Date

Witness-l Signature Name..... Date

Witness-2 Signature Name..... Date.....

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				(Jammu and	Kashmir)
			-	vey Form No.	
				lation 20(1)]	
~		[500	ne negu	1011011 20(1)]	
Survey Year :					
District	Tehsil	Niabat	Patwar	Panchayat	Name of Revenue
			Halqa		Village with Code
		I	1		
Point No. of	Curre	nt Positio	on		In case of disagreement
Format-7					with entries given in poin
7.1	Surve	y No. of	Abadi de	eh	No. 7.4 7.7 7.8 7.9 7.10
	as giv	en in Kh	ata :		7.11 7.12 7.13 7.14 7.15
7.2	Plot N	lo. :			7.16 7.17 7.18 7.19 provide
					the objection with
					available evidence, if any
					In case of agreement with
					the entries please write
					(I agree)
7.3	Bound	laries of	Abadide	h	
	East				
	West				
	North				
	South				
7.4	Categ	ory			
7.5	Sub-C	ategory			
7.6	Area	of Plot (I	n Square	meters)	
7.7			n meters)		
			of sides o	-	
	7.8.2.	Length	of sides c	f plot	
7.8		n of plot			
7.9		of plot o			
7.10		-	wner in	-	
7.11		-		Others-3)	
			ily memb	bers	i
	Father				
7.12	Mothe	er			
	Wife				
	Son				
	Daugł	nter			

7.13	Address of plot owner
7.14	Mobile No.
7.15	Type of Identity Card
7.16	Photo Identity Card No.
7.17	Aadhar No. (with consent)
7.18	Date of meeting of Village Panchayat

Signature of the Plot Owner

Name..... Date.....

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Government of Jammu and Kashmir

Form No. 10 Record of Rural Abadi

(See Regulation 22)

District		:					
Tehsil :							
Patwar	Patwar Halqa :						
Name o	f Revenue Village with Code	:					
Survey	year	:					
Docum	ent Number	:					
1	Abadi Survey No.						
2	Plot No.						
3	Property Unique ID No.						
4	Classification of property	4.1 type					
	Classification of property	4.2 Sub-type					
5	Area of property (in square r	neters)					
6	Dimension (in meter)	No. of sides					
	()	Length of sides					
7	Property sketch						
8	Boundary by East						
9	Boundary by West						
10	Boundary by North						
11	Boundary by South						
12	Ownerøs Name						
13	Ownerøs father/mother/husband/wife name						
14	14 Address of owner						
15	Share of owner						
16	Gram Panchayat Resolution 1	No. and date					
17	Remarks						

Signature of Naib-Tehsildar

Niabat
Name
Date

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Abadi Survey Form No. 11

(See Regulation 26)

Abadideh Index

Year____

Dist	District :								
Teh	Tehsil :								
Pat	Patwar Halqa :								
Nai	Name of Revenue Village with Code :								
S. No.	Plot No.	Area of Plot	Unique Plot Code	Name of Plot owners	Abadi Category Code	Remarks			
1	2	3	4	5	6	7			

.

.

Signature of Village Patwari

Name..... .

Date.....

Signature of Circle Girdawar
Name
Date

Signature of Naib-Tehsildar

Name	•••	••	•	•••	•	•	•••	•	•	•	•	 •	•	•	•	•	•	•	•	•
Date																				

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Abadi Survey Form No. 12

[See Regulation 31(2)]

Notification

In exercise of the powers conferred by Sub-Section (1) of Section 101 of the Jammu and Kashmir Land Revenue Act, Svt. 1996, the Government hereby declares that the Survey and Records Operation of the areas mentioned in Notification No.Dated issued by the Government is hereby closed.

By order

Commissioner/Secretary to Government, Revenue Department.

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Abadi Survey Form No. 13

[See Regulation-36(1)]

Property Card

Property Card No .____

Dated_____

.

Name of plot/ property owner(s)	:
Share	:
Detail of plot/property ownership	:
Mobile No. of plot/property owner	:
Aadhar No. (with Consent)	:
Abadi Category Code	:
Unique Plot Code	:
Area of Plot	:
Plot Number	:
Name of Revenue Village with Code	:
Patwar Halqa	:
Tehsil	:
District	:
Encumbrances (details)	:

Office Seal

Signature of Tehsildar Tehsil_____ Name_____ Date_____

Appendix-II List-I

Categories of Abadi

- 1. Buildings and Lands of the Central Government, Central Government Departments, Corporations, authorities etc. of the Central Government Category-1.
- 2. Buildings and lands of UT Government, UT Government Departments, Corporations, authorities etc. of the UT Government Category-2.
- 3. Buildings and lands of Semi Government Institution, Category-3.
- 4. Buildings and lands of Co-operative Organization, Self Help Group Category-4.
- 5. Buildings and lands of Gram Panchayat/Local Body Category-5.
- 6. Buildings and lands of private persons/individuals/families Category-6.
- 7. Buildings and lands of private company, corporation, firm etc. Category-7.
- 8. Buildings and lands of trust, Wakf Charitable institute and NGO etc. Category-8.
- 9. Other buildings and lands Category-9.

