Presentation

on

"National Land Records Modernization **Programme**"

Department of Land Resources (Website: www.dolr.nic.in)

Ministry of Rural Development Government of India

Computerization of Land Records

Three Centrally Sponsored Schemes (CSS) :

- Strengthening of Revenue Administration and Updation of Land Records (SRA & ULR)
- Computerization of Land Records (CLR)
- National Land Records Modernization Programme (NLRMP)

Strengthening of Revenue Administration and Updating of Land Records (SRA&ULR)

- Started in 1987-88
- Funding pattern 50:50 (for UTs 100%)
- Strengthening & modernizing revenue machinery -construction of buildings, purchase of survey equipment, vehicles, carrying out survey & settlement operations, digitization of survey records, maps/storage facilities and strengthening training institutes.

Computerization of Land Records(CLR)

- Started in 1988-89
- 100% Central Assistance
- Initially Pilot Projects in 8 districts in 8 States launched
- Extended to all the States/UTs
- Components data entry of textual data, cadastral maps digitization, data centres in tehsils and sub-division level, district land records data centers, monitoring cell at State headquarter and training on computer awareness and application software.

NLRMP

- Started in 2008
- Main Objectives:
 - To usher in a system of real-time land records
 - Automatic Mutation
 - Integration between Textual and Spatial Records
 - Inter-connectivity between land records and registration systems
 - Presumptive title system to conclusive titling system

NLRMP : Approach

- To cover all districts in the country by the end of the 12th Plan period
- District is the unit of implementation where all program activities will converge
- A district to complete all activities in 2 years

NLRMP : Components/Activities

1. Computerization of land records

Data Entry/Re-entry/Data Conversion for Records of Right (RoR) and other land attributes data, Digitization of Cadastral Maps, Integration of spatial and textual data, Tehsil, Sub-division & Districts Data Centres, State Level Data Centres (SLDC), Interconnectivity among Revenue Offices

- 2. Survey/Re-survey and Updating of Survey & Settlement Records (including Ground Control Network and Ground Truthing
 - a. Pure Ground method using Electronic Total Station (ETS) and Global Positioning System (GPS);
 - b. Hybrid methodology using aerial photography and ground truthing by ETS and GPS;
 - c. High Resolution Satellite Imagery (HRSI) and ground truthing by ETS and GPS.

NLRMP :

Components/Activities.....contd.

3. Computerization of Registration

Computerization of SROs, data entry of valuation details, data entry of legacy encumbrance data for determined period, scanning and preservation of old documents, connectivity to SROs with Revenue Offices.

4. Modern Record Rooms/Land Records Management Centres at Tehsil Level.

5. Training & capacity building – NLRMP Cell, training and workshop etc.

NLRMP : Components/Activities.....contd.

6. Core GIS – Three layers of data (a) spatial data from high resolution satellite imagery/aerial photography, (b) maps and data from the Survey of India and the Forest Survey of India, and (c) revenue records data from cadastral maps and the RoR details will be integrated and harmonized on a GIS platform.

7. Legal Changes – (a) Amendments to the Registration Act, 1908; (b) Amendments to the State Stamp Acts; (c) Other legal changes; and (d) Model law for conclusive titling.

NLRMP : Components/Activities.....contd.

- 8. Programme Management
 - a. Project Sanctioning and Monitoring Committee in DoLR.
 - b. State Level Steering Committee at State/UT level for Monitoring and Implementation of the works.
 - c. Core Technical Advisory Group in the DoLR and the States/UTs.
 - d. Programme Management Unit in the States/UTs.
 - e. IEC
 - f. Evaluation

Extent of the work

- a. Computerization of Land Records and establishment of the modern Record Rooms in about 5470 Tehsils.
- Digitization of Cadastral Maps in about 5 lac villages [1 to 3 map sheets per village]; Digitization of Records of 1.4 lac villages [average number of Field Measurement Books (FMBs) 300].
- c. Computerization of Registration of about 4400 SROs.
- d. Survey/Re-survey and updating of Survey and Settlement Records of about 21.67 lac square kilometer of rural area.
- e. State/UT level data centres in 35 States/UTs.

Ladder Like Approach

Primary ladder – for conclusive titles. Two approaches proposed in primary ladder.

Secondary ladder – for archival purposes and strengthening of revenue administration.

Primary Ladder: Approach 1

- Registration computerization of SROs
- Integration of registration and land records maintenance systems
- Automatic mutation following registration
- Mutation updating of pending cases and their computerization
- Integration of textual and spatial data
- Survey, including ground control networks and ground truthing.

