The NCAER Land Records and Services Index

N-LRSI 2020
Performance and Policy Actions:
States/UTs Compendium

February 2020

NATIONAL COUNCIL OF APPLIED ECONOMIC RESEARCH
NCAER India Centre, 11 Indraprastha Estate, New Delhi 110 002, India
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About Omidyar Network India
Omidyar Network India invests in bold entrepreneurs who help create a meaningful life for every Indian, especially the hundreds of millions of Indians in low-income and lower-middle-income populations, ranging from the poorest among us to the existing middle class. To drive empowerment and social impact at scale, we work with entrepreneurs in the private, non-profit and public sectors, who are tackling India’s hardest and most chronic problems. We make equity investments in early stage enterprises and provide grants to non-profits in the areas of Digital Identity, Education, Emerging Tech, Financial Inclusion, Governance & Citizen Engagement, and Property Rights. Omidyar Network India is part of The Omidyar Group, a diverse collection of companies, organizations, and initiatives, supported by philanthropists Pam and Pierre Omidyar, founders of eBay.

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India has made substantial progress on improving its rating on the World Bank’s Ease of Doing Business (EODB) index, moving up from a 130th rank in 2016 to 63rd in 2019. Unfortunately, this stands in marked contrast to the poor showing on the component of the EODB index that relates to land—the ease of registering property. The ease of generating and using reliable digital land records can have considerable significance for India’s rapid economic growth through the better functioning of land markets and the boost to investment that better functioning land markets can give.

Land policy in India has suffered from several deficits. Relative to its size, India suffers from a paucity of economic research, policy analysis, and systematic data on land, leading to well-meaning but poorly designed and implemented government programs. Land policy is defined constitutionally as the prerogative of India’s States and the focus of data and analytical efforts relating to land must also focus on the States.

To help address these deficits, and with the generous support of the Omidyar Network, NCAER launched the NCAER Land Policy Initiative (NLPI) in April 2019 to build on our prior analytical work on land, our 60 plus years of experience with data collection, and our long-standing relationship of trust with governments. The objectives of the NLPI are to (1) raise official and citizen awareness of the distortions in India’s land markets and their cost to the economy; (2) produce and curate evidence and land data and to suggest solutions and state rankings that can nudge States through competitive federalism to improve their land administration, records and services; (3) where requested, pilot such solutions with States and evaluate them; and (4) help build a larger research community of analysts and experts on land issues in India.

In the first nine months of the NLPI, the primary focus has been the construction of an index to measure the ease of using land records. This NCAER Land Records Services Index (N-LRSI) covers all Indian States and UTs with a focus on the supply of land records. The N-LRSI focuses on two broad components—the extent of digitization of land records and the quality of these land records. The first component is based on three dimensions—textual records (the record of rights), spatial records (cadastral maps) and the registration process.

The NCAER team carried out the second component of assessing the quality of the land records by focusing on five desirable elements that ought to be captured in a comprehensive system of records—the updating of ownership, the extent of joint ownership, land use, land area or extent, and the recording of encumbrances. All these elements are closely connected to land disputes and to the ease with which transactions in land can be completed and legally recorded. The N-LRSI is based on proxy indicators to measure the quality of the digitized land records for each of these five elements.

Madhya Pradesh, Odisha, Maharashtra, Chhattisgarh and Tamil Nadu are the best performing states with scores between 60 and 75 points on the LRSI. West Bengal, Jharkhand, Rajasthan, Telangana, Andhra Pradesh and Uttar Pradesh are in the 50-60 points category. For the registration component, Maharashtra emerged as the leader, while Jharkhand, Odisha and Chhattisgarh were the front-runners on the quality of their land records.
The N-LRSI is timely. In preliminary discussions it is already attracting the attention of policymakers at the Central and State levels. The N-LRSI can help formulate state action plans to attain the goal of secure, assured land records that mirror ground realities and are generated by efficient titling services. The N-LRSI’s comparative assessment of Indian States and UTs should make it possible for the laggard states to learn from the best performing states on how to improve the supply of good, reliable, accessible digital land records. Similarly, the Central Government can use the N-LRSI to explore approaches to rewarding and recognising the States and UTs that perform better on the index so that the others are encouraged to improve their standing.

In a second phase of this work, also under the NLPI umbrella, the NCAER team will work to assess the demand side of the ease of using land records through a household survey planned for later this year.

This work was carried out by the NLPI team at NCAER led by Dr Devendra B Gupta and Mr Deepak Sanan, and consisting of Dr Prema Prabhakar, Mr Somnath Sen, Dr Charu Jain, Ms Anika Kapoors, Mr Sam Anand, Ms Kajal Gupta, Ms Aarushi Kuchhal, Ms Sameera Mathur, Ms Chandni Mishra, Ms Falak Naz, Ms Nishika Pal, Ms Puja Roy, Ms Payal Samar, Mr Nitin Sankhla, Ms Disha Saxena, Ms Arundhati Sharma, Ms Khyati Singh, Mr Deepak Singh, Mr Vijay Singh Bangari, Mr Yuvraj Sunger, Ms Ankita Tripathi, Mr Devesh Vashishth, and Ms Apoorva. I am grateful to them for their intense, time-consuming effort in collecting the data and constructing the NCAER Land Records Services Index. I am grateful to Avinash Singh and his team at How India Lives for visualising the N-LRSI in many interesting ways and for the overall design of this report.

I am immensely grateful to the Omidyar Network India and its program staff, particularly Shreya Deb and Shalmoli Halder in Mumbai and Peter Rabley in Washington, DC, for unfailingly supporting and encouraging this pioneering work with their ideas and reflections.

New Delhi
February 18, 2020

Dr Shekhar Shah
Director General, NCAER
ACKNOWLEDGEMENTS

The N-LRSI 2020 has been made possible only due to the support received from a host of well-wishers who also helped with the exercise! These included both retired and serving civil servants in various States as well as those connected with research and ground level activity in the land sector. Requests were followed up with a persistent barrage of reminders for information sources, for clarifications, for dispelling apparent anomalies, for explaining terminology, and even translating some of the words used! They all parted with their time and goodwill to support us in this endeavour. The team owes them all a debt which can only be remembered with heartfelt gratitude and repaid by collective efforts for sustained improvements in land records management in each State and UT of India. Needless to say, we take full responsibility for all the mistakes that may remain in the report, and all those who assisted us are in no way responsible for these.

Our heartfelt thanks are due to our friends who helped us in bringing the report to its present state. We would like to mention them all:


We would also like to express our gratitude to Omidyar Network India for their financial support to this study. We would like to place on record our deep appreciation to Ms Shreya Deb, Ms Shalmoli Halder and Mr Joseph Sebastian for their continued interest and involvement in the study. Also, we would like to thank Ms Shilpa Kumar for her deep interest in the project.

We are grateful to the NLPI Advisory Committee T. Haque, Pranab Ranjan Chaudhary, Jagdeesh Rao Puppala, Namita Wahi, Ram Singh, Shashanka Bhide, G. C. Manna, Shreya Deb and Shalmoli Halder for guiding us at various stages of our work. Their constant advice and guidance has added immense value to the report. We are extremely grateful to them.
One of the main challenges in this work was in regard to the translation from various Indian languages to English. We would also like to extend our sincere thanks to all these friends - Ajaya K Sahu, Sandhya Garg, Mandeep Singh, K S Urs, Rahini Banerjee, Nijara Deka, Dharmendra Deka, Salam Dennis, Suru Dinesh, B Ramesh, Ishwinder Suri, Behara Vamsi Krishna, Sameer Kumar Mondal, Akila Ramesh who helped us with the translation of Record of Rights (RoRs)/Cadastral Maps (CMs)/Circle Rates (CRs).

