

GOVERNMENT OF JAMMU & KASHMIR
Revenue Department, Civil Secretariat,
J&K, Jammu/Srinagar

Notification

Jammu, the 25th of January, 2022.

S.O. 34 -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:-

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:-

- (1) "Abadideh" or "Rural Abadideh" means an area which is recorded as Abadideh in the last Settlement or Consolidation Settlement in the Record of Rights/Jamabandi and Map.
- (2) "Abadideh Number" 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) "Abadideh plot" means the Abadideh plot designated for Abadideh purposes in the map prepared after survey of the said area.
- (4) "Abadideh Survey Form" means one or more forms appended to this Regulation.
- (5) "Act" means the Jammu and Kashmir Land Revenue, Act Svt. 1996.
- (6) "Board" means the Board of Revenue, constituted under section 5 A(1) of Jammu and Kashmir Land Revenue Act, Svt. 1996.
- (7) "Land owner" refers to the owner of the Abadideh plot or structure or part thereof (on Abadideh plot) as shown in Abadideh Survey Number.
- (8) "Record Officer" means the Deputy Commissioner of the District, "Deputy Record Officer" means the Assistant Commissioner Revenue (ACR) of the Districts and the "Assistant Record Officer" means the Tehsildar of the concerned Tehsil,



unless any other officer is designated as Record Officer or Assistant Record Officer.

- (9) "Regulation" means the Jammu and Kashmir Abadideh Survey and Record Operations Regulations, 2022.
- (10) "Rural Abadideh Records" 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) "Section" wherever the section mentioned in these regulations means a section of the Jammu and Kashmir Land Revenue Act, Svt. 1996.
- (13) "Government" means the Government of the Union Territory of Jammu and Kashmir.
- (14) "Technical Agency" 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: -

- 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.

5. Notice of Survey Schedule:

- (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 & 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, alongwith 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.

CHAPTER II

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:



CHAPTER- III

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-I) will be sent back to the Technical Agency for correction of errors in Preliminary Survey Map (Map-I) on the basis of Form No-4 and Preliminary Survey Map will be revised on the basis of Survey Form No-4.

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 Form-5, "1" will be marked for male, "2" for female and "3" 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) Abadideh 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 of two independent witnesses alongwith Chowkidar deh and Lambardar deh in the relevant column for the errors found in Abadideh Survey Form No. 6 (1) and the column for disputes mentioned in Abadideh Survey Form No-6(2). Accordingly, the disposal of the compromise/agreement will be entered in Form No. 6(1) or 6(2).

In case the dispute is not settled by Conciliation, a remark "Disputed" 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 "disputed" 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 example —

- 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. Subdivision Number - 02.

In case of future division of each plot, 02 digits has 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:-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 Appendix-II. If the sub-category of the Abadideh site on the basis of use is not found, that sub category will be recorded separately and the code for the category or subcategory will be requisitioned from the Government.



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

If the disputes related to any plot are not resolved then the word "Disputed" 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 "Pending" 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 "Disputed" 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 "pending" in the column of Survey Form-9 till corrected and agreed to.
- (3) In respect of the plots in which an entry of "disputed" or "pending" 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 "disputed" or "pending" is recorded in the concerned column of Survey Form No. 9, the Words "disputed" or "pending" 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:

- (1) 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.

CHAPTER V

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 :

- (1) 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 repaid 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 Govt of Jammu and Kashmir.

Sd/-

(Vijay Kumar Bidhuri) IAS

Commissioner / Secretary to Government

Dated: 25-01-2022

NO: Rev/Genl/287/2021(104326)
Copy to the:-

1. Ld. Advocate General, J&K High Court, Jammu.
2. All Financial Commissioners.
3. Director General of Police, J&K.
4. All Principal Secretaries to the Government.
5. Principal Resident Commissioner, 5 Prithvi Raj Road, New Delhi.
6. Principal Secretary to the Hon'ble Lieutenant Governor.
7. All Commissioners/Secretaries to the Government.
8. Chief Electoral Officer, J&K.
9. Joint Secretary (JKL) Ministry of Home Affairs, GOI.
10. Divisional Commissioner Kashmir/Jammu
11. Registrar General, Hon'ble High Court of J&K.
12. Chairman, J&K Special Tribunal.
13. Commissioner, Survey & Land Records, J&K.
14. Secretary to the Government Department of Law Justice and PA.
15. Custodian General, J&K.
16. Inspector General of Registration, J&K.
17. Director Information, J&K.
18. All Heads of the Departments/Managing Directors.
19. Vice Chairman, JDS/SDA/J&KLCMA.
20. Chief Engineer, Project Sampark/BRO.
21. Director, Archives, Archaeology and Museums, J&K.
22. General Manager, government Press, Jammu/Srinagar with the request to publish in the government Gazette.
23. OSD to Hon'ble Advisor(B).
24. Private Secretary to Chief Secretary J&K.
25. Pvt. Secretary to the Commissioner/Secretary to the Government Revenue Deptt.
26. Incharge Website.

