Welcome to participants
at APHRDI, Bapatla

A presentation on Integrated Land Administration System

by
K. Chalapathi Rao
Joint Director (Rtd)
S&LRs Dept, AP
Land Administration

- Land Administration done by Revenue, S&LRs, Registration and Municipalities.
Components of Land Administration

**Graphical:**
- FMBs,
- village Maps
- Ward Maps, Block Maps

**Textual:**
- Permanent A-Registers,
- Adangal Pahanies,
- RoR I-B Registers
- TSLR
Main purpose of Land Records.

- Land Revenue in rural areas
- Property Taxation in Urban areas
Span of Land Records

- Land Records once built expected to serve for at least 30 years
- Absorbing various changes arising in due course.
- Adequate updating mechanism prescribed in BSO 34
Provisions for updation - BSO

- Survey frame work repaired, restored or maintained by various levels of officers
- All new Sub-Divisions arising in due course created u/p of BSO 34A- para 13
- Mandal Registers 4,5,6,7 & 8A to be maintained at Mandal Office to account for all new SDs
- Major share of SDs arise from transfer of Patta lands by way of registration of deeds. The Registration Dept forwards to Tahsildars concerned consolidated list of such registered lands fortnightly
- Tahsildars should initiate action by taking them in Mandal Register 6, order for creation of new SDs and ensure incorporating changes in Revenue Records.
- Similarly all other SDs incorporated.

It appears simple and nice, but practically the mechanism did not work
Reasons for non-updation

- Adequate importance not given for attending SD cases referred by Reg Dept due to other priority works.
- In some cases, they are neglected
- Ryots too are not interested in mutation in Rev Records due to lack of awareness.
- They consider registration alone has sanctity.
- In LA cases, Post Award Action is hampered due to compulsory statutory wait period.
Reasons for non-updation

- In Assignment cases, the priority ends with distribution of pattas. In some cases, SD work incomplete.
- Even afterwards, the updation is neglected.
- Changes incorporated after field work in Vg A/Cs. But changes in Mandal A/Cs done after scrutiny of SDRs. Many a time it is forgotten. Often it results in asymmetric updation of details in both maintainable copies at vg & M level.
- Lack of knowledge for staff.
Provided, prescribed procedure adopted systematically and from time to time, more than 80% updation ensured at any given point of time.
Status of basic land records: S&LRs

- All land records FMBs, Vg maps, RSRs are in manual form
- All land records of Govt vgs are century old, while of Estate vgs over 50 years-Resurveys long over due
- Some records are lost and many others in brittle condition
- Even though FMB volumes are available, sheets are missing. There is no mechanism to fix responsibility for missing sheets.
- Records not in updated condition 100%.
- Ground frame work-partial existence
Status of basic land records - Revenue (contd)

- Adangal / Pahani being written without field inspection
- RoR not being updated
- Urban areas – no RoR
- Incorporation of changes not being done
Status of basic land records - registration

- Registration & land records: stand-alone systems
- Registration conveys only deed, not title
- Registration has no link with RoR.
- Registration does not result in updation of records
- Treated as revenue earning activity
Status of basic land records - Municipalities (contd)

- Primarily prepared for property tax
- No title records
- Not all towns have detailed survey
- No set procedure for maintenance & updation
- No provision for survey of village sites
- Problems of peri-urban areas
Contemporary trends

- Paradigm shift in focus from Land Revenue to developmental activities vis-à-vis Land Information System.
- In all spheres of administration, manual activity is gradually replaced by automation through computerization.
- Demand for transparency and clarity in records.
- Accessibility everywhere, anytime and for everyone.
Contemporary trends

- More citizen-centric services.
- Reduce land litigations and save time and expenditure.
- Instantaneous and auto updation.
- Preservation of records and prevention of damage to records - for archival purpose.
- Pave way to grant Conclusive Titles
- Afford facility for citizens in obtaining certificates for land-based needs / activities.
Existing Land Records: Deficiencies

