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La Gazette de L'État de Poudouchéry

The Gazette of Puducherry

PART - I

சிறப்பு வெளியீடு

EXTRAORDINAIRE

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வெளியீடு

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No.		Puducherry	Tuesday	4th		February	2025

GOVERNMENT OF PUDUCHERRY
DEPARTMENT OF REVENUE AND DISASTER MANAGEMENT
(SURVEY AND LAND RECORDS)

(G.O. Ms. No. 10/2025, Puducherry, dated 24th January 2025)

ORDER

The Department of Land Resources is launching a new programme “National geospatial Knowledge-based land Survey of urban Habitations (NAKSHA)” under “Digital India Land Records Modernization Programme (DILRMP)” for creation of Land Records in Urban Areas as a programme to ensure that urban land records are accurate and up-to-date empowering urban citizens, improving ease of living and enabling better urban planning.

2. As per Department of Land Resources, Government of India, a one-year pilot programme NAKSHA would be implemented in more than 100 cities across the country with Survey of India as Technical Partner under Digital India Land Records Modernization Programme (DILRMP). Based on the learning's and outcomes of the pilot, a larger programme covering all the cities and towns would be implemented across the country.

3. In respect of Union territory of Puducherry, the Department of Land Resources, Government of India has accorded necessary approval for conduct of survey at Murungapakkam revenue village with an area of 4.87 sq.km. under the NAKSHA Programme.

4. In order to achieve the desired result the following would be the Roles and Responsibilities of various agencies of the Government involved in the NAKSHA Programme

(I) The Survey of India

(i) The Survey of India will be the technical partner for implementation of this Scheme at Union territory of Puducherry.

(ii) To conduct Aerial survey by engaging third party agencies/vendors for the selected urban area/Revenue Village.

(iii) To provide necessary technical inputs at the time of preparation of the Request for proposal (RFP) in regard to engaging third party agencies/vendors for conduct of aerial survey.

(iv) To demarcate boundaries of the concerned urban area/Revenue Village that is to be surveyed and to ensure the accurate establishment of Ground Control Points (GCP's). To ensure that vendors had provided adequate provision of control points at each photogrammetric block. The size of photogrammetric block may be decided by taking into consideration on the practical constraints of hardware and software in smooth processing of manned or unmanned aerial data.

(v) To obtain the necessary permissions from the concerned authorities for conducting aerial survey using Drone flying in the selected urban areas/Revenue Village.

(vi) To ensure that the successful vendor willing to perform aerial survey under NAKSHA Programme in Union territory of Puducherry before commencing the services/work submits the necessary work plan and deployment plan showing details *viz.*, the general methods, arrangements, orders and scheduling for all activities. Further, after the commencement of services to monitor whether the services rendered by the vendor are in accordance with approved plan.

(vii) To ensure that the detailed scope of work for the vending agencies undertaking aerial survey would include providing images along with attributes, as interpreted from ORI and/or 3D Reality Model, that are useful for preparing urban land records, property tax assessment and urban planning including transportation planning, drainage planning, flood planning, *etc.*

(viii) Post processing of aerial surveyed data/images and to generate of Ortho Rectified Imagery (ORI), Orthomosaic, Digital Elevation Model (DEM), Digital Surface Model (DSM), Digital Terrain Model (DTM), BIM (Building Information Model) and to ensure that generated ORI, DEM, DTM, Orthomosaic images which has the features for property tax assessment such as volume, height, dimension and floor area buildings.

(ix) Identifying and extracting building features and public utilities such as roads, parks, utilities, *etc.*, from the imagery to create 2D/3D models.

(x) Developing 3D textured models for extracted features to enhance realism. Integrating extracted features into GIS platforms for analysis and visualization

(xi) Creating Property layers with attributes like ownership, area and other relevant information.

(xii) To resolve the issues that arises between the State Authorities and the vendors for smooth execution/ completion of the work.