We would also like to place on record our deep appreciation to a number of young interns who contributed immensely to the computation of the index- Divy Rangan, Aman Agarwal, Neeraj, Rohit Chege, Manshi Priyadarshi, Aastha Jain, Janhavi Chanda, Ankit, Inshwinder, Siva Sankar Anudeep Venna, Sri Krishna Harsha Bandaru, Khushi Pahuja.

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In the end, the successful completion of the work would have not been possible without the invaluable support of Anika Kapoor, Project coordinator. She efficiently coordinated and managed the project activities. Her contribution is gratefully acknowledged.

Deepak Sanan, Devendra B Gupta,
Prerna Prabhakar and Charu Jain
Prerna Prabhakar and Charu Jain anchored the research underlying the development of the Index. Devendra B Gupta and Deepak Sanan led the study as Senior Advisors and Project Leads. G. C. Manna and Somnath Sen, Senior Advisors provided guidance and support throughout the study period. The NLPI Advisory Committee listed in the Acknowledgments provided constant intellectual guidance and operational encouragement for this work.
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Three decades of successive programmes undertaken by Govt. of India (GoI) since the launch of the Computerisation of Land Records (CLR) scheme in 1987-88 have impacted the digitisation of land records and the registration process across States/UTs. However, while various research studies bring out a mixed record of achievement, there is no comprehensive picture of the situation. Therefore, the need to enquire and seek answers to questions like: what is the reality across the States/UTs, where is progress significant, where are gaps most visible, and what can be done to improve the situation? seemed self evident. Added to this was the view that presenting a comparative picture across States/UTs and exhibiting the gaps along various dimensions may instil a sense of competition among States/UTs to do better.

Accordingly, NCAER Land Records and Services Index (N-LRSI) has been prepared to measure the actual extent of digitisation of land records and the registration process against the achievement reflected on the website of the Department of Land Resources, Government of India. The N-LRSI also seeks to gauge the improvements in basic land record related services and in the creation of a more up to date and accurate record, which have accompanied this digitisation. The first round (2019-20) of the N-LRSI has primarily used supply-side data (and proxies for measuring citizens’ access) to assess the extent of digitisation and gauge the quality of some land-records' related services. This index groups weighted indicators in the ratio of 60:40 to measure: i) the extent of computerisation of land records and the registration process and improvement in the delivery of frequently accessed services; and ii) the extent to which the record possesses features that are likely to reflect an improved quality of land record such as timely updating of ownership, reduced extent of joint ownership, actual land use, area and record of encumbrances.

The 2019-20 exercise has enabled drawing attention to the nature of steps that are easily possible for States and UTs to assist in the creation of a more comprehensive, accurate record of the on-ground situation which is updated in real time. There are some steps that all States and UTs would do well to undertake and improve their rankings. These include survey of inhabited areas without a proper map based record and ways to bring about a real time noting of inheritance related changes in ownership. With respect to many other steps, there are States and UTs which have shown leadership and others can profitably follow without having to invest in going through the whole process again. Some have digitised their records but are yet to make these available on the web. Most States/UTs need to hasten digitisation of their spatial record. To improve the quality of the record, most States /UTs need to consider making a number of changes. The recording of possession and built up property records are poor everywhere. The area actually recorded in digitised CMs often shows greater congruence with the on-ground situation than the area noted in the RoR, but the former lacks legal legitimacy. Some States and UTs appear to have made progress in linking data bases of institution of court cases with the textual records and other States/UTs can follow this lead.

This compendium contains profiles of each State/UT, covering area with land records, financial and physical progress on digitisation aspect and scores/ ranking on the N-LRSI index. Based on the States/UTs performance on various parameters covered under the N-LRSI study, this compendium lists short term and longer term policy actions that can help each State / UT in improving their ranking on the N-LRSI. The short term refers to actions that it is felt can be completed within six months and the longer term can vary from six months to years, depending on the context of the State / UT. These policy actions have been given individually on all 14 parameters covered under the four broad dimensions of the N-LRSI clearly pointing out the areas and ways of possible improvement in performance. It is hoped that this compendium will be able to offer an opportunity for States/UTs to quickly draw up action plans and strive for quantum improvements in a short time frame.
### ANDAMAN & NICOBAR ISLANDS

**N-LRSI Ranking** (out of 33)  
<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td></td>
<td>25</td>
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</table>

**N-LRSI Score** (out of 100)  
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td></td>
<td>25.4</td>
</tr>
</tbody>
</table>

### Physical Progress

<table>
<thead>
<tr>
<th>Metric</th>
<th>State Value</th>
<th>All-India Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Digitised RORs (% of villages)</td>
<td>90.2</td>
<td>99.5</td>
</tr>
<tr>
<td>Digitised CMs (% of villages)</td>
<td>13.0</td>
<td>53.3</td>
</tr>
<tr>
<td>CMs link ROR %</td>
<td>33.8</td>
<td>43.9</td>
</tr>
<tr>
<td>Percentage of Digitised SRO %</td>
<td>20.0</td>
<td>64.9</td>
</tr>
<tr>
<td>Integration of Registration with LR %</td>
<td>100.0</td>
<td></td>
</tr>
</tbody>
</table>

### Financial Progress

<table>
<thead>
<tr>
<th>Metric</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.48</td>
<td>Funds Sanctioned by Centre (Rs crores)</td>
</tr>
<tr>
<td>1.72</td>
<td>Funds Released by Centre (Rs crores)</td>
</tr>
<tr>
<td>0</td>
<td>Expenditure (as entered by State/UT) (Rs crores)</td>
</tr>
</tbody>
</table>

### Textual Records

<table>
<thead>
<tr>
<th>Metric</th>
<th>MARKS ALLOCATED</th>
<th>MARKS OBTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record of Rights (RORs)</td>
<td>12.9/15</td>
<td></td>
</tr>
<tr>
<td>Availability of legally useable copies of RoRs</td>
<td>0/5</td>
<td></td>
</tr>
</tbody>
</table>

### Spatial Records

<table>
<thead>
<tr>
<th>Metric</th>
<th>MARKS ALLOCATED</th>
<th>MARKS OBTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cadastral Maps (CMs)</td>
<td>0/15</td>
<td></td>
</tr>
<tr>
<td>Availability of legally useable copies of CMs</td>
<td>0/5</td>
<td></td>
</tr>
</tbody>
</table>

### Registration Process

<table>
<thead>
<tr>
<th>Metric</th>
<th>MARKS ALLOCATED</th>
<th>MARKS OBTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Entry of Data</td>
<td>0/4</td>
<td></td>
</tr>
<tr>
<td>Circle Rates</td>
<td>0/4</td>
<td></td>
</tr>
<tr>
<td>Payment of Stamp Duty / Registration Fee</td>
<td>2/4</td>
<td></td>
</tr>
<tr>
<td>Verification of Document by SRO</td>
<td>0/4</td>
<td></td>
</tr>
<tr>
<td>Delivery of Registered Document</td>
<td>0/4</td>
<td></td>
</tr>
</tbody>
</table>