Primary Ladder: Approach 1....contd.

- Training and strengthening of training institutions
- Strengthening of technical organizations
- Record rooms at Tehsil levels
- Link up with development process
- Legal changes
- Conclusive titles

Primary Ladder: Approach 2

- Survey, including ground control networks and ground truthing
- Mutation updating of pending cases and their computerization
- Integration of textual and spatial data
- Registration Computerization of SROs
- Integration of registration and land records maintenance systems
- Automatic mutation following registration

Primary Ladder: Approach 2.....contd.

- Training and strengthening of training institutions
- Strengthening of technical organizations
- Record rooms at tehsil levels
- Link up with development process
- Legal changes
- Conclusive titles

Secondary Ladder

- Computerization of existing records
- Scanning of existing survey maps
- Computerization of legacy mutation data
- Record rooms

NLRMP: Summary Table of Capital Costs

| S1.N o. | Components/Activities | Cost (Rs.in crore) |
|------------|--|-----------------------|
| 1 | Computerization of land records | 502.00 |
| 2 | Survey/resurvey and updating of survey & settlement records (including ground control network and ground truthing) | 3200.00 |
| 3 | Computerization of registration | 464.00 |
| 4 | Modern record rooms/land records management centres at tehsil/taluk/circle/block level | 1220.00 |
| 5 | Training & capacity building | 65.00 |
| 6 | Core GIS: village index base maps from satellite imagery | 180.00 |
| 7 | Programme management | 25.00 |
| | Total: | 5656.00 |

NLRMP : Cost and Funding Pattern

TotalestimatedCostRs.5,656crore,out of which Rs. 3,098crore is Central Share

- 1. Computerization of land records, capacity building and project management (100% central share)
- 2. Survey/resurvey and updating of survey & settlement records (including ground control network and ground truthing) (50% central share)
- 3. Modern record rooms (50 % central share)
- 4. Registration (25 % central share)

Public Private Partnership (PPP)

- Due to high level of technological inputs at every level of programme implementation, PPP model proposed in guidelines.
- Except in sensitive districts/areas, PPP or outsourcing is allowed.
- States/UTs may put in place appropriate institutional mechanisms for operational and maintenance (O&M)costs by fixing user charges on deliverables.
- States/UTs are going for Built Operate & Transfer (BOT) & Build Own Operate & Transfer (BOOT) models to leverage the private sector in the implementation and running of the programme.

Citizen Services and Benefits

- **Real-time** land records to the citizens
- Land Records to be **tamper-proof**
- Online Accessibility of Land Records
- Reduction in time for obtaining copies of RoRs and maps.
- **Single window service** to the citizens
- Decrease in Land disputes and litigation
- Obtaining certificates and other land records through kiosk/Common Service Centre(CSC)
- Market value of immovable property and legacy encumbrance information on internet

Good Governance

- Move from "Presumed Titles" to "Conclusive Titles"
- The ultimate goal is to link the conclusive titles to the economic process, credit institutions, disaster management, food security, land acquisition, rehabilitation and resettlement.
- Decision making facilitated in determining location of new projects, roads, bridges, watersheds etc.
- Decision making facilitated in schemes requiring information of property owners with the availability of up-to-date records.

Parameters of Progress

- Data entry of textual data (RoR)
- Issue of computerized copy of RoR
- Providing legal sanctity to computerized RoR
- Complete stoppage of manual RoR
- Issuance of digitally signed RoR
- Provision of Citizen Services through Service Centres/Kiosks
- Publishing of RoR on website
- Mutations using computers

Progress in Computerization of Land Records

- States/UTs which have computerized the RoRs: 20
- States/UTs who are issuing digitally signed copies of RoRs: 6
- States/UTs where computerization of RoRs is under progress: 9
- States/UTs which have stopped manual issue of RoRs: 16
- States/UTs which have accorded legal sanctity to the computerized copies of RoRs: 21
- States/UTs who are providing RoRs through kiosks: 11

Progress in Computerization of Land Records....contd.

- States/UTs which have placed RoRs data on websites: 18
- States/UTs which have effected mutations using lacksquarecomputers: 20
- States/UTs which have digitized cadastral Maps: 6
- States/UTs where digitization of cadastral maps is under • progress: 13
- Computer Centers set up in 4434 Tehsils/Taluks, 1045 SublacksquareDivisions, 392 Districts and Monitoring Cells in 17 State Hqrs.