No.	A	badi	su	b-		Type of Abadi													Remarks							
	ca	tego	ry																							
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1		2								3														4		
ôô	ô	ôô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô	ô
1.		001					0	ffi	ce	Βı	uilo	lin	g													
2.		002					R	ail	Wa	iy i	Liı	ne														
3.		003					R	ail	Wa	ıy	Sta	atic	m													
4.		004					P	ost	t C	Off	ice															

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6.	006	Archaeological sites
7.	007	Museum
8.	008	Zoo
9.	009	Air Strip
10.	010	Telephone Line
11.	011	Mobile Tower
12.	012	Akashwani Center
13.	013	Doordarshan Tower
14.	014	Community Center
15.	015	Primary School
16.	016	Junior High School
17.	017	Inter College
18.	018	Degree College
19.	019	University
20.	020	ITI
21.	021	Polytechnic
22.	022	Medical College
23.	023	Stadium
24.	024	Hostel
25.	025	Hospital
26.	026	Child and Women Hospital
27.	027	Jail
28.	028	Animal Hospital
29.	029	Police Station
30.	030	Police Chowki
31.	031	Police Fire Station

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6 6 6 32.	032	0 ô ô ô ô ô ô ô ô ô ô ô ô ô ô ô ô ô ô ô
33.	033	Bus Station
34.	034	Power Station
35.	035	Electric Power Station/Sub-Station
36.	036	Agriculture Service Centre
37.	037	Government Mandi Site
38.	038	Dam
39.	039	Halt Site (Padva)
40.	040	Water Line/Water Pipeline
41.	041	Sewer Line/Sewer Pipeline
42.	042	Gas Pipeline
43.	043	Power Line
44.	044	Electric Pole
45.	045	Mobile Tower
46.	046	Bank
47.	047	Community Centre
48.	048	Cooperative Society Office
49.	049	Sugar Mill
50.	050	Cold Storage
51.	051	Dairy
52.	052	Playground
53.	053	Ramleela Ground
54.	054	Public Toilet
55.	055	Holika Dahan Site
56.	056	Compose/Manure Pit
57.	057	Anganwari Centre
58.	058	Panchayat Ghar

		fficial Gazette, 25th Jan., 2022/5th Magha, 1943. 39 666666666666666666666666666666666666
1	2	3 4
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60.	060	Fair Site
61.	061	Cremation Site
62.	062	Cemetary
63.	063	Christian Cemetary
64.	064	Freedom Fighters Site
65.	065	Great Person Idol Site/Statue
66.	066	Library
67.	067	Baraat Ghar
68.	068	Park
69.	069	Garden
70.	070	Fountain
71.	071	Kanji House
72.	072	Khaliyan
73.	073	Pasture Land
74.	074	Pathway
75.	075	Road
76.	076	Narrow Lane
77.	077	Bridge
78.	078	Pulia (Culvert)
79.	079	Nala/Big Drain/Gattar
80.	080	Drain/Waste Water Drain
81.	081	Temple
82.	082	Devasthan
83.	083	Mosque
84.	084	Gurdwara
85.	085	Church

ô ô ô 86.	ô ô ô ô ô ô 086	 ô ô ô ô ô ô ô ô ô ô ô ô ô ô ô ô ô ô ô
87.	087	Karbala
88.	088	Eidgah
89.	089	Tomb
90.	090	Tazia Chabutra
91.	091	River
92.	092	Lake
93.	093	Pond, Pokhar, Garhi
94.	094	Well
95.	095	Tubewell
96.	096	Canal
97.	097	Hand Pump
98.	098	Water Tank
99.	099	Step-Well
100.	100	Pyre-Ghat
101.	101	Stream/Brook
102.	102	House (Kacha)
103.	103	House (Pacca)
104.	104	House with Roof Tiles
105.	105	Hut/Thatched House
106.	106	Empty Plot/Courtyard/Open area Sahan (including trees etc.)
107.	107	Vacant Land
108.	108	Well
109.	109	Petrol Pump
110.	110	Gas Godown
111.	111	Flour Mill

		fficial Gazette, 25th Jan., 2022/5th Magha, 1943. 41 666666666666666666666666666666666666
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113.	113	Cold Storage
114.	114	Factory
115.	115	Fort
116.	116	Oil Mill
117.	117	Hotel
118.	118	Dhabba
119.	119	Cow Shed (Gaushalla)
120.	120	Animal House Stall
121.	121	Baraat Ghar
122.	122	Mall
123.	123	Cinema Hall
124.	124	Brick Kiln/Bhatta
125.	125	Building/Office
126.	126	Godown
127.	127	Dharamshalla
128.	128	Factory
129.	129	Commercial Establishment/ Business Centre
130.	130	Dharamshalla/lnn
131.	131	Mountain
132.	132	Valley
133.	133	Forest
134.	134	Tree
135.	135	Shrub
136.	136	Mound
137.	137	Transformer

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Appendix-III (for Map)

- 1. Lal Dora/Boundary of Abadi Survey No.
- 2. Building/Office/House
- 3. Road
- 4. Unmetalled Road
- 5. Metalled Lane
- 6. Drain
- 7. Bridge/Culvert
- 8. Railway Line
- 9. Canal/River/Spring
- 10. Mobile Tower
- 11. Electric Pole
- 12. Transformer
- 13. Water Tank
- 14. Hand Pump
- 15. Tap
- 16. Tubewell
- 17. Well
- 18. Toilet
- 19. Manure Pit
- 20. Place for livestock
- 21. Pond/Water body
- 22. Field
- 23. Funeral Site/Kabaristan/other
- 24. Religious Place
- 25. Archeological Site
- 26. Petrol Pump
- 27. Park/Garden
- 28. School/Educational Centre
- 29. Health Centre
- 30. Shop