

Analisis Pelaksanaan Program Pendaftaran Tanah Sistematis Lengkap (PTSL) Menuju Desa Lengkap Di Kabupaten Karawang = nalysis of Complete Systematic Land Registration (PTSL) Program Implementation Towards Complete Villages in Karawang Regency

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Abstrak

Pendaftaran tanah merupakan kegiatan penting dan pokok guna menjamin kepastian hukum atas tanah. Kantor Pertanahan ATR/BPN Kabupaten Karawang mendeklarasikan Program Desa Lengkap sebagai upaya dalam membangun data bidang tanah terdaftar yang terpetakan dengan kualitas KW1. Dalam mewujudkan desa lengkap atau menuju kota/kabupaten lengkap, problematika di lapangan banyak ditemui baik terkait aspek fisik maupun aspek yuridis. Strategi dalam mewujudkan desa lengkap ini meliputi proses perencanaan, pembentukan panitia adjudikasi, sosialisasi masyarakat secara berjenjang, pengumpulan data yuridis dan fisik, serta data atribut pelengkap (surat ukur, buku tanah) untuk validasi. Hasil penelitian ini menunjukkan terdapat beberapa kendala dalam mewujudkan desa lengkap yakni adanya overlap bidang tanah, terdapat bidang tekstual double entri data, dan pada aplikasi terdapat bidang tanah yang tidak terbaca. Untuk mengatasi hal tersebut maka solusi yang dilakukan terhadap bidang yang overlap yakni dengan mengembalikan pada posisi sebenarnya, terhadap bidang tanah yang double entry maka dilakukan proses penghapusan data, sementara terhadap permasalahan aplikasi diperlukan koordinasi dengan pusat data dan informasi pada Kementerian ATR/BPN. Dalam kajian ini proses perbaikan kualitas data juga dilakukan dengan mereposisi bidang tanah agar sesuai dengan kondisi eksisting sebenarnya, melandingskan bidang K4, melakukan deliniasi fitur geografis dan unsur non geografis, perbaikan batas administrasi dan memastikan data spasial yang disajikan telah valid, tidak overlap, akurat serta selisih luas administrasi memenuhi toleransi. Untuk mewujudkan Desa Lengkap maka perbaikan terhadap data tekstual juga dilakukan melalui validasi buku tanah yakni memastikan informasi dalam buku tanah sesuai dengan data pada KKP serta memastikan semua buku tanah telah terentry. Perbaikan data non spasial juga dilakukan melalui ivalidasi surat ukur yakni memastikan luasan sesuai dengan data yang telah tercatat serta memastikan surat ukur yang ada secara fisik telah sesuai dengan data pada KKP. Upaya perbaikan data spasial dan tekstual ini menjadi syarat mutlak dalam mewujudkan desa lengkap di seluruh Indonesia.

.....Land registration is an important and basic activity to ensure legal certainty over land. The Agrarian and Spatial Planning/National Land Agency (ATR/BPN) Land Office of Karawang Regency declared the Complete Village Program as an effort to develop mapped registered land parcels with KW1 quality. In realizing complete villages or towards a complete city/regency, many problems are encountered in the field, both related to physical and juridical aspects. The strategy in realizing complete villages includes the planning process, the formation of an adjudication committee, community socialization in stages, juridical and physical data collection, as well as complementary/attributive data (measurement letters, measuring books) for validation. The results of this study indicate that there were several obstacles in realizing complete villages: overlapping plots of land, double entry of data in terms of textual plots, and an unreadable plot of land in the application. To overcome these problems, the solution for overlapping plots was to return to the actual position; for double-entry land parcels, a data deletion process was carried out;

and for application problems, there needed to be coordination with the data and information center at the Ministry of ATR/BPN. In this study, the process of improving data quality was also carried out by repositioning land parcels to match the actual existing conditions, comparing K4 fields, delineating geographical features and non geographical elements, improving administrative boundaries, and ensuring that the spatial data presented was valid, did not overlap, was accurate, and that administrative area difference met the minimum requirements. To realize a complete village, improvements of textual data were also carried out through land book validation by ensuring that the information in the land book was in accordance with the data in the Land Activity Computerization (KKP) and that data in all land books had been entered. Improvements of non-spatial data were also carried out through validation of measurement letters by ensuring that the area was in accordance with the recorded data and that the existing physical measurement documents were in accordance with the data in the KKP. Efforts to improve spatial and textual data are an absolute requirement in realizing complete villages throughout Indonesia.