

## Gramin Area Development for Government of Sikkim

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### Abstract

Rural development is the process of enhancing the quality of life and economic well-being of individuals who live in rural areas that are relatively isolated and sparsely inhabited. MGNREGA (Mahatma Gandhi National Rural Employment Guarantee Act) is regarded as a "Silver Bullet" for reducing rural poverty and unemployment by creating demand for productive labour in villages. It provides an alternative source of income, minimising migration, limiting child labour, alleviating poverty, and making villages self-sufficient through the production of productive assets like as road building, water tank cleaning, soil and water conservation work, and so on. As a result, it has been dubbed the world's largest anti-poverty programme. On the basis of secondary data, an attempt has been made in this study to gain a full understanding of the development effort to rebuild rural life and livelihood.

### 1. Introduction

India's economy is primarily based on agriculture. 5.89 lakh villages house almost 75% of the country's inhabitants. A solid road infrastructure serving rural areas is a prerequisite for: socioeconomic transformation, rural development, and rural development. Village communities are being broken out of their isolation. Bringing about urban-rural integration and national integration by eliminating the imbalance between rural and urban populations. Area Development in Gramin Government of Sikkim is for the inhabitants of gramin regions in Sikkim, and this project is used by the government of Sikkim to allot land and authorise loans for house construction. There is no monitoring system in this application to track the progress of house construction under Rural Housing programmes. To create a real-time statistical report on the construction projects that are now underway. Create a web-based dashboard for monitoring and a native mobile application to track building progress simply by capturing a photo with the app. An allocation letter is an important document in the real estate industry in India when purchasing a home. The builder will offer an allocation letter to the prospective buyer if they are purchasing an under-

Construction property. It is issued once the buyer pays the developer 15% of the property's value. The significance of the allotment letter. The facts and figures about the property, as well as its numerous characteristics, are included in this letter. The building specifics and plans, architectural elements, and the amount of money to be given to the function Object() [native code] are all detailed in this letter. It is the sole document that serves as proof of property dealing for an incomplete property. It is necessary when applying for a bank loan since the letter specifies the amount of money that must be paid to the builder in order for the bank to finance the remaining amount. The bank finances the remaining sum based on this letter. Even though the selling

agreement is the most important document in the transaction, an allotment letter might be useful as documentation when promised amenities aren't delivered as promised by the builder. The contents of the allotment letter include the following information:

Various payment alternatives, The flat's specifications, Construction terms, construction timeline, The developer's stated amenities, such as a clubhouse, parks, and a gym, The total sum owing to the buyer, taxes included, The completion date and the builder's liability in the event of a late completion There is agreement, according to Section 2 (c) of the RERA Act of 2016, a "agreement for sale" is a contract entered into between the promoter and the allottee. A sale agreement is a contract to sell a property in the future. It contains the terms and conditions of any potential sale contract. Any violation of the terms of a sale agreement can only result in a lawsuit for damages. Some of the key clauses in a sale agreement are defined below:

The names of both parties, their ages, and their respective addresses. The date and location of the agreement's execution. The amount of consideration, the mode of payment, and the time of payment. Penalty and forfeiture clauses in the event of noncompliance (varies case to case). The terms under which possession will be delivered. Each party's rights, obligations, and liabilities. The percentage of expenses to be borne by each party. The execution of a sale agreement must be witnessed by two people who are legally capable of entering into a contract. Witnesses from both parties are permitted: one from the purchaser's side and one from the seller's side. Deed of Conveyance: A conveyance deed is one such document that is required when property ownership is transferred from one person to another.