- Record of presumptive title
- Non-transparent * Non-accessible * Non-updating
- Bulky & decayable records
- Difficult to maintain * Difficult to update
- Difficult to carry
- Not suitable for modern requirement
  - Area specific location & accessibility
  - Localised transaction
- Real time data-not possible
- Expensive & time consuming processes
Deficient Land Records: Resultant Situation:

- Title and boundary disputes: costly litigation
- Often leads to prolonged litigations in courts - setback for Govt interest
- Difficult accessibility to public and interest groups
- Non-availability of up-to-date records: developmental and planning activities affected

- Insecurity about title: Loss of GDP
  “If current trends continue, McKinsey estimates suggest that India could suffer a GDP loss of USD 200 billion in fiscal year 2017”
Land Administration System
Global Perspective

- Not treated as mere regulatory function
- Paradigm shift to acknowledge land admin as:
  - Vital developmental infrastructure
  - Driving force for sustainable development

- Crucial for political stability

- Indispensable for social justice
- Almost every country creating efficient land administration system.
Solution:
Integrated Land Administration System

- Integration of land administration results from integration of land records

Pre-requisite for automation:

- Records should be in digital format i.e., Graphic records shd be in vectorised format and textual records shd be keyed in.
- Records shd be verified and be accurate before keeping them in DB.
- Graphic and textual records shd be integrated.
Options for computerization

- Either the existing graphic records need to be updated and then digitized.
- Or fresh resurvey of villages shd be conducted using modern survey technologies to generate both graphic and textual records.
- Computerization affords easy facilitation of integration of all records pertaining to land administration done by various Depts.
More particularly integration of Revenue, Registration and SLR is a much desired object.

With the above object, a pilot project was taken up in NZB dist in combined AP.

It was programmed to conduct i) resurvey using Modern Survey Technology i.e., Aerial Photography and ii) to provide Conclusive Titles to landholders.
Positive outcome of Bhu Bharati Project:

- Utility of aerial photography for cadastral survey proved with time and cost effectiveness
- Digital database for graphical data built with geo-referencing of each and every parcel of land
- Use of DGPS for setting up ground control network which have been geo-referenced for the first time
- Provides a platform to integrate with GIS for use by other departments
- Suitability of Stereo data for Urban survey
As this was first of its kind in India, certain issues could not be gauged in proper perspective and they stood as bottle-necks in the project. The Aerial Photos have limitation for vg site /town surveys.

The project fell short of achieving greater objective – Guaranteeing Title; for the reason of non-finalization of Land Titling Act.
NLRMP
National Land Records Management Programme

- Also called-Digital India Land Records Management Programme
- DoLR in MoRD India extends full support to all states in modernizing Land Records with following objectives:
  - Develop modern, comprehensive and transparent Land Records Management System
  - Aim to implement Conclusive titling System
  - Minimizing scope of land disputes.
Conclusive Titles

Conclusive Titles based on 4 principles

- Mirror Principle
- Curtain Principle
- Title insurance
Scope of the programme:

- Computerization of Land Records including integration of Textual and spatial data
- Resurveys / updating Land Records using modern Survey technologies
- Computerization of registration records. Connectivity between Sub-Registrar offices & Mandal Revenue Offices
- Modern record rooms and capacity building
- Core GIS
Legal changes:

- Amendment to Registration Act, 1908
- Stamps Act
- Other Legal changes
- Model Law for Conclusive Titles

Project Management / Evaluation

- Each State to start projects in one/two districts.
- Then scale upto 4/5 districts.
- Complete by 12th Five year plan.
Expected Out-come:

- 1. Providing citizen services
- 2. Long term Goal – usher in the system of Conclusive Titles to link with credit Institutes, Disaster Management, LA, Rehabilitation & resettlement, Land use plan, Cropping pattern, Food security,
- Secondary... issue certificates.
Experiences in other states:

- Karnataka --- Bhoomi project
- Haryana ----- HALRIS
- Gujarat------ e-Jamin
  Resurveys completed in 13 districts
- Maharastra---- e-Mahabhoomi
Thank u all