### Quality of Land Records

<table>
<thead>
<tr>
<th>Metric</th>
<th>MARKS ALLOCATED</th>
<th>MARKS OBTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Updating of Ownership</td>
<td>0/5</td>
<td></td>
</tr>
<tr>
<td>Joint Ownership</td>
<td>9.5/10</td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td>0/10</td>
<td></td>
</tr>
<tr>
<td>Extent</td>
<td>0/10</td>
<td></td>
</tr>
<tr>
<td>Encumbrances</td>
<td>1/5</td>
<td></td>
</tr>
</tbody>
</table>
**Textual Records**

**Record of Rights (RORs)**
- **Gaps:** The Record is digitally available on a web portal but there are problems of access: administrative mismatch.
- **Short/medium-term plans:**
  - Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of RoRs**
- **Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.
- **Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Spatial Records**

**Cadastral Maps (CMs)**
- **Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
- **Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
- **Gaps:** The CMs are digitised but not made available on a publicly accessible portal.
- **Long-term plans:** This may require decisions on systems to update the record.

**Public Entry of Data**
- **Gaps:** No provision for online entry of data relating to the registration being sought.
- **Long-term plans:** Provide web portal link for the same.

**Circle Rates**
- **Gaps:** Circle Rates not yet made available on the web.
- **Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Payment of Stamp Duty / Registration Fee**
- **Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.
- **Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**
- **Gaps:** No provision for digital signature by competent authority at the time of registration.
- **Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Registration Process**

**Delivery of Registered Document**
- **Gaps:** No provision for delivery of soft copy of registered document.
- **Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Quality of Land Records**

**Updating of Ownership**
- **Gaps:** RoR digitised and available on the web but registration not yet computerised.
- **Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.
- **Gaps:** No link for inheritance related changes to be noted in real time.
- **Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**
- **Gaps:** Excessive incidence of joint ownership.
- **Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners.

**Land Use**
- **Gaps:** No provision for regular update of use with complete details of built property.
- **Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**
- **Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
- **Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.
- **Gaps:** No provision for entry in RoR of case instituted in a revenue court.
- **Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.
- **Gaps:** No provision for entry in RoR of statutory restrictions on land use.
- **Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
ANDHRA PRADESH

N-LRSI Ranking (out of 33)

- N-LRSI Score (out of 100)
  - 10
  - 53.9

Area with Land Records

- 100%

Physical Progress

- Digitised RORs (% of villages)
  - State Value: 90.2
  - All-India Value: 97.2
- Digitised CMs (% of villages)
  - State Value: 53.3
  - All-India Value: 56.6
- CMs link ROR %
  - State Value: 1.9
  - All-India Value: 33.8
- Percentage of Digitised SRO %
  - State Value: 84.3
  - All-India Value: 100.0
- Integration of Registration with LR %
  - State Value: 64.9
  - All-India Value: 100.0

Financial Progress

- Funds Sanctioned by Centre (Rs crores): 65.24
- Funds Released by Centre (Rs crores): 65.24
- Expenditure (as entered by State/UT) (Rs crores): 0

Textual Records

- Record of Rights (RORs)
  - State Value: 14
  - All-India Value: 15
- Availability of legally useable copies of RoRs
  - State Value: 2.5
  - All-India Value: 5

Spatial Records

- Cadastral Maps (CMs)
  - State Value: 0.2
  - All-India Value: 15
- Availability of legally useable copies of CMs
  - State Value: 2.5
  - All-India Value: 5

Registration Process

- Public Entry of Data
  - State Value: 4
  - All-India Value: 4
- Circle Rates
  - State Value: 3.6
  - All-India Value: 4
- Payment of Stamp Duty / Registration Fee
  - State Value: 4
  - All-India Value: 4
- Verification of Document by SRO
  - State Value: 0
  - All-India Value: 4
- Delivery of Registered Document
  - State Value: 2
  - All-India Value: 4
- Encumbrances
  - State Value: 2
  - All-India Value: 5

Quality of Land Records

- Updating of Ownership
  - State Value: 1.3
  - All-India Value: 4.5
- Joint Ownership
  - State Value: 9.6
  - All-India Value: 10
- Land Use
  - State Value: 0
  - All-India Value: 10
- Extent
  - State Value: 8.2
  - All-India Value: 10
Decisions are required on short/medium-term plans: administrative mismatch.

There are problems of access: (a) administrative (b) there is no system to receive payments for making available legally useable copies.

Short/medium-term plans: Appropriate decisions required to make this operational based on action already taken in other States / UTs.

Hardware upgrade and software improvement based on action already taken in other States / UTs.

Legally useable copies of RoRs

Gaps: Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available legally useable copies.

Short/medium-term plans: Appropriate decisions required to make this operational based on action already taken in other States / UTs.

The CMs are digitally available on a web portal but there are problems of access: (a) administrative (b) problems of access: (a) language translation issues.

Long-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

CMs are available in hard copy format and not yet digitised.

Spatial Records

Cadastral Maps (CMs)

Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

Long-term plans: (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LiDAR) based surveys may be necessary in all densely built-up situations and urban areas.

Gaps: CMs are available in hard copy format and not yet digitised.

Long-term plans: Expediting process of digitisation were this is partially complete.

Availability of legally useable copies of CMs

Gaps: The CMs are digitally available on a web portal but there are problems of access: (a) language translation issues.

Long-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Availability of legally useable copies of RoRs

Gaps: (a) Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available legally useable copies.

Short/medium-term plans: Appropriate decisions required to make this operational based on action already taken in other States / UTs.

Record of Rights (RORs)

Gaps: The Record is digitally available on a web portal but there are problems of access: administrative mismatch.

Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Long-term plans: (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LiDAR) based surveys may be necessary in all densely built-up situations and urban areas.

Gaps: CMs are available in hard copy format and not yet digitised.

Long-term plans: Expediting process of digitisation were this is partially complete.

Availability of legally useable copies of RoRs

Gaps: The CMs are digitally available on a web portal but there are problems of access: (a) language translation issues.

Long-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Cadastral Maps (CMs)

Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

Long-term plans: (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LiDAR) based surveys may be necessary in all densely built-up situations and urban areas.

Gaps: CMs are available in hard copy format and not yet digitised.

Long-term plans: Expediting process of digitisation were this is partially complete.

Availability of legally useable copies of CMs

Gaps: The CMs are digitally available on a web portal but there are problems of access: (a) language translation issues.

Long-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Quality of Land Records

Updating of Ownership

Gaps: Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

Short/medium-term plans: Need to upgrade to at least a note in RoR and consider introducing same day mutation.

Gaps: No link for inheritance related changes to be noted in real time.

Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Joint Ownership

Gaps: Excessive incidence of joint ownership.

Long-term plans: Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

Gaps: No provision for recording possession.

Long-term plans: Introduce provision for recording contracts of possession of different kinds.

Land Use

Gaps: No provision for regular update of use with complete details of built property.

Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

Gaps: No provision for entry of mortgages in RoR.

Long-term plans: Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

Gaps: Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

Short/medium-term plans: Software linkage provided where possible to enable this entry in real time.

Gaps: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Gaps: Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

Short/medium-term plans: Software linkage provided where possible to enable this entry in real time.