The term deed refers to a written legal contract that binds the parties to its terms and can be used as evidence in

court. Although the terms conveyance deed and sale deed are used interchangeably, there is a slight distinction between them. Conveyance deeds include all sale deeds, but they can also include gift, exchange, mortgage, and lease deeds. The Value of a Conveyance Deed The absence of a conveyance deed can land us in a variety of sticky situations. To avoid them, one must first understand their significance: A conveyance deed is required to become the absolute owner of the property. The presence of a valid conveyance deed can protect us from fraudulent property transfers. This document can be easily used as evidence to prove property ownership rights. A conveyance deed is required to register the property in the government's records. Documents Required for a Conveyance Deed, Both parties' PAN cards, Proof of stamp duty paid, Registration fees, Copies of electricity bills and paid property taxes, The final conveyance deed copy, Certificates of authorization and occupancy, Contract between the builder and the buyer.

## 2. Literature Survey:

Several studies on various aspects of rural settlements have been conducted in various parts of the country and abroad. The interest of social scientists in various aspects of settlement pattern dates back to the 1920s, when philosophers such as Paul, Vidal de la Blache, Ahlmann, Auroreseau, Demangeon, Brunches, and others laid the groundwork for various branches of settlement geography. The Rural Development and Poverty Alleviation Programmes of the Government of India have been evaluated by various Government organisations, including the Planning Commission's Programme Evaluation Organization, Concurrent Evaluations carried out by the Ministry of Rural Development with the assistance of reputed institutions located at the regional level, RBI, NABARD, IFMR, NIUA, NIRD, and other organisations such as Universities, Research Institutes, NGOs, and Individuals. Their approaches, conceptualization, and methodology are all unique.

Various studies conducted by eminent scholars have broadened our understanding of the issues at hand. Hanumantha Rao (1994), for example, linked the five themes of agricultural growth, rural poverty, environmental degradation, participatory rural development, and economic reforms to agriculture. Both growth and poverty interact with the environment in complex ways, with each having an impact on the other. The author assesses the participatory processes as well as some recent reforms, which have implications for both poverty and the environment. Manikkumaran (1997) conducted a similar study in the state of Tamil Nadu. He examined secondary data from the last 30 years, from 1960 to 1990, and discovered that agricultural growth is inversely related to rural poverty and directly related to environmental quality in the state of Tamil Nadu.

The remaining plots in Industrial Areas will be auctioned off. In the plottable land that is still available, Plots can be obtained from the Planning Department (Competent Authority) and then allotted through auction. For this purpose, an offset price may be considered take into account the current Industrial Rate + 10% Additional

Rate + Road Width Charges (if applicable). National Newspapers will publish regular advertisements. In Industrial Areas where less than 80% of plots / plottable land has been allotted, the remaining plots and plots carved out from plottable land by the Planning Department (Competent Authority) will be allotted by direct procedure. National Newspapers will publish regular advertisements.

History & Current Problems: A number of directives were issued regarding the norms for allotment of government lands for public use as well as to private organisations and individuals. The following are the issues that must be addressed in the management of government lands: Various departments and agencies are requisitioning land for development purposes (Industries, Energy, IT, Tourism, Education, Housing, etc.) and for social purposes (Welfare Depts., NGOs, Associations, Trusts, etc.), There are no uniform guidelines for determining the cost of allotted land, There is no established mechanism to effectively monitor whether the land is used for the purpose for which it was allotted within the time frame specified, Land allotment has been used in recent years for resource mobilisation through the sale / auction of government lands. The collective result is the rapid depletion / alienation of a scarce natural resource such as public, which has a negative impact on the community's future needs.

Existing Machinery: The Empowered Committee, comprised of the following members, is tasked with scrutinising proposals for alienation of Government land to various industries, educational institutions, religious / charitable institutions, NGOs, private persons, and so on, under BSO-24 for market value or at a concessional rate.

## 3. Aim & Objective :

India's economy is primarily based on agriculture. 5.89 lakh villages house approximately 75% of the country's population. A dependable road system serving rural areas is a basic requirement for: socioeconomic transformation. Breaking the isolation of village communities. Eliminating the disparity between rural and urban populations and bringing about urban-rural integration. National integration. These two platforms are used to deploy a monitoring system for house construction under Sikkim rural housing schemes: On-Site Verification Using a Mobile Application and a Web Portal.

