

**GOVERNMENT GAZETTE, UTTAR PRADESH**

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**EXTRAORDINARY**

**Legislative Appendix**

**Part-4, Section (A)**

**(General Statutory Rules)**

**Lucknow, Thursday, July 14, 2005**

**Asadha 23, 1927 Saka Samvat**

**GOVERNMENT OF UTTAR PRADESH**

**Revenue Section-4**

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**No.-1769/1-4-05-134B-4-2002**

**Lucknow, July 14, 2005**

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**NOTIFICATION**

S.P.N.-18

In exercise of the powers under clauses (b) and (d) of sub-section (1) of Section 234 of the Uttar Pradesh Land Revenue Act, 1901 (U.P. Act No. 3 of 1901), and in supersession of all rules and orders previously made in this regard, the Governor makes the following rules for the purpose of regulating the issuance of computerized records of rights to the farmers/landowners of Uttar Pradesh:-

The Uttar Pradesh Record of Rights (Computerization) Rules, 2005

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| 1-(1) These rules may be called the Uttar Pradesh Record of Rights (Computerization) Rules, 2005 | Short Title, Extent and Commencement |
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(2)- It shall apply to all areas where the Uttar Pradesh Land Revenue Act, 1901 or any subsidiary rules are applicable.

(3)- It shall come into force in any district from the date of the notification issued by the District Magistrate of that district.

2- Unless the context otherwise requires, in these rules:- Definitions

(a) 'Act' means the Uttar Pradesh Land Revenue Act, 1901.

(b) 'Computerized Khatauni' means the Khatauni which is [issued from] Tehsil...

it should be prepared through a computer at the computer center and duly signed by the Registrar Kanungo.

(c) 'Interested person' refers to the person whose name has been recorded in the Khatauni.

(d) 'Rules' refers to the Uttar Pradesh Record of Rights (Computerization) Rules, 2005.

<sup>1</sup>[(e) 'Electronic Signature' means the authentication of any electronic record as-defined in clause (ta) of sub-section (1) of section 2 the information Technology Act-2000.]

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1. Extended by The Uttar Pradesh Record of Rights (Computerization)(Second Amendment) Rules, 2005,dt. 12-01-2011

Maintenance of Record of  
Rights by the  
District Magistrate

3-(1) The District Magistrate shall maintain the record of rights (Khatauni) with the help of a computer under Sections 32 and 33 of the Act and keep it updated.

(2) The Board of Revenue shall develop the necessary computer software program for the proper maintenance and updating of the records of rights specified in sub-rule (1).

(3) Two copies of the computerized Khatauni for each village shall be prepared in Form P.A.-11 mentioned in paragraph K-121 of the Land Records Manual. One copy duly certified by the Registrar Kanungo shall be given to the concerned Lekhpal. A second certified copy shall be preserved in the Tehsil Archives. In such Kachhari villages where the Kachhari part has been separated in the settlement, a separate Khatauni shall be prepared for such Kachhari part.

(4) The computerized Khatauni prepared under sub-rule (3) shall be kept by the Lekhpal for six years. Thereafter, the Lekhpal shall transmit it to the archives and obtain a new certified and updated computerized Khatauni.

(5) After the consolidation operation, the Registrar Kanungo shall prepare the computerized Khatauni of the village under the above-mentioned sub-rule (3) after obtaining the 'Jild Bandobast' of the consolidation proceedings.

(6) The updated records of the computerized Khatauni shall be downloaded onto a write-once compact disc on the last working day of every week, and such copy shall be kept in a double-lock of the Tehsil Archives. The double lock shall be operated jointly by the Tehsildar and the Registrar Kanungo. A copy of the compact disc prepared in the last week of every month shall also be sent to the District Archives for record.

Updating of Record  
of Rights

4-(1) On receiving orders from the competent authorities mentioned in paragraph K-155-A of the Land Records Manual, entries related to mutation (Dakhil-Kharaj) shall be made in the computer without delay by the Registrar

Kanungo or such revenue personnel of the equivalent record cadre who has been duly authorized by the Pargana Magistrate.