Gaps: Provision for entry in RoR of case instituted in a civil court.

Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Circle Rates

Gaps: Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Verification of Document by SRO

Gaps: No provision for digital signature by competent authority at the time of registration.

Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Delivery of Registered Document

Gaps: No compulsory provision.

Quality of Land Records

Updating of Ownership

Gaps: Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

Short/medium-term plans: Need to upgrade to at least a note in RoR and consider introducing same day mutation.

Gaps: No link for inheritance related changes to be noted in real time.

Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Joint Ownership

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Long-term plans: Introduce provision for recording contracts of possession of different kinds.

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Gaps: No provision for entry of mortgages in RoR.

Long-term plans: Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

Gaps: Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

Short/medium-term plans: Software linkage provided where possible to enable this entry in real time.

Gaps: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Gaps: Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

Short/medium-term plans: Software linkage provided where possible to enable this entry in real time.

Gaps: Provision for entry in RoR of case instituted in a civil court.

Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.
N-LRSI Ranking (out of 33) | N-LRSI Score (out of 100)
---|---
28 | 19.4

Physical Progress

- Digitised ROs (% of villages): 53.3 (State) vs 90.2 (All-India)
- Digitised CMs (% of villages): 54.6 (State) vs 90.4 (All-India)
- CMs link ROR %: 33.8 (State) vs 54.6 (All-India)
- Percentage of Digitised SRO %: 89.3 (State) vs 64.9 (All-India)
- Integration of Registration with LR %: 84.3 (State) vs 93.3 (All-India)

Financial Progress

- Funds Sanctioned by Centre (Rs crores): 44.32
- Funds Released by Centre (Rs crores): 36.60
- Expenditure (as entered by State/UT) (Rs crores): 0

Textual Records

- Record of Rights (ROs): 7.9/15
- Availability of legally useable copies of ROs: 0/5

Spatial Records

- Cadastral Maps (CMs): 0/15
- Availability of legally useable copies of CMs: 0/5

Registration Process

- Public Entry of Data: 0/4
- Circle Rates: 0/4
- Payment of Stamp Duty / Registration Fee: 2/4
- Verification of Document by SRO: 0/4
- Delivery of Registered Document: 0/4

Quality of Land Records

- Updating of Ownership: 1.3/5
- Joint Ownership: 6.3/10
- Land Use: 0/10
- Extent: 0/10
- Encumbrances: 2/5
### Textual Records

**Record of Rights (RORs)**
- **Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) language translation issues, read only copies available, etc.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of RORs**
- **Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

### Spatial Records

**Cadastral Maps (CMs)**
- **Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitization were this is partially complete.

**Spatial Records**

### Registration Process

**Public Entry of Data**
- **Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Circle Rates**
- **Gaps:** Circle Rates not yet made available on the web.

**Payment of Stamp Duty / Registration Fee**
- **Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Verification of Document by SRO**
- **Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**
- **Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Quality of Land Records

**Updating of Ownership**
- **Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**
- **Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telengana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds

**Land Use**
- **Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**
- **Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.

**Short/medium-term plans:** Expediting process of digitization were this is partially complete.

**Verification of Document by SRO**
- **Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**
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**Encumbrances**
- **Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.

**Short/medium-term plans:** Expediting process of digitization were this is partially complete.

**Verification of Document by SRO**
- **Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**
- **Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Quality of Land Records**

**Updating of Ownership**
- **Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

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**Encumbrances**
- **Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.

**Short/medium-term plans:** Expediting process of digitization were this is partially complete.

**Verification of Document by SRO**
- **Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**
- **Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.
## BIHAR

### Area with Land Records

- **80%**

### Physical Progress

<table>
<thead>
<tr>
<th>Metric</th>
<th>State Value</th>
<th>All-India Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Digitised RORs (% of villages)</td>
<td>65.3</td>
<td>90.2</td>
</tr>
<tr>
<td>Digitised CMs (% of villages)</td>
<td>53.3</td>
<td>99.7</td>
</tr>
<tr>
<td>CMs link ROR %</td>
<td>0.1</td>
<td>33.8</td>
</tr>
<tr>
<td>Percentage of Digitised SRO %</td>
<td>84.3</td>
<td>96.8</td>
</tr>
<tr>
<td>Integration of Registration with LR %</td>
<td>7.1</td>
<td>64.9</td>
</tr>
</tbody>
</table>

### Financial Progress

- **160.19** Funds Sanctioned by Centre (Rs crores)
- **77.71** Funds Released by Centre (Rs crores)
- **0.01** Expenditure (as entered by State/UT) (Rs crores)

### Textual Records

- **Record of Rights (RORs)**: 6.8/15
- **Availability of legally useable copies of RORs**: 0/5

### Spatial Records

- **Cadastral Maps (CMs)**: 0/15
- **Availability of legally useable copies of CMs**: 2.5/5

### Registration Process

- **Public Entry of Data**: 0/4
- **Circle Rates**: 3.5/4
- **Payment of Stamp Duty / Registration Fee**: 2/4
- **Verification of Document by SRO**: 2/4
- **Delivery of Registered Document**: 0/4
- **Updating of Ownership**: 1.3/5
- **Joint Ownership**: 9.7/10
- **Land Use**: 0/10
- **Extent**: 0/10
- **Encumbrances**: 1/5

### Quality of Land Records

- **MARKS ALLOCATED**
- **MARKS OBTAINED**
**Textual Records**

**Record of Rights (RORs)**

**Gaps:** The Record is digitally available on a web portal but there are problems of access: administrative mismatch.

**Short/medium-term plans:**
- Decisions to be taken on hardware upgrade and software improvement based on action already taken in other States / UTs.
- Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Availability of legally useable copies of RORs**

**Gaps:**
- Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Spatial Records**

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:**
- (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:**
- CMs are available in hard copy format and not yet digitised.

**Long-term plans:**
- Expediting digitising where this is partially complete
- The CMs are digitally available on a web portal but there are problems of access: administrative mismatch.

**Registration Process**

**Public Entry of Data**

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Circle Rates**

**Gaps:** Circle Rates available on the web but there are problems of access: administrative mismatch.

**Payment of Stamp Duty / Registration Fee**

**Gaps:**
- No compulsory provision.
- System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:**
- Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**

**Gaps:**
- No compulsory provision.
- No provision for delivery of soft copy of registered document.

**Long-term plans:**
- Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Quality of Land Records**

**Updating of Ownership**

**Gaps:**
- Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.
- No provision for recording mortgages in RoR but no automatic process of noting in digitised RoR.

**Short/medium-term plans:**
- Decide on relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:**
- Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Short/medium-term plans:**
- Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:**
- No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:**
- Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Long-term plans:**
- Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Joint Ownership**

**Gaps:**
- Excessive incidence of joint ownership.

**Short/medium-term plans:**
- Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:**
- No provision for recording contracts of possession of different kinds.

**Land Use**

**Gaps:**
- No provision for regular update of use with complete details of built property.

**Long-term plans:**
- Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Gaps:**
- No provision for recording contracts of possession of different kinds.