Major Challenges in NLRMP

- High end technologies for survey/resurvey and its reluctant acceptance
- Need for massive capacity building among land record functionaries
- Inadequate bandwidth for connectivity
- Multiple agencies and problem of coordination at the State level
- Interconnectivity among revenue and registration offices
- Data security protocols
- Shortage of technical capacity in public and private sectors

Important State Initiatives

- **KARNATAKA** : Integration of registration, Banks and Courts with Bhoomi Database
- HARYANA : High Resolution Satellite Imagery for entire State. Integration of textual and spatial data and registration.
- **BIHAR** : Major initiatives in Resurvey through aerial photography. Hardware on Hire in Registration.
- **GUJARAT** : Survey using Electronic Total Station and Geographical Position System. All the maps digitized and more than six hundred GIS Layers put on them

Fact file of BHOOMI

- PKI enabled system with out ink signature on documents
- Approximately Rs. 23 crore collected as user charges per year (15 crore from taluk kiosk and 8 crore from rural tele centres)
- Total user charges collected since inception of BHOOMI amounts to Rs. 225 crore

Advantages of electronic integration

- -Remove/reduce human discretion
- -Automatic initiation of transaction based on electronic data
- -Removes time lag
- -Removes/reduces data entry mistakes resulting in rejections
- -Structured data helps in creation of good MIS and analysis reports

BHOOMI-KAVERI integration

- No sale, pledge/mortgage transactions allowed on Govt. land.
- Seller should be the owner in Bhoomi database.
- Transacted extents of the seller should be less than or equal to available extents.
- No sale transaction allowed on PTCL lands.
- Govt. restrictions like land grant conditions, LRF conditions etc. are checked before performing transactions.
- Court stay and court orders existing on land parcel are also checked before allowing transactions.

BHOOMI-KAVERI integration

- Facilitates in reflecting registration events on record of rights with minimum time lag.
- Mutation transactions initiated automatically.
- Facilitates to fill the vacuum of non availability of vital information during registration.
- Ensures that seller is the owner of the property.
- Facilitates transactions only on the balance extents of the owners.
- Facilitates for photo and finger print verification

BHOOMI- Land acquisition integration

- Facilitates in reflecting the acquisition proceedings on the land records.
- Facilitates in stop all the transactions on piece of land in BHOOMI on which land acquisition notification is issued.
- Facilitates in bringing tight integration between BHOOMI and land acquisition activities which helps in maintaining updated land records.
- Facilitates in bringing synchronization between BHOOMI and Land acquisition by reducing wrong notification due to volatile nature of data.
- Avoids acquisition of same piece of land more then once resulting in embarrassment to revenue officials.

BHOOMI- Land acquisition integration

- All 52 regular and 24 special land acquisition officers of revenue department are using BHOOSWADEENA to publish notifications.
- Manual notifications barred through government order.
- End to end system where LAO, Govt. press, secretariat, revenue hierarchy are users

Why Bhoomi-Bank integration

- To reduce number of visits that farmer makes to bank and taluk office to get farm credit
- To automatically initiate mutation transaction in BHOOMI based on requests either to put or remove liabilities
- To remove time lag between sanction of loan and disbursement

Benefits of Bhoomi-Bank integration

- To Revenue Department
 - Reduces the redundant data entry of mutation transaction.
 - Pledge and release transactions contribute approximately 60-65% of mutation transactions.
 - Avoids about 4-5 stages in the workflow and removes data entry mistakes resulting in rejection of mutations
 - Liabilities are created in systematic manner so that MIS and analysis reports can be generated
 - RoRs are up to date with respect to liabilities on land parcels

Benefits of Bhoomi-Bank integration....contd.

- To Banks
 - Can get SMS alerts on transactions initiated on the land parcels for which they have disbursed loan
 - Banks will be considered as interested party and notice will be served at the time of ownership transfer
 - Certainty in ensuring recording of liabilities on land parcels
 - Can access data from BHOOMI database so that authenticity of documents is un questionable
 - Can understand what are the existing liabilities on the land parcels on which bank is planning to sanction loans

Revenue Sub Division office Lakshadweep



Old Manual Record in Punjab



Digitization of Maps in Progress



Digitized Map in Punjab



Inauguration of NLRMP Cell in Bhopal



Online Registration in Haryana





Visit of Standing Committee to Ambala



Visit of Standing Committee to Ambala



Citizen Service Center(CSC) Kurukshetra



CSC Kurukshetra