#### 4. Methodology :

- ☐ set target(web portal)
- ☐ Manual survey (of beneficiaries)
- ☐ Fund distribution to beneficiaries (through web portal)
- ☐ Add beneficiary (on web portal)
- ☐ Inspection (on android app)

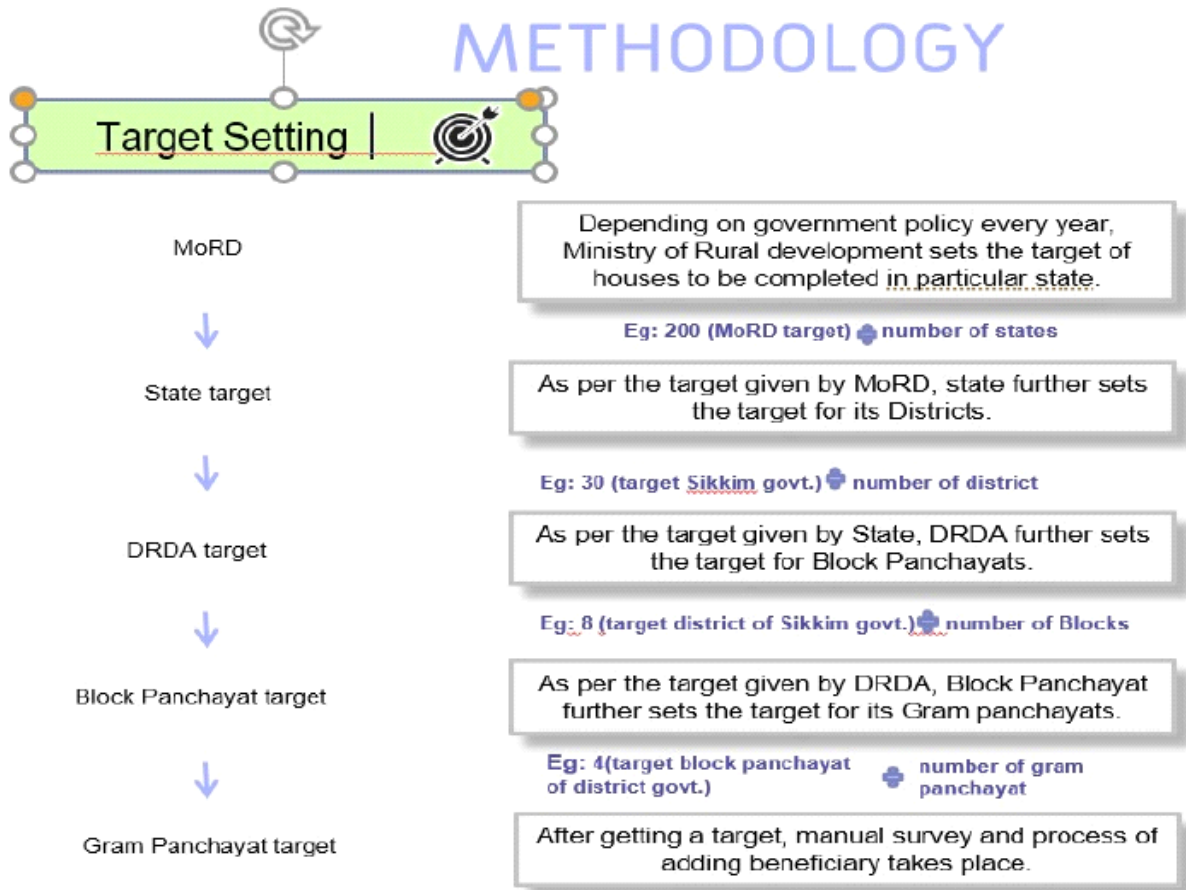


Fig.1: Methodology



5. H.M. Chu and M. Katsioulides (2001). The Cultural Context of Vietnamese-American Entrepreneurship Transnational Development, 7(2), pp. 37-46.