(Surjeet Singh)

Under Secretary to the Government

Abadi Survey Form-01
Government of Jammu and Kashmir
Revenue Department
No:/one- /
Jammu, Dated:, 20

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 District specified 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**

Rural Abadi Survey (Jammu and Kashmir)

Abadi Survey Form No. 02
(See Regulation-5)

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:

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

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 the 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 Abadi deh area Preliminary Survey Map (Map-1) by Technical Agency after processing the data providing it to the district.	
9. Preparation of preliminary Abadi deh 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 of 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 village
Name

Date

Signature of
Patwari of village
Name.....

Date.....

Rural Abadideh Survey (Jammu and Kashmir)
Abadideh Survey Form No-4
See the Regulation -.....17(3)
Survey Year : _____

District	Tehsil	Niabat	Patwar Halqa	Panchayat	Name of Revenue Village with Code
1	Abadi Survey No. in the Khata :				
2	New Number allotted to the plot in the Abadideh Survey :				
3	Type of structures in the plot :				
4	Errors found during spot enquiry :				
	S. No.	Error	Correction	Remarks	
	i				
	ii				
	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.....

Rural Abadideh Survey (Jammu and Kashmir)

Abadideh Survey Form No-5

See the Regulation - 13.

Survey Year-

District	Tehsil	Niabat	Patwar Halqa	Panchayat	Name of Revenue Village with Code
1	Survey No. of Abadideh as given in Khata				
2	Preliminary Plot No.				
3	Boundaries of Abadi deh				
	East				
	West				
	North				
South					
4	Type of Abadi (Categories and Sub categories according to Appendix-II)				
	Category				
	Sub-Category				
Particulars of Plot Owners					
5	Name of the plot owner				
6	Share of plots owner				
7	Gender				
8	Details of Family members				
	Father				
	Mother				
	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 _____

Rural Abadi deh Survey (Jammu and Kashmir)					
Abadi deh Survey Form No-6(1)					
See the Regulation 18(3)					
Survey					
List of errors found during field survey and required corrections					
District :					
Tehsil :					
Revenue Village :					
Revenue Village Code :					
S. No.	Abadideh Survey No. as recorded in Khata	Abadideh Plot No. in	Clerical errors		
			As found in Format-5 during filed Survey of Abadi deh plots	Required Correction	Disposal by Tehsildar with date
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 _____

Rural Abadideh Survey (Jammu and Kashmir)						
Abadideh Survey Form No-6(2)						
See the Regulation 18(3)						
Survey Year: _____						
List of disputes and required corrections found during field survey						
District		:				
Tehsil		:				
Revenue Village		:				
Revenue Village Code		:				
Sr. No.	Abadideh Survey No as recorded in the Khata	Plot No.	Disputes found in Format-5 During field survey of Abadideh Plots		Date and disposal of disputes by Tehsildar on the basis of compromise between the parties	To be recorded "Disputed" in case of compromise not done and date
			S.No	Details		
1	2	3	4	5	6	7

Counter signatures

Signature of Tehsildar

Tehsil _____

Name _____

Date _____

Rural Abadideh Survey (Jammu and Kashmir)
Abadideh Survey Form No-7
See the Regulation 18(9)

Survey Year: _____

District	Tehsil	Niabat	Patwar Halqa	Panchayat	Name of Revenue Village with Code
7.1	Survey No. of Abadideh as given in Khata				
7.2	Plot No.				
7.3	Boundaries of Abadideh				
	East				
	West				
	North				
South					
7.4	Category				
7.5	Sub-Category				
7.6	Area of Plot (in Square meters)				
7.7	Dimensions (in meters)				
	7.8.1 Number of sides of plot				
	7.8.2 length of the side of plot				
7.8	Sketch of plot				
7.9	Name of plot owner				
7.10	Share of plot owner in plot				
7.11	Sex (Male-1, Female-2, Others-3)				
7.12	Details of Family members				
	Father				
	Mother				
	Wife				
	Son				
Daughter					
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)				

Signature of village Patwari
Name

Date.....

Signature of Circle Girdawar
Name

Date.....

Signature of Naib Tehsildar
Name

Date.....

