Smart Land Services

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At present, plans have been adopted to build a better Bangladesh by establishing Smart Bangladesh Vision-2041 and Smart Bangladesh Roadmap by including 4 pillars – Smart Citizen, Smart Society, Smart Economy and Smart Governance respectively. In continuation of this, the Ministry of Land has undertaken several developmental activities to make land services more accessible to the common people. In this regard, the Land Ministry is working tirelessly to modernize land services by incorporating modern technology.

One of the initiatives of the Ministry of Lands is the introduction of land service automation system. Through land management automation software, mobility and transparency have been increased in all land related activities. In this regard, e-mutation, online land development tax collection system, digital record room, receipt of certificates and papers by post, digital surveying and mapping, online water lease, land zoning, online hearing system, hotline service (16122) etc. have been launched. Besides, land information bank containing many databases has been created. Database of acquisition cases, database of all Sayrat Mahals and database of all revenue related cases in civil suit management system. As a result, by looking at all these data, accurate names can be easily issued, necessary initiatives can be easily taken in the case of acquisition or various cases. Also e-Registration and Digital Land Service System Interconnection, Mobile App and Web Version of Digital Mauza Map, Second Generation Khatian Continuity Chain/Tree System, Artificial Intelligence Bhumi-Pedia which Hon'ble Prime Minister has already inaugurated in Bhumi Samram.

A number of initiatives have been taken by the Ministry of Land to alleviate land related problems. New circulars have been issued to reform existing laws and regulations, enact new laws and facilitate services. Introduced Human Resource Management System (HRMS). If this HRMS is implemented, it will be easy to know all the information about the working life of the employees under the Ministry of Lands and take decisions online. Bhumi Seba Digitization activities have been brought under monitoring to bring accountability of officials and employees. Appropriate training initiatives have been undertaken to make all officers and employees proficient in the ongoing digitization program and land laws. An online training course on land has been initiated to create awareness among citizens and stakeholders about land services and the existing laws and regulations related to land. Besides, the process of inclusion of secondary school level students in the national textbook curriculum is continuing.

At present, ordinary citizens can apply online (www.land.gov.bd) for Namjari application, apply for certified certificate and Mauza map online without coming to the land office and can get Khatian or map and pay rent at home. You can call the hotline (16122) to know about any land service or to complain. Even e-registration applications are being accepted through 16122. Land development tax and other fees are being paid online and the service recipient can know the same through SMS/e-mail. In case of online payment of registration fees, payment is being made through mobile banking such as - Bikash, Rocket, Cash, Way, Debit Card of Dutch-Bangla Bank etc. If the name issuance application is rejected, you can know the reason through mobile. You can visit www.land.gov.bd and click on the e-Namzari icon to track the status of the application and contact the concerned Assistant Commissioner (Land) office or call the call center (16122) if you have any complaints. Presently, on the basis of online application (www.eporcha.gov.bd) without going to the concerned office, after online payment of Tk 90/- (Ninety) the certified Khatian copy/Mauja map is delivered to the present address of the citizen or to the front desk of the District Commissioner or Union Digital Center or by post.

As a result of the interconnection of e-registration and digital land service system, the sub-registrars have the opportunity to verify the land records online from the digital record room system before land registration. Simultaneously, the Assistant Commissioners (Lands) will also digitally receive the registration document and the information of the land sold in the e-mutation system along with the registration, on the basis of which the registration process will be started automatically. Linking of e-Mutation with nationwide e-Registration will reduce human suffering, records will be updated automatically. As a result, the chances of litigation and forgery will also decrease.

Khatian and map service is one of the most important services of the Ministry of Lands. The Digital Land Records (e-Porcha) system was launched in 2020 to provide the service from a single platform. Using this platform, citizens can easily search online for information related to land records, maps and maps of their own land. Besides, you can pay the application fee along with the online application at home for the certified copy of Khatian/Map and collect the applied copy at home through courier.

Khatian tree or chain has been added to Parcha system with the aim of saving digital information of all surveys, adding history of all surveys in one Khatian, determining real ownership by settling cases in a short time, preventing fraudulent activities in land purchase and sale and above all to provide better services related to Khatian and maps to the citizens. At present this system displays the latest survey information on the particular Khatian in the Khatian service. Addition of khatian tree or chain in e-Porcha system can display all the previous allotment or distribution information in a khatian of a certain amount of land. Besides, it will be possible to know how many times a certain amount of land has been divided, how many new owners have been added, how many parts are currently remaining, how many parts have been newly named in the latest survey, etc. through Khatian tree or chain module.

If the map and khatian are not corrected along with naming, the main problem remains. In order to eliminate this problem, an initiative has been taken to digitize about 1 lakh 38 thousand Mouza maps of entire Bangladesh. And the satellite images of two seasons of the year - summer and monsoon season have been purchased. A database of plot-wise land classes is being created by superimposing satellite images on these maps. By March 2023, 10,000 digital Mauza maps are being linked to the e-Namzari system. As a result, this digital map and khatian will also be automatically updated along with the naming. Citizens will instantly get the longitude, latitude, coordinates and actual location of their land from the Digital Mauza Map app. Also, along with e-registration, their land development tax will also be automatically determined along with the holding number according to the type of land.

With the aim of enriching citizens with land information, the Ministry of Land has launched artificial intelligence land-pedia. Citizens will be able to get all types of legal information and advice related to land from this single digital platform. The main objective of artificial intelligence Bhumi Pedia is to establish a strong 'knowledge network' by bridging the knowledge gap between land service providers and land service aspirants. From this platform, citizens will get answers and suggestions for all questions related to land by typing the keyword voyage. It also has chatbot facility with artificial intelligence. This system will gradually become a virtual advisor by constantly extracting knowledge from various media. Bhumi Pedia will have blog and forum facility, one can find solutions from one another to solve land related problems.

The Ministry of Lands is working to enable citizens to get better land services from trained service providers of private professional agencies for a fixed amount of service charge without going to any land office. In future Bhoomiseva policy will be governed by 60-30-10 principle i.e. 60% citizens of Bhoomiseva will be able to receive services by themselves through

digital mode. For 30% of land service, citizens will take the help of a professional agent by paying a fixed fee. And in case of 10% land service only citizens will go to land office. Taking this concept into consideration, a civic land service center has been started on an experimental basis at Bhumi Bhaban in Tejgaon, Dhaka. The main goal of the current government is to ensure that most of the land services are done at home, including bringing down border disputes, land robbery to zero through automation software for land management, i.e. no one needs to come to the land office.

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