

**GOVERNMENT OF MEGHALAYA
DIRECTORATE OF URBAN AFFAIRS::MEGHALAYA::SHILLONG**

No. DUA(U)R/13/2019/307

Dated – 10th October 2024

From: Shri P.Kr. Boro (MCS)
Director, Urban Affairs
Meghalaya, Shillong

To,
The Deputy Secretary, DPIIT,
Room No 204, Vanijya Bhawan,
New Delhi - 110011

Subject: Reform to be Implemented under Business Reform Action Plan, 2024 as per the mandate of DPIIT, Ministry of Commerce & Industry, Government of India

The following reforms under **Business Reform Action Plan 2024** shall be considered “NA2” for the State of Meghalaya as these reforms are not applicable as the State is under **Scheduled VI** area. Property registration in Meghalaya is particularly challenging due to the unique and complex land ownership structures that are deeply rooted in the state's tribal culture and customary laws. Under the **Schedule VI** of the Indian Constitution, land in Meghalaya is primarily owned and managed by tribal communities, rather than individual owners or the government. These lands are governed by traditional practices and the jurisdiction of Autonomous District Councils, which operate under their own set of customary laws.

Reform no.	Area	Reform Details
80.	Property Registration	Mandate to Digitize and publish online land transaction deeds including conveyance deed, property registry, Lease etc. kept at the sub-registrar offices and provide: i. Transaction history for the last 20 years ii. The Transaction history of 20 years to be displayed in tabular/dashboard form with access to relevant documents in downloadable forms for each transaction and Availability of Statistics Gender-Disaggregated Data* on Property Ownership iii. Searchable metadata with the help of Survey no./ Registration number, Registration date, Conveyance deed/ property registry, etc.. iv. Website should clearly state that the information provided online is

		updated, and no physical visit is required *States & UTs to ensure capturing Gender-Disaggregated Data for all land transactions from 1st April 2024
81.	Property Registration	Mandate to Digitize and publish online land transaction deeds including Records of Rights (RoR) kept at all land records offices: i. Transaction history for the last 20 years ii. The Transaction history of 20 years to be displayed in tabular/dashboard form with access to relevant documents in downloadable forms for each transaction iii. Digital copy of all RoR. iv. Searchable metadata with the help of Survey no./ Registration number, Registration date, Conveyance deed/ property registry, etc. v. Website should clearly state that the information provided online is updated, and no physical visit is required
85.	Property Registration	Integrate all the cadastral maps across rural and urban areas in the State/UT on a single website and make the latest copy available in public domain
86.	Property Registration	Integrate all land/property related records of ownership and encumbrances on one single online portal including: i. Data of land transaction deeds for last 20 years at all sub- registrar offices (Registration number, Registration date, Survey no.), ii. Updated Record of Rights at all Revenue department offices (Date of mutation), and iii. Data of Property Tax payment dues at all urban and rural areas of the State/UT (Name of the Property Tax payer, Property Tax dues) iv. Revenue Court case data (Court case number, Name of parties involved, Date of filing of court case, Status of case [Ongoing/Resolved] v. Civil Court case data (Court case number, Name of parties involved, Date of filing of court case, Status of case [Ongoing/Resolved] vi. Integrate with Central Registry of Securitization Asset Reconstruction and Security Interest (CERSAI) vii. Integrate with utilities (electricity & water) viii. Integrated with cadastral maps
89.	Property Registration	Mandate issuance of the registered deed to the applicant on the same day as the day of registration.
90.	Property Registration	Publish fee details on the department website for the following: i. Registration of deed ii. Mutation at Land records office iii. Mutation/name change at ULB and Panchayats iv. Mutation/name change at electricity and water department v. Access to cadastral maps The website should also provide schedule of fees under the Act
91.	Property Registration	Implement a system to trigger the mutation/name change as soon as the property is registered at sub registrar office for the following processes: i. Mutation at land records office ii. Name change at Municipal Corporation and Panchayats for property tax iii. Name change in Electricity and Water bills

Additionally, the following reforms under **Business Reform Action Plan 2024** shall not be considered for the Panchayat level as the State of Meghalaya does not have a Panchayat system. Instead, Meghalaya is under the Sixth Schedule and majority of land are under tribal community ownership.

Reform no.	Area	Reform Details
82.	Property Registration	Digitize and publish data of Property Tax payment dues online in public domain for all the Urban Local Bodies (ULBs) and Panchayats in the State/UT. The searchable metadata available should be: i. Name of the Property Tax payer ii Survey no. of land / Unique Identification no. of property The website should clearly state that the information provided online is updated, and no physical visit is required
84.	Property Registration	Design an online system to auto-calculate and pay the property tax for both ULB & Panchayat

Yours Sincerely,

Director, Urban Affairs
Meghalaya, Shillong

Memo No. DUA(U)R/13/2019/307 - A

Dated – 10th October 2024

Copy to:

1. Joint Secretary to the Government of Meghalaya, Urban Affairs Department
2. Senior Monitoring Officer & ex-officio, Planning, Investment Promotion & Sustainable Development Department, Government of Meghalaya

R.O. (H.A.)

Director, Urban Affairs
Meghalaya, Shillong