Countersigned by Tehsildar
Name

Date.....

Rural Abadi deh (Jammu and Kashmir)

Abadi deh Survey Form – 08

(See Regulation-20(3))

Shri/Smt..... son/wife/daughter of Shri R/o village Tehsil
..... District an extract of the Abadi deh Plot No. of village Tehsil
..... District, from the preliminary record of Abadi (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 today on with my signature and office seal.

Office seal

Signature of Tehsildar

Tehsil.....

Name

Date.....

Received by

Signature of Plot owner

Name

Date.....

Witness-1 Signature

Name

Date.....

Witness-2 Signature

Name

Date.....

Rural Abadi deh Survey (Jammu and Kashmir)
Abadi deh Survey Form No-9
See the Regulation 20(1)

Survey Year: _____

District	Tehsil	Niabat	Patwar Halqa	Panchayat	Name of Revenue Village with Code
Point No. of Format-7	Current Position				In case of disagreement with entries given in point No. 7.4 7.7 7.8 7.9 7.10 7.11 7.12 7.13 7.14 7.15 7.16 7.17 7.18 7.19 provide the objection with available evidence if any. In case of agreement with the entries pl. write (I agree)
7.1	Survey No. of Abadi deh as given in Khata :				
7.2	Plot No. :				
7.3	Boundaries of Abadi deh				
	East				
	West				
	North				
	South				
7.4	Category				
7.5	Sub-Category				
7.6	Area of Plot (In square meters)				
7.7	Dimensions (in meters)				
	7.8.1 number of sides of plot				
	7.8.2. length of sides of plot				
7.8	Sketch of plot				
7.9	Name of plot owner				
7.10	Share of plot owner in plot				
7.11	Sex (Male-1, Female-2, Others-3)				
7.12	Details of Family members				
	Father				
	Mother				
	Wife				
	Son				
	Daughter				
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.....

Government of Jammu and Kashmir
Form No. 10
Record of Rural Abadi
(See Regulation 22)

District		:	
Tehsil		:	
Patwar Halqa		:	
Name of Revenue Village with Code		:	
Survey year		:	
Document Number		:	
1	Abadi Survey No		
2	Plot No		
3	Property Unique ID No.		
4	Classification of property	4.1 type	
		4.2 Sub type	
5	Area of property (in square meter)		
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	Owners Name		
13	Owners father/mother/husband/wife name		
14	Address of owner		
15	Share of owner		
16	Gram Panchayat Resolution No. and date		
17	Remarks		

Signature of Naib Tehsildar
Niabet _____
Name _____
Date _____

Rural Abadi Survey (Jammu and Kashmir)
 Abadi Survey Form No. 11
 (See Regulation-26)
 Abadideh Index

Year _____

District _____ :						
Tehsil _____ :						
Patwar Halqa _____ :						
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.....

Rural Abadi Survey (Jammu and Kashmir)
Abadi Survey Form No. 12
(See Regulation-31(2))

Notification

In exercise of the powers conferred by under 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 Government is hereby closed.

By Order

**Commissioner / Secretary to Government
Revenue Department**

Rural Abadi Survey (Jammu and Kashmir)
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
Name _____
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-I.
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 building and lands category-9.

No	Abadi category	sub- category	Type of Abadi	Remarks
1	2		3	4
1	001		Office Building	
2	002		Railway Line	
3	003		Railway Station	
4	004		Post Office	
5	005		Telecommunication Center	
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	
32	032	Guest House	
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 pipe line	
41	041	Sewer Line/Sewer Pipe Line	
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	Diary	
52	052	Playground	
53	053	Ramleela Ground	
54	054	Public Tiolet	
55	055	Holika Dahan Site	
56	056	Compose/Manure Pit	
57	057	Anganwari Centre	
58	058	Panchayat Ghar	
59	059	Haat market	
60	060	Fair Site	
61	061	Cremation Site	
62	062	Cemetary	
63	063	Christian Cemetary	
64	064	Freedom Fighter site	
65	065	Great PersonIdol Site/Statue	
66	066	Library	
67	067	Barat 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	
86	086	Buddhist Temple	
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	Pier - 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 tree etc)	
107	107	Vacant land	
108	108	Well	
109	109	Petrol Pump	

110	110	Gas Godown	
111	111	Flour Mill	
112	112	Saw Mill	
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 Garh	
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/Inn	
131	131	Mountain	
132	132	Valley	
133	133	Forest	
134	134	Tree	
135	135	Shrub	
136	136	Mound	
137	137	Transformer	

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	Tube Well	
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	