“Whenever you take a step forward, you are bound to disturb something. You disturb the air as you go forward, you disturb the dust, the ground. You trample upon things. When a whole society moves forward, this trampling is on a much bigger scale; and each thing that you disturb, each vested interest which you want to remove, stands as an obstacle.”

- Mahatma Gandhi
Why eleven? Why not ten one?
Introducing Coordinates

Changing Mindset
Why eleven? Why not ten one?
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NLRMP
At a glance

Cabinet Approval-
August 21, 2008

Budget-
Rs. 5656.00 crore (1.4 billion USD)

Expected Time-
8 years
NLRMP Vision

- Easy access to up-to-date, tamper proof land records on websites with proper security ids.
- Payment of stamp duty and registration fees through banks, instead of stamp papers reducing interface with Registration machinery.
- Drastic reduction in time taken to obtain copies of RoR’s, due to IT inter linkages and single window service.
NLRMP
Vision

– A reduction in the scope of fraudulent property deals by automatic and automated mutation.
– Availability of E-linkage to credit facility.
– Availability of market value information on the website.
– Availability of certificates based on land data.
– Availability of information of eligibility for Government programs based on the data.
– Besides the focus on providing the above citizen services, the data and conclusive title would be linked to the development process such as credit card institutions, disaster management, land acquisition, rehabilitation & resettlement, land use planning, cropping pattern and food security among others.
The ultimate goal

‘conclusive titling’ as per the Torrens system
The single principal is that there should be a single agency to handle property records.

India currently has two or three different land agencies in each of its states. Each land system is unique. They are described in nine major scripts expressing 18 different languages. Combining them will be a monumental problem.
Conclusive Titling

Is it that simple?

The mirror principle requires that at any given moment, property records should mirror the reality on the ground.

This is difficult because the current state of the records is so poor. 'Getting it up to date using manual methods is difficult. The need to prove title on every existing record would be a massive task.'
Conclusive Titling

Is it that simple?

The curtain principle requires that the record of a title depicts the ownership status.

Probing into past transactions and titles of the property is unnecessary. This is being contested by India's legions of lawyers and judges.
Conclusive Titling
Is it that simple?

The system demands title guarantee and **insurance** for indemnifying the property holder against any loss arising due to inaccuracies.

*State legislatures in India has not even begun to discuss the arrangements for this.*
Computerization of land records which will include digitization of cadastral maps, conversion of all textual land record and land attribute data to digital format, integration of textual and spatial information, creation of data centres at various administrative levels and establishing of interconnectivity among revenue offices.
Vision to action

Action plan

Survey/ resurvey and updating of Survey and Settlement records with the help of modern technology using the options of: Pure ground truth method using Electronic Total Stations (ETS) and Global Positioning System (GPS); or Hybrid methodology using aerial photography and ground truthing with ETS and GPS; or Use of High Resolution Satellite Imagery (HRSI) and ground truthing with ETS and GPS.
Vision to action

Action plan

• Computerization of Registration which will include computerization of the sub-registrar’s offices (SRO’s), data entry of valuation details and legacy encumbrances, scanning of old documents and connecting of SRO’s with revenue offices.

• Establishment of modern record rooms/land management centers at the various administrative levels.

• Improvement of training and capacity building by strengthening the existing Survey and Revenue Training Institutes and organizing workshops.
Vision to action

Action plan

• Creation of a Core GIS where village index maps will be from satellite imagery and by integrating layers of data from aerial photographs or high resolution satellite imagery, Survey of India and Forest Survey of India maps, and cadastral maps from revenue records.

• Bring about legal changes by amendments to the Registration Act, 1908 and the State Stamp Acts, and evolve a modern law for conclusive titling.
Vision to action

Action plan

• Establish clear Program Management and Evaluation guidelines which includes setting up of a Program Sanctioning & Monitoring Committee in the DoLR, setting up of a Program Management Unit (PMU) in the DoLR and in each State and UT, organizing information, education and communication (IEC) activities.
Vision to action

Action plan

- All the activities of NLRMP have been framed in the form of two kinds of ladders – primary and secondary. The primary ladder covers activities leading to conclusive titling and the secondary ladder covers activities that strengthen the revenue administration. It is proposed to give priority to primary activities through budgetary support. The States and UT’s shall be required to follow the activities in the given pattern and to carry out the process re-engineering involved. The funds released to the States and UT’s will be conditional upon them signing the MoU to this effect with the DoLR.
Why now? Why not earlier?
What went wrong?

• The Strengthening of Revenue Administration & Updating of Land Records (SRA&ULR) 1987-88
• Computerization of Land Records (CLR) 1988-89

The choice of activities under the SLA&ULR and CLR schemes was left to the States and Union Territories most of whom chose activities that strengthen revenue administration. Other activities which could have contributed towards conclusive titling were left out.
Why now? Why not earlier?

What went wrong?

- Technology options for survey were not indicated under the schemes and the work suffered in most of the States. For many years a large chunk of the SLA&ULR funds were utilized for construction activities and under CLR ‘non-up-dated’ records were being scanned and computerized. Thus, each activity carried out in this stand alone manner became an end in its self, rather than contributing towards a larger goal.
New era on anvil?

Let us keep our fingers crossed.
Thank you

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