(II) Union territory of Puducherry

(i) To undertake the Scanning, Digitization of existing Records and Maps and to ensure the Integration of Record of Rights (RoRs) including property tax data and other essential details with the attributes of the map/vector files generated out of ORI map with assistance of Survey of India.

(ii) The property tax to be assessed by the concerned Municipalities in accordance with provisions of the Puducherry Municipalities Act, 1973 for each land parcel comprised in the Revenue Village taking into consideration of all the essential parameters such as (i) Nature of occupation (Owner/Tenant/Others), (ii) Type of Usage (Residential/Commercial/Others), (iii) Type of Classification of Road/Street (located at Main Road/Internal Road), (iv) Nature of Roof Type (RCC/Madras Terrace/Asbestos/Country Tiled/Mangalore Tiled/others) and (v) Extent of building. The assessed property tax to be integrated with the attributes of the map/vector files generated out of ORI map with assistance of Survey of India.

(iii) The Departments should undertake field survey activity with the help of ORI Map (Map 1) by formulating sufficient number of survey teams. The field Survey team shall be constituted comprising of two permanent staff (one each from Revenue Department and Local Administration Department) and two outsourced staff (one surveyor and one helper) along with one hired vehicle with Driver.

(iv) The survey activity would be undertaken by the team by demarcating all land parcels on the ground using GNSS Rovers and controllers. After the field survey activity, final Map (Map 2) would be published.

(v) Based on the published final Map (Map 2), dispute and grievance redressal, data correction and processing after hearing appeals would be carried out as per the Puducherry Settlement Act, 1970 and the Puducherry Survey and Boundaries Act, 1967. Claim finalization would involve disposal of objections received relating to the ownership, classification, share, area, boundary and shape of land parcel. Culmination of this process would lead to publication of final land records of urban areas which would be published as FMB/Map (Map 3).

5. The Government of Puducherry will implement the NAKSHA Programme with technical and financial supports from the Department of Land resources, Ministry of Panchayat Raj, Government of India.

6. In order to monitor and review the implementation of NAKSHA Programme, His Excellency the Lieutenant-Governor, hereby constitutes the State Level Monitoring and Review Committee for the Union territory of Puducherry as follows:

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| (i) The Chief Secretary, Puducherry | . . Chairman |
| (ii) The Secretary (Revenue, Registration, Survey and Land Records), Puducherry. | . . Member |
| (iii) The Secretary (Local Administration Department), Puducherry. | . . Member |
| (iv) The Secretary (IT), Puducherry | . . Member |
| (v) The District Collector- <i>cum</i> -Special Secretary (Revenue), Puducherry. | . . Member-Secretary. |
| (vi) The Deputy/Sub-Collector (Revenue), North, Puducherry. | . . Member |
| (vii) The Director of Survey, Puducherry | . . Member |
| (viii) The Director, Local Administration Department, Puducherry. | . . Member |
| (ix) The Municipal Commissioner, Puducherry Municipality, Puducherry. | . . Member |
| (x) The District Registrar, Puducherry | . . Member |
| (xi) The Chief Town Planner – Town and Country Planning Department, Puducherry. | . . Member |
| (xii) The Member-Secretary - Puducherry Planning Authorities, Puducherry. | . . Member |
| (xiii) The State Informatics, Officer, NIC, Puducherry | . . Member |

7. The scope of the State Level Monitoring and Review Committee for the NAKSHA Programme shall be as follows:

- (i) To monitor and review the progress of implementation of the pilot programme “NAKSHA” in Union territory of Puducherry.
- (ii) To facilitate the necessary process reengineering and guide the implementation authorities.
- (iii) To take decision for effective implementation of “NAKSHA”.
- (iv) To submit reports, if necessary.
- (v) The Committee shall develop a system of spot-check by the officers of Government of Puducherry through field visits.

(By order of the Lieutenant-Governor)

C. SENDHIL KUMAR,
Under Secretary to Government (Survey).