

Shivaji University, Kolhapur
B. A. / B. A. B. Ed Part- II
Geography
Semester IV

SEC IV: Land Records (Practical) as per NEP 2020

Name of the programme	:	B. A. / B. A. B. Ed. (Geography)
Class	:	B. A. / B. A. B. Ed. II
Year of Implementation	:	Revised Syllabus will be implemented from June, 2025 onwards.
Semester	:	IV
Name of Vertical Group	:	SEC
Course Code	:	BAU0325SEP322D04
Course Title	:	Land Records (Practical)
Total Credit	:	02
Workload	:	02 Credit (2 X 30 Hours = 60 hours) in semester
Duration	:	The course shall be a full time course
Medium of instruction	:	Marathi / English
Eligibility of Admission	:	As per eligibility criteria prescribed by the University
Examination Pattern	:	Practical for 50 Marks, The pattern of examination will be Semester End Examination with Assessment / Evaluation.

Preamble:

The study of land records and land mapping is crucial for effective land resource management and administration. Accurate land records underpin property management, legal clarity and dispute resolution. This study explores the fundamental concepts and significance of maintaining accurate land records and utility of essential documents like the 7/12 extract and property card. It examines the implications of land occupancy highlighting the rights and responsibilities of different land occupants. Traditional manual survey techniques employed by the Revenue Department are reviewed, noting their accuracy, challenges and limitations. The study also delves into digital advancements in land records management, assessing the process and benefits of obtaining 7/12 extracts online, the effectiveness of digital tools in agricultural land and Non Agricultural Land (NA) management and the practical applications of GPS-based area calculations. Additionally, it investigates the features and functionalities of the Maha Bhulekh Mahabhumi land record app and Apli Chawdi app which enhances public access to land information and streamlines administrative processes.

General Objectives of the Course:

1. To comprehend the fundamental concepts and significance accurate land records.

2. To understand proper interpretation of different land record.
3. To study the open sources various softwares and portals related to land record.
4. To extract online land record from different online sources.

Course Outcomes:

1. The students will attentive about fundamental concepts and significance accurate land records.
2. The students will capable for proper interpretation of different land record.
3. The student got detailed knowledge of the open sources various softwares and portals related to land record.
4. The students will be extract online land record from different online sources.

Scheme of Teaching and Examination:

(The Scheme of teaching and examination should be given as applicable to the course / paper concerned)

B. A. / B. A. B. Ed. Part –II

Sr. No.	Subjects/Course & Credit	Practical Hours per week				Examination scheme (Marks)		
		L	T	P	Total	Practical	Term Work	Total (Semester)
1	Land Record and Mobile Mapping - 2	04	---	04	04	50	---	50

Scheme of Examination:

- The examination shall be conducted at the end of each Semester.
- The Practical paper shall carry 50 marks.
- The evaluation of the performance of the student in practical papers shall be on the basis of semester practical examination of 50 marks.
- Question Paper will be set in the view of the / in accordance with the entire syllabus and preferably covering each Module of syllabi.

Standard of Passing:

(As prescribed under rules & regulation for each diploma / degree / program)

Nature of Question Paper and Scheme of Marking:

(As per rules & regulation of Shivaji University)

Modules: Land Records (Practical)				
Module No	Module Name	Sub- module	No. of hours & Marks	Credit
1	Concept, development and Interpretation of Land Record	1.1 Concept of Land Record 1.2 Needs & importance of Land Record 1.3 Historical development of Land Record 1.4 Types of Records Practical Exercise: a) 7/12 & Khate Utara b) Pherphar Utara c) Phalani Nakasha & Tippani Nakasha d) Jamabandi Nakasha (Interpretation of above Land Record)	30 (20)	01
2	Digital Procurement and Mobile Mapping	1.1 Online Extraction of Land Record and Introduction of Softwares Practical Exercise: 1. Registration of Crops in E- Peek Pahani 2. Portal for Land Record Services: a. 7/12 b. 8 A c. Pherphar d. Property Card and E-records e. Mahabhunakasha f. E- Chawadi / Apali Chawadi g. E-Mojani	15 (20)	01
3	Journal & Viva Voce		(10)	

Note :

- Figures in the bracket indicate weightage of marks to concern module.
- Use of stencils, log tables, computer and calculator is allowed.
- Journal should be completed and duly certified by practical in-charge and Head of the Department.

Suggested Readings:

- Bhandarkar S. and Lakhani S. (2024): Land Laws in Maharashtra, Legal Mind Publication, Nagpur, Maharashtra.
- Kraak M. and Ormeling F. (2003): Cartography: Visualization of Geospatial Data, CRC Press, New York

3. R Subramanian (2018): Surveying And Levelling, Chaukhamba Auriyantiya Publisher, Darya Ganj, Delhi
4. Shukla N. (2024): Landlord and Tenant Paperback, Kamal Publisher, New Delhi.
The Maharashtra Land Revenue Manual, Volume 1 (1973): Maharashtra (India).
Committee for Unification of Revenue Accounts, Procedure, Manual, etc
5. <https://globalgpsystems.com/gnss/how-to-survey-your-own-property-with-gps-a-step-by-step-guide/>
6. <https://bhulekhmahabhumi.com/aapli-chawadi/>
7. <https://cdn.s3waas.gov.in/s3642e92efb79421734881b53e1e1b18b6/uploads/2021/09/2021090277.pdf>
8. <https://bhulekh.mahabhumi.gov.in/>
9. <https://digitalsatbara.mahabhumi.gov.in/aaplichawdi>