**Short/medium-term plans:**
- Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:**
- No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:**
- Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:**
- No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:**
- Provision required to be made and software linkage provided where possible to enable this entry in real time.
### Area with Land Records

<table>
<thead>
<tr>
<th>State Value</th>
<th>All-India Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>100</td>
</tr>
</tbody>
</table>

### Financial Progress

<table>
<thead>
<tr>
<th>Marks Allocated</th>
<th>Marks Obtained</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability of legally useable copies of RoRs</td>
<td>0/5</td>
</tr>
<tr>
<td>Cadastral Maps (CMs)</td>
<td>0/15</td>
</tr>
</tbody>
</table>

### Physical Progress

- **Digitised RORs (% of villages)**: 37.5 (State) vs 90.2 (All-India)
- **Digitised CMs (% of villages)**: 53.3 (State) vs 33.8 (All-India)
- **CMs link ROR %**: 84.3 (State) vs 100.0 (All-India)
- **Percentage of Digitised SRO %**: 64.9 (State) vs 100.0 (All-India)
- **Integration of Registration with LR %**: 0/5 (State) vs 0/10 (All-India)

### Textual Records

- **Record of Rights (RORs)**: 0/15
- **Availability of legally useable copies of RoRs**: 0/5

### Spatial Records

- **Cadastral Maps (CMs)**: 0/15
- **Availability of legally useable copies of CMs**: 0/5

### Registration Process

- **Public Entry of Data**: 0/4
- **Circle Rates**: 0/4
- **Payment of Stamp Duty / Registration Fee**: 2/4
- **Verification of Document by SRO**: 0/4
- **Delivery of Registered Document**: 2/4

### Quality of Land Records

- **Updating of Ownership**: 0/5
- **Joint Ownership**: 0/10
- **Land Use**: 0/10
- **Extent**: 0/10
- **Encumbrances**: 2/5
Textual Records

**Record of Rights (RORs)**

**Gaps:** The Record is digitised but not made available on a publicly accessible portal.

**Short/medium-term plans:** This may require decisions on systems to update the record.

**Spatial Records**

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LiDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

**Registration Process**

**Public Entry of Data**

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Circle Rates**

**Gaps:** Circle Rates not yet made available on the web.

**Short/medium-term plans:**

This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Payment of Stamp Duty / Registration Fee**

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**

**Gaps:** No compulsory provision.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

**Quality of Land Records**

**Updating of Ownership**

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.
CHHATTISGARH

N-LRSI Ranking (out of 33) 4
N-LRSI Score (out of 100) 64.1

Area with Land Records

100%

Physical Progress

Digitised RORs (% of villages) 85.0
Digitised CMs (% of villages) 53.3
CMs link ROR % 33.8
Percentage of Digitised SRO % 3.1
Integration of Registration with LR % 2.1

Financial Progress

95.09 33.46 11.58
Funds Sanctioned by Centre (Rs crores) Funds Released by Centre (Rs crores) Expenditure (as entered by State/UT) (Rs crores)

Textual Records

Record of Rights (RORs) 14.4/15
Availability of legally useable copies of RoRs 5/5

Spatial Records

Cadastral Maps (CMs) 13.2/15
Availability of legally useable copies of CMs 2.5/5

Registration Process

Public Entry of Data 0/4
Circle Rates 2.7/4
Payment of Stamp Duty / Registration Fee 2/4
Verification of Document by SRO 0/4
Delivery of Registered Document 0/4

Quality of Land Records

Updating of Ownership 2.5/5
Joint Ownership 9.4/10
Land Use 6.5/10
Extent 5/10
Encumbrances 1/5

MARKS ALLOCATED  MARKS OBTAINED

Funds Sanctioned by Centre (Rs crores) Funds Released by Centre (Rs crores) Expenditure (as entered by State/UT) (Rs crores)

STATE VALUE  ALL-INDIA VALUE
Record of Rights (RORs)

Gaps: The Record is digitally available on a web portal but there are problems of access such as
administrative mismatch.
Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Spatial Records

Cadastral Maps (CMs)

Gaps: Survey to be conducted where no CMs are available or CMs are available but not available in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

Long-term plans: (a) HRSI may provide suitable for rural areas. (b) LIDAR based surveys may be necessary in all densely built-up situations and urban areas.

Gaps: CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server error (c) multiple administrative entries to be filled.

Long-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.
Availability of legally usable copies of CMs
Gaps: Legally usable copies are not being made available on the web for unspecified reasons.

Registration Process

Public Entry of Data
Gaps: No provision for online entry of data relating to the registration being sought.
Long-term plans: Provide web portal link for the same.

Circle Rates
Gaps: Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

Gaps: CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server error (c) multiple administrative entries to be filled.

Long-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Payment of Stamp Duty / Registration Fee
Gaps: System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

Long-term plans: Immediately introduce an online payment system like e-GRAS.

Verification of Document by SRO
Gaps: No provision for digital signature by competent authority at the time of registration.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Delivery of Registered Document
Gaps: No provision for delivery of soft copy of registered document.

Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Quality of Land Records

Updating of Ownership
Gaps: Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.
Short/medium-term plans: Need to upgrade to at least a note in RoR and consider introducing same day mutation.

Gaps: No link for inheritance related changes to be noted in real time.
Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhaar numbers or relevant through genealogical tables.

Joint Ownership
Gaps: Excessive incidence of joint ownership.
Long-term plans: Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivize voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

Land Use
Gaps: No provision for regular update of use with complete details of built property.
Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

Encumbrances
Gaps: Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
Short/medium-term plans: Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

Gaps: No provision for entry in RoR of case instituted in a civil court.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.

Gaps: No provision for entry in RoR of land acquisition proceedings when started.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.

Gaps: No provision for entry in RoR of statutory restrictions on land use.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.
**Dadra & Nagar Haveli**

**Area with Land Records**

- **100%**

**Physical Progress**

- Digitised RORs (% of villages):
  - State: 42%
  - All-India: 100%
- Digitised CMs (% of villages):
  - State: 53%
  - All-India: 100%
- CMs link ROR %: 33.8%
- Percentage of Digitised SRO %: 84.3%
- Integration of Registration with LR %: 64.9%

**Financial Progress**

- Funds Sanctioned by Centre (Rs crores): 0.45
- Funds Released by Centre (Rs crores): 0.34
- Expenditure (as entered by State/UT) (Rs crores): 0.00

**Textual Records**

- Record of Rights (RORs): 15/15
- Availability of legally useable copies of RoRs: 5/5

**Spatial Records**

- Cadastral Maps (CMs): 0/15
- Availability of legally useable copies of CMs: 0/5

**Registration Process**

- Public Entry of Data: 0/4
- Circle Rates: 0/4
- Payment of Stamp Duty / Registration Fee: 2/4
- Verification of Document by SRO: 0/4
- Delivery of Registered Document: 0/4

**Quality of Land Records**

- Updating of Ownership: 0/5
- Joint Ownership: 9/10
- Land Use: 0/10
- Extent: 0/10
- Encumbrances: 1/5

**N-LRSI Ranking**

(Out of 33)

- 22

**N-LRSI Score**

(Out of 100)

- 32.0
**Textual Records**

**Record of Rights (RoRs)**
- **Gaps:** The Record is digitally available on a web portal but there are problems of access - (c) language translation issues.
- **Short/medium-term plans:** Provide web portal link for the same.

**Circle Rates**
- **Gaps:** Not yet made available on the web.
- **Long-term plans:** Provide web portal link for the same.

**Quality of Land Records**

**Updating of Ownership**
- **Gaps:** RoR digitised and available on the web but registration not yet computerised.
- **Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

**Joint Ownership**
- **Gaps:** Excessive incidence of joint ownership.
- **Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners.