(2) The Registrar Kanungo shall certify the accuracy of the entries made in the computer every day before the computer room closes and lock it in the computer. Thereafter, no change shall be made in any entry.

(3) Two copies of every mutation order passed by competent authorities will be printed daily in sequence. One such copy, duly signed by the Registrar Kanoongo, will be preserved in the Tehsil archives, and the second signed copy will be provided to the concerned Lekhpal.

(4) The Lekhpal will paste or attach the left part of this mutation slip on the side page of the relevant account in the Khatauni and record the reference number in front of the account.

#### Legal Validity of Records of Rights

5—(1) From the date of commencement of these rules, only computerized extracts of Khatauni shall be issued.

(2) The extract issued under sub-rule (1) shall have legal validity and shall be accepted for all purposes as a verified copy of the record of rights.

#### Inspection of Records of Rights and Extraction of Records

6—(1) The Lekhpal shall allow an interested person to inspect the computerized Khatauni free of charge in his presence. He shall mention such inspection in his daily diary (Dainandini).

(2) Every Lekhpal shall issue certified extracts of records, except for records related to settlement, consolidation, Khatauni, and partition, and shall charge an amount of 5 rupees (including the cost of paper) for each extract mentioned below:—

(a) One Khata Khewat

(b) Extracts of Khasra related to a Khatauni or account, which may include one or all Gatas (plot numbers), as the case may be.

<sup>2</sup>[(3) An applicant can get a digitally signed copy of the Computerized Khatauni from Tehsil counter on payment of user charges of Rs. 15/- along with the application:

Provided that for a Khatauni having more than five pages, for every page in excess of five pages, additional user charges at the rate of Rs. 1.00 per page shall be payable. Such extract will bear the name and signature of the official present at the counter along with the date.

An electronically signed extract of Computerized Khatauni can also be obtained by an applicant through the Internet by visiting the department website for which user charges and service provider charges prescribed by the State Government would be taken.]

<sup>2</sup>[(4) A Separate account shall be maintained in a Bank which shall be operated by the Sub-Divisional Magistrate and the amount received under sub-rule (3) shall be deposited every day in this account. This amount shall be spent, under the instructions of the Board of Revenue on activities related to strengthening, modernization, maintenance and operation of Computer Centers, Revenue Courts, Revenue Archives of the Board of Revenue /Commissionery / District / Tehsil and on maintenance, updation and modernization of land records but this amount shall not be spent on any other activity related to construction or repair.]

(5) Cultivators who cannot come to the Tehsil can submit their application to the Lekhpal along with the necessary fee, providing details of their holding. The next day when the Lekhpal comes to the Tehsil for official work, he will deposit the fee and obtain the required extract. The required extract will be made available to the cultivator as soon as possible. The Lekhpal will enter the name of such cultivator, the amount deposited, the date, and the holding number in his daily diary and obtain the signature of the cultivator with the date against this entry while providing the extract to the cultivator.

(6) The Lekhpal shall provide the extract of the computerized Khatauni to the cultivator within 15 days from the date of receiving the necessary fee.

<sup>3</sup>[(7) As per orders of Collector/Sub Divisional Magistrate/Tehsildar extract of Computerized Khatauni will be provided free of charge for official purposes.

(8) A Proper ledger/accountstatement of all the amount received as user charges and of the various expenses made against such deposits/receipts shall be maintained.

(9) All the receipts made under user charges and the expenses incurred against the same, shall be audited by Accountant General, Uttar Pradesh, Allahabad every year.]

By order,  
Kapil Dev,  
Principal Secretary.

### Disclaimer: Translated Copy

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2. Subs. by The Uttar Pradesh Record of Rights (Computerization)(Fourth Amendment) Rules, 2005,dt. 11-02-2021
  3. Extended by The Uttar Pradesh Record of Rights (Computerization)(First Amendment) Rules, 2005,dt. 01-07-2009