

**Sunil Kumar, IAS**  
Secretary



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नई दिल्ली-110001  
Government of India  
Ministry of Panchayati Raj  
Dr. Rajendra Prasad Road, Krishi Bhawan,  
New Delhi-110001

D.O.No. N-19011(35)/1/2019-e-Panchayat

June 17, 2020

Dear *Shri Mehta,*

The State of Maharashtra has been a pioneer in the use of drone-based survey of rural 'abadi' lands to provide Property Cards to its citizens. Learning from the good experience from the State, the Ministry of Panchayati Raj was, in fact, able to formulate the Central Sector Scheme for Survey of Villages and Mapping using Improvised Techniques in Village Areas-SVAMITVA. A short note about the scheme is enclosed herewith.


2. Maharashtra is one of the six states included in the pilot phase of the scheme in the current year and the drone survey in nearly 22,000 villages in Maharashtra is to be completed and Property Cards duly distributed before December 2020.
3. The planning and implementation of the activities of delineation of "abadi" land, chuna-marking, drone flying, feature extraction, conflict resolution and final determination of names corresponding to property parcels have to be done through close coordination of the Panchayati Raj and Revenue Departments of the State on the one hand and the Survey of India on the other. Meticulous planning and timely execution would be critical especially when the State is also facing the COVID 19 pandemic.
4. The importance of the scheme is highlighted by the fact that it was launched by the Hon'ble Prime Minister himself on the occasion of the National Panchayati Raj Day on 24 April 2020. The targets are aggressive and timely implementation would require an effective monitoring mechanism at State as well as District level.
5. In light of the above, I request you to take all possible steps to bring the scheme on the fast track of implementation.

*With warm regards,*

Yours sincerely,

Encl: As above.

**Shri Ajoy Mehta,**  
Chief Secretary,  
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17.6.20  
(Sunil Kumar)

## SVAMITVA SCHEME

### 1. Introduction

**SVAMITVA** Scheme is a *Central Sector scheme* launched by Hon'ble Prime Minister of India on National Panchayat Day i.e 24 April 2020. The Ministry of Panchayati Raj is the Nodal Ministry for implementation of the scheme. In the States, the Revenue Department / Land Records Department will be the Nodal Department and shall carry out the scheme with support of State Panchayati Raj Department. Survey of India shall work as the technology partner for implementation.

The scheme aims to provide an integrated property validation solution for rural India. The demarcation of rural abadi areas would be done using Drone Surveying technology. This would provide the '**record of rights**' to village household owners possessing houses in inhabited rural areas in villages which, in turn, would enable them to use their property as a financial asset for taking loans and other financial benefits from Banks. Further, this would also enable updation of property and asset register to strengthen tax collection and demand assessment process of Gram Panchayats. Thus, the legal record of property holders and issuance of 'Property Cards' to household owners based thereon would facilitate monetization of rural residential assets for the purchase of credit and other financial services. This could also pave the way for clear determination of property tax, which would accrue to the GPs directly in States where it is devolved.

### 2. Objectives of the Scheme

The scheme seeks to achieve the following objectives: -

- i. To bring financial stability to the citizens in rural India by enabling them to use their property as a financial asset for taking loans and other financial benefits.
- ii. Creation of accurate land records for rural planning.
- iii. Determination of property tax, which would accrue to the GPs directly in States where it is devolved or else, add to the State exchequer.
- iv. Creation of survey infrastructure and GIS maps that can be leveraged by any

department for their use.

- v. To support in preparation of better-quality Gram Panchayat Development Plan (GPDP) by making use of GIS maps.
- vi. To reduce property related disputes and legal cases

### 3. Coverage of Scheme

There are about 6.62 lakh villages in the country which will be eventually covered in this scheme. The entire work is likely to be spread over a period of four years. Presently, the pilot phase is being approved for the year 2020-21. Pilot Phase will extend to six pilot States (Haryana, Karnataka, Madhya Pradesh, Maharashtra, Uttar Pradesh and Uttarakhand) covering approx. 1 lakh villages and CORS network establishment is planned for two States (Punjab And Rajasthan).

### 4. Benefits

- i. All properties can be covered by property tax, thereby increasing Gram Panchayat revenue.
- ii. Property Tax Determination Sheet (Sample 8: Registration) from Gram Panchayat will be created automatically.
- iii. Tax collection will be automated.
- iv. A map of each property within the boundary of village will be created and the boundaries of each revenue parcel will be determined, and the exact area of revenue will be known.
- v. A property card will be created for each property in the village.
- vi. Civil rights of villagers will be protected.
- vii. The encroachment can be prevented by fixing the boundaries of open roads and drains of the village roads / Gram Panchayats.
- viii. With Property Card, home loan can be easily availed by Individual.
- ix. It will increase liquidity of land parcels in the market and increase the financial credit availability to the village.
- x. The Gram Panchayat will have records and map available for taxation of the village, construction permits, elimination of encroachment, etc.
- xi. Reduction in disputes over land ownership in Rural inhabited areas

- xii. Better quality **Gram Panchayat Development Plan** – Using the maps created under survey for preparing GPDP. Maps provide decision support system and helps in development and execution of planning activities.

## 5. Survey Methodology

Drone or UAV (Unmanned Aerial Vehicle) based large scale mapping of rural abadi area would be carried out using Professional Survey Grade UAVs

Following work stages will be involved in the complete process of Drone based survey of Rural habitations:

- i. Upgradation of the geodetic infrastructure comprising establishment of CORS network and preparation of Geoid Model for the State.
  - ii. Permissions or Clearances for drone flying from DGCA, MoD, MHA
  - iii. Organization of Gram Sabha followed with Ground marking of parcels/properties in area to be surveyed.
  - iv. Demarcation of Abadi area by issuing notices to the adjacent landholders.
  - v. Ground marking of parcels/properties in area to be surveyed using white limestone powder (Chunna etc.)
  - vi. Mission planning for drone flying using available maps/satellite imagery data
  - vii. Provision of Control and Check points
  - viii. Aerial data acquisition using Professional Survey Grade UAVs for better than 5 cm GSD or spatial resolution.
  - ix. Drone data processing to prepare Ortho Rectified Image (ORI) and Digital Elevation Model (DEM) of the area.
  - x. Feature Extraction and preparation of maps with property boundaries.
  - xi. Public notification or Inquiry process.
  - xii. Handing over of the final deliverables to State authorities duly vetted by MoD.
  - xiii. Issuance of Property cards by state authorities.
  - xiv. Training, Capacity building for hand holding, regular updation, maintenance etc.
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