**Land Use**
- **Gaps:** No provision for regular update of use with complete details of built property.
- **Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**
- **Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
- **Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Registration Process**

**Public Entry of Data**
- **Gaps:** No provision for online entry of data relating to the registration being sought.
- **Long-term plans:** Provide web portal link for the same.

**Circle Rates**
- **Gaps:** Circle Rates not yet made available on the web.
- **Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Payment of Stamp Duty / Registration Fee**
- **Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Verification of Document by SRO**
- **Gaps:** No provision for digital signature by competent authority at the time of registration.
- **Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**
- **Gaps:** No provision for delivery of soft copy of registered document.
- **Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Spatial Records**

**Cadastral Maps (CMs)**
- **Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
- **Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
- **Gaps:** The CMs are digitised but not made available on a publicly accessible portal.
- **Long-term plans:** This may require decisions on systems to update the record.

**Quality of Land Records**

**Updating of Ownership**
- **Gaps:** RoR digitised and available on the web but registration not yet computerised.
- **Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

**Joint Ownership**
- **Gaps:** Excessive incidence of joint ownership.
- **Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners.

**Land Use**
- **Gaps:** No provision for regular update of use with complete details of built property.
- **Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**
- **Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
- **Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Registration Process**

**Public Entry of Data**
- **Gaps:** No provision for online entry of data relating to the registration being sought.
- **Long-term plans:** Provide web portal link for the same.

**Circle Rates**
- **Gaps:** Circle Rates not yet made available on the web.
- **Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Payment of Stamp Duty / Registration Fee**
- **Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Verification of Document by SRO**
- **Gaps:** No provision for digital signature by competent authority at the time of registration.
- **Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**
- **Gaps:** No provision for delivery of soft copy of registered document.
- **Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Spatial Records**

**Cadastral Maps (CMs)**
- **Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
- **Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
- **Gaps:** The CMs are digitised but not made available on a publicly accessible portal.
- **Long-term plans:** This may require decisions on systems to update the record.

**Quality of Land Records**

**Updating of Ownership**
- **Gaps:** RoR digitised and available on the web but registration not yet computerised.
- **Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

**Joint Ownership**
- **Gaps:** Excessive incidence of joint ownership.
- **Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners.

**Land Use**
- **Gaps:** No provision for regular update of use with complete details of built property.
- **Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**
- **Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
- **Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Registration Process**

**Public Entry of Data**
- **Gaps:** No provision for online entry of data relating to the registration being sought.
- **Long-term plans:** Provide web portal link for the same.

**Circle Rates**
- **Gaps:** Circle Rates not yet made available on the web.
- **Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Payment of Stamp Duty / Registration Fee**
- **Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Verification of Document by SRO**
- **Gaps:** No provision for digital signature by competent authority at the time of registration.
- **Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**
- **Gaps:** No provision for delivery of soft copy of registered document.
- **Long-term plans:** Immediately introduce an online payment system like e-GRAS.
**DAMAN & DIU**

**N-LRSI Ranking** (out of 33) | **N-LRSI Score** (out of 100)
---|---
23 | 30.1

**Area with Land Records**

100%

**Physical Progress**

- **Digitised RORs (%) of villages**: State Value - 0, All-India Value - 78.6
- **Digitised CMs (%) of villages**: State Value - 0.0, All-India Value - 53.3
- **CMs link ROR %**: State Value - 0.0, All-India Value - 33.8
- **Percentage of Digitised SRO %**: State Value - 0.0, All-India Value - 50.0
- **Integration of Registration with LR %**: State Value - 0.0, All-India Value - 64.9

**Financial Progress**

- **Funds Sanctioned by Centre (Rs crores)**: 1.38
- **Funds Released by Centre (Rs crores)**: 1.04
- **Expenditure (as entered by State/UT) (Rs crores)**: 0.20

**Textual Records**

- **Record of Rights (RORs)**: 0/15
- **Availability of legally useable copies of RoRs**: 2.5/5

**Spatial Records**

- **Cadastral Maps (CMs)**: 0/15
- **Availability of legally useable copies of CMs**: 0/5

**Registration Process**

- **Public Entry of Data**: 0/4
- **Circle Rates**: 0/4
- **Payment of Stamp Duty / Registration Fee**: 2/4
- **Verification of Document by SRO**: 0/4
- **Delivery of Registered Document**: 0/4

**Quality of Land Records**

- **Updating of Ownership**: 2.5/5
- **Joint Ownership**: 9.4/10
- **Land Use**: 0/10
- **Extent**: 0/10
- **Encumbrances**: 2/5

**MARKS ALLOCATED** | **MARKS OBTAINED**
---|---
Availability of legally useable copies of RoRs | 11.8/15
Availability of legally useable copies of CMs | 2.5/5
Public Entry of Data | 0/4
Circle Rates | 0/4
Payment of Stamp Duty / Registration Fee | 2/4
Verification of Document by SRO | 0/4
Delivery of Registered Document | 0/4
Updating of Ownership | 2.5/5
Joint Ownership | 9.4/10
Land Use | 0/10
Extent | 0/10
Encumbrances | 2/5
**Textual Records**

**Record of Rights (RORs)**

**Gaps:** The Record is digitally available on a web portal but there are problems of access like language translation issues.

**Short/medium-term plans:**

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally usable copies of RoRs**

**Gaps:** Legally usable copies are not being made available on the web for unspecified reasons.

**Long-term plans:** (a) there is no system to receive payments for making available legally usable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Spatial Records**

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

**Registration Process**

**Public Entry of Data**

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Circle Rates**

**Gaps:** Circle Rates not yet made available on the web.

**Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Payment of Stamp Duty / Registration Fee**

**Gaps:** System of e-stamps not available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Quality of Land Records**

**Updating of Ownership**

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners.

**Simplify processes for effecting partition where voluntary partition is difficult.**

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.

**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
GOA

N-LRSI Ranking (out of 33)

14

N-LRSI Score (out of 100)

41.3

Area with Land Records

100%

Physical Progress

Digitised RORs (% of villages)

Digitised CMs (% of villages)

CMs link ROR %

Percentage of Digitised SRO %

Integration of Registration with LR %

Financial Progress

6.64
Funds Sanctioned by Centre (Rs crores)

3.99
Funds Released by Centre (Rs crores)

0.00
Expenditure (as entered by State/UT) (Rs crores)

Textual Records

Record of Rights (RORs)

Availability of legally usable copies of RORs

Spatial Records

Cadastral Maps (CMs)

Availability of legally usable copies of CMs

Registration Process

Public Entry of Data

Circle Rates

Payment of Stamp Duty / Registration Fee

Verification of Document by SRO

Delivery of Registered Document

Quality of Land Records

Updating of Ownership

Joint Ownership

Land Use

Extent

Encumbrances

64.9
100.0

99.8

84.3

33.8

53.3

90.2

0/5

0/4

0/4

6.64

3.99

0.00

14.2/15

5/5

0/15

0/5

4/4

3.7/4

0/4

0/4

2.5/5

8.9/10

0/10

3/5
Record of Rights (RORs)

Gaps: The Record is digitally available on a web portal but there are problems of access.
Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Spatial Records

Cadastral Maps (CMs)

Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
Short/medium-term plans: (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
Gaps: CMs are available in hard copy format and not yet digitised.
Long-term plans: Expediting process of digitisation were this is partially complete.
Gaps: CMs are digitised but not made available on a publicly accessible portal.
Long-term plans: This may require decisions on systems to update the record.

Registration Process

Circle Rates

Gaps: Circle Rates available on the web but there are problems of access: (a) administrative mismatch.
Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Payment of Stamp Duty / Registration Fee

Gaps: No system of e-stamps or online payment of stamp duty and registration fee available.
Long-term plans: Immediately introduce an online payment system like e-GRAS. Introduce e-stamps immediately if online payments likely to take time.
Gaps: No provision for digital signature by competent authority at the time of registration.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Verification of Document by SRO

Gaps: No provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
Long-term plans: Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.
Gaps: No provision for entry in RoR of case instituted in a civil court.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.
Gaps: Provision exists for entry in RoR of case instituted in a civil court.
Short/medium-term plans: Exclusive incidence of joint ownership.
Long-term plans: Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivize voluntary partition by owners.

Quality of Land Records

Updating of Ownership

Gaps: Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.
Short/medium-term plans: Need to upgrade to at least a note in RoR and consider introducing same day mutation.
Gaps: No link for inheritance related changes to be noted in real time.
Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Joint Ownership

Gaps: No provision for recording possession exists but actual records do not appear to be accurate.
Long-term plans: Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.
Gaps: No provision for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.
Short/medium-term plans: Software linkage provided where possible to enable this in real time.
Gaps: No provision for entry in RoR of case instituted in a civil court.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.
Gaps: No provision for entry in RoR of case instituted in a civil court.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.
GUJARAT

N-LRSI Ranking (out of 33)

N-LRSI Score (out of 100)

Area with Land Records

100%

Physical Progress

Digitised RORs (% of villages)

Digitised CMs (% of villages)

CMs link ROR %

Percentage of Digitised SRO %

Integration of Registration with LR %

Financial Progress

184.14 Funds Sanctioned by Centre (Rs crores)

142.97 Funds Released by Centre (Rs crores)

1.32 Expenditure (as entered by State/UT) (Rs crores)

Textual Records

Record of Rights (RORs)

Availability of legally useable copies of RORs

Spatial Records

Cadastral Maps (CMs)

Availability of legally useable copies of CMs

Registration Process

Public Entry of Data

Circle Rates

Payment of Stamp Duty / Registration Fee

Verification of Document by SRO

Delivery of Registered Document

Quality of Land Records

Updating of Ownership

Joint Ownership

Land Use

Extent

Encumbrances

Mark Allocation

Mark Obtained

100%
**Textual Records**

**Record of Rights (RoRs)**

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) language translation issues, complex procedures, multiple administrative entries to be filled, read only copies available, etc.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of RoRs**

**Gaps:** Legally useable copies are not being made available on the web for unspecified reasons

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Spatial Records**

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas

(b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitization were this is partially complete

**Gaps:** CMs are digitised but not made available on a publicly accessible portal.

**Long-term plans:** This may require decisions on systems to update the record.

**Registration Process**

**Public Entry of Data**

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Circle Rates**

**Gaps:** Circle Rates available on the web but there are problems of access – (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hard copy format and not yet digitised.

**Long-term plans:** Expediting this feature.

**Payment of Stamp Duty / Registration Fee**

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not directly online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Quality of Land Records**

**Updating of Ownership**

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of case instituted in a civil court.
### N-LRSI Ranking (out of 33)

| N-LRSI Ranking | 18 |

### N-LRSI Score (out of 100)

| N-LRSI Score | 35.3 |

### Area with Land Records

- **100%**

### Physical Progress

- **Digitised RORs (% of villages)**: 3.8/5
- **Digitised CMs (% of villages)**: 2/5
- **CMs link ROR %**: 0/4
- **Percentage of Digitised SRO %**: 0/4
- **Integration of Registration with LR %**: 4/4

### Financial Progress

- **61.88** Funds Sanctioned by Centre (Rs crores)
- **41.37** Funds Released by Centre (Rs crores)
- **6.81** Expenditure (as entered by State/UT) (Rs crores)

### Textual Records

- **Record of Rights (RORs)**: 10.7/15
- **Availability of legally useable copies of RoRs**: 0/5

### Spatial Records

- **Cadastral Maps (CMs)**: 0/15
- **Availability of legally useable copies of CMs**: 0/5

### Registration Process

- **Public Entry of Data**: 4/4
- **Circle Rates**: 3.8/4
- **Payment of Stamp Duty / Registration Fee**: 4/4
- **Verification of Document by SRO**: 0/4
- **Delivery of Registered Document**: 0/4

### Quality of Land Records

- **Updating of Ownership**: 3.8/5
- **Joint Ownership**: 7.2/10
- **Land Use**: 0/10
- **Extent**: 0/10
- **Encumbrances**: 2/5
Record of Rights (RoRs)

Gaps: Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

Long-term plans: Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities.

Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Availability of legally useable copies of RoRs

Gaps: Systems to update are still not considered adequate so the record on the web and that in the office may not match.

Long-term plans: Appropriate decisions required to make this operational based on action already taken in other States / UTs.

Spatial Records

Cadastral Maps (CMs)

Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

Long-term plans: (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

Gaps: The CMs are digitised but not made available on a publicly accessible portal.

Long-term plans: This may require decisions on systems to update the record.

Registration Process

Circle Rates

Gaps: Circle Rates available on the web but there are problems of access: administrative mismatch.

Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Verification of Document by SRO

Gaps: No provision for digital signature by competent authority at the time of registration.

Delivery of Registered Document

Gaps: No provision for delivery of soft copy of registered document.

Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Quality of Land Records

Updating of Ownership

Gaps: Both RoR and registration process digitised and used to generate note in RoR.

Long-term plans: Consider introducing same day mutation by necessary legal changes.

Gaps: No link for inheritance related changes to be noted in real time.

Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Joint Ownership

Gaps: Excessive incidence of joint ownership.

Long-term plans: Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

Gaps: Provision for recording possession exists but actual records do not appear to be accurate.

Long-term plans: Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

Land Use

Gaps: No provision for regular update of use with complete details of built property.

Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

Encumbrances

Gaps: Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

Short/medium-term plans: Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

Gaps: Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

Short/medium-term plans: Software linkage provided where possible to enable this in real time.

Gaps: No provision for entry in RoR of case instituted in a revenue court.

Long-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Gaps: No provision for entry in RoR of case instituted in a civil court.

Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.

Gaps: No provision for entry in RoR of statutory restrictions on land use.

Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.
## HIMACHAL PRADESH

### N-LRSI Ranking
(out of 33)

<table>
<thead>
<tr>
<th>Mark</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>47.5</td>
</tr>
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### N-LRSI Score
(out of 100)

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<thead>
<tr>
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<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>0/5</td>
<td>0/4</td>
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<tr>
<td>2/4</td>
<td>5.4/15</td>
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<tr>
<td>3/4</td>
<td>33.8</td>
</tr>
<tr>
<td>0/4</td>
<td>12.5</td>
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</table>

### Area with Land Records

- **100%**

### Physical Progress

<table>
<thead>
<tr>
<th>Parameter</th>
<th>State Value</th>
<th>All-India Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Digitised RO Rs (% of villages)</td>
<td>90.2</td>
<td>98.8</td>
</tr>
<tr>
<td>Digitised CMs (% of villages)</td>
<td>53.3</td>
<td>99.8</td>
</tr>
<tr>
<td>CMs link ROR %</td>
<td>33.8</td>
<td>39.9</td>
</tr>
<tr>
<td>Percentage of Digitised SRO %</td>
<td>71.9</td>
<td>84.3</td>
</tr>
<tr>
<td>Integration of Registration with LR %</td>
<td>64.9</td>
<td>71.9</td>
</tr>
</tbody>
</table>

### Financial Progress

- **69.28**
- **43.44**
- **11.90**

<table>
<thead>
<tr>
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<th>Value</th>
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<tr>
<td>Funds Sanctioned by Centre (Rs crores)</td>
<td>43.44</td>
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<tr>
<td>Funds Released by Centre (Rs crores)</td>
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</tr>
<tr>
<td>Expenditure (as entered by State/UTI) (Rs crores)</td>
<td>11.90</td>
</tr>
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</table>

### Textual Records

- **Record of Rights (RORs)**
  - Marked: 12.5/15
  - Value: 2.5/5

- **Cadastral Maps (CMs)**
  - Marked: 5.4/15
  - Value: 0/5

### Registration Process

- **Public Entry of Data**
  - Marked: 0/4
- **Circle Rates**
  - Marked: 3/4
- **Payment of Stamp Duty / Registration Fee**
  - Marked: 2/4
- **Verification of Document by SRO**
  - Marked: 0/4
- **Delivery of Registered Document**
  - Marked: 0/4

### Quality of Land Records

- **Updating of Ownership**
  - Marked: 3.8/5
- **Joint Ownership**
  - Marked: 7/10
- **Land Use**
  - Marked: 8/10
- **Extent**
  - Marked: 1.5/10
- **Encumbrances**
  - Marked: 2/5
**Textual Records**

**Record of Rights (RORs)**
- **Gaps:** Available on a web portal but there are problems of access – (a) administrative mismatch (b) multiple attempts required to access data, (c) multiple administrative entries to be filled, etc.
- **Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.
- **Availability of legally usable copies of RORs**
  - **Gaps:** Not available on the web for unspecified reasons and there is no system to receive payments for making available legally usable copies.
  - **Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Spatial Records**

**Cadastral Maps (CMs)**
- **Gaps:** Survey to be conducted where no CMs are available or CMs are available but not usable. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
- **Long-term plans:** (a) HRSI may prove suitable for rural areas (b) more accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
- **Gaps:** CMs are available in hard copy format and not yet digitised.
- **Long-term plans:** Expediting process of digitization were this is partially complete

**Registration Process**

**Public Entry of Data**
- **Gaps:** No provision for online entry of data relating to the registration being sought.
- **Long-term plans:** Provide web portal link for the same.

**Circle Rates**
- **Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch (b) complex procedures etc.
- **Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Payment of Stamp Duty / Registration Fee**
- **Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.
- **Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Availability of Legally usable copies of CMs**
- **Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.
- **Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Quality of Land Records**

**Updating of Ownership**
- **Gaps:** Both RoR and registration process digitised and used to generate note in RoR.
- **Long-term plans:** Consider introducing same day mutation by necessary legal changes.
- **Gaps:** No link for inheritance related changes to be noted in real time.
- **Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**
- **Gaps:** Excessive incidence of joint ownership.
- **Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.
- **Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

**Land Use**
- **Gaps:** No provision for regular update of use with complete details of built property.
- **Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages have to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Extent**
- **Gaps:** Excessive variation between area recorded in RoR and on ground.
- **Long-term plans:** Rewrite provisions that give precedence to RoR entry in all cases to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

**Encumbrances**
- **Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.
- **Long-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.
- **Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Gaps:** Provision required to be made and software linkage provided where possible to enable this entry in real time.
- **Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.
- **Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.
- **Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of statutory restrictions on land use but software linkage absent or inadequately monitored about entry in real time.
- **Long-term plans:** Software linkage provided where possible to enable this in real time.
JAMMU & KASHMIR

N-LRSI Ranking (out of 33) 32
N-LRSI Score (out of 100) 4.3

Area with Land Records

Financial Progress

Physical Progress

Textual Records

Registration Process

Quality of Land Records

Funds Sanctioned by Centre (Rs crores) 17.00
Funds Released by Centre (Rs crores) 10.19
Expenditure (as entered by State/UT) (Rs crores) 0.00

MARKS Allocated MARKS Obtained

Digitised RORs (% of villages) 9.3 90.2
Digitised CMs (% of villages) 0.0 53.3
CMs link ROR % 0.0 33.8
Percentage of Digitised SRO % 0.0 84.3
Integration of Registration with LR % 0.0 64.9

Record of Rights (RORs) 0/15
Availability of legally useable copies of RoRs 0/5

Public Entry of Data 0/4
Circle Rates 2.3/4
Payment of Stamp Duty / Registration Fee 0/4
Verification of Document by SRO 0/4
Delivery of Registered Document 0/4

Cadastral Maps (CMs) 0/15
Availability of legally useable copies of CMs 0/5

Updating of Ownership 0/5
Joint Ownership 0/10
Land Use 0/10
Extent 0/10
Encumbrances 2/5

Area with Land Records:
0%}

STATE VALUE ALL-INDIA VALUE

0 100

MARKS ALLOCATED MARKS OBTAINED

Availability of legally useable copies of RoRs 0/5

Availability of legally useable copies of CMs 0/5

Digitised RORs (% of villages) 9.3 90.2
Digitised CMs (% of villages) 0.0 53.3
CMs link ROR % 0.0 33.8
Percentage of Digitised SRO % 0.0 84.3
Integration of Registration with LR % 0.0 64.9

Record of Rights (RORs) 0/15
Availability of legally useable copies of RoRs 0/5

Public Entry of Data 0/4
Circle Rates 2.3/4
Payment of Stamp Duty / Registration Fee 0/4
Verification of Document by SRO 0/4
Delivery of Registered Document 0/4

Cadastral Maps (CMs) 0/15
Availability of legally useable copies of CMs 0/5

Updating of Ownership 0/5
Joint Ownership 0/10
Land Use 0/10
Extent 0/10
Encumbrances 2/5

STATE VALUE ALL-INDIA VALUE

0 100

0%
Record of Rights (RoRs)
Gaps: Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).
Long-term plans: Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards.
Gaps: The record is in a standardized format but yet to be digitised.
Long-term plans: This may require decisions on systems to be set up, training to be imparted and procuring services of appropriate agencies for technical support.

Spatial Records
Cadastral Maps (CMs)
Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
Long-term plans: (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
Gaps: CMs are available in hard copy format and not yet digitised.
Long-term plans: This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

Registration Process
Public Entry of Data
Gaps: No provision for online entry of data relating to the registration being sought.
Long-term plans: Provide web portal link for the same

Circle Rates
Gaps: Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

Payment of Stamp Duty / Registration Fee
Gaps: No system of e-stamps or online payment of stamp duty and registration fee available.

Long-term plans: Immediately introduce an online payment system like e-GRAS. Introduce e stamps immediately if online payments likely to take time

Verification of Document by SRO
Gaps: No provision for digital signature by competent authority at the time of registration.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Quality of Land Records
Updating of Ownership
Gaps: No link exists between RoR and registration process because neither is digitised.
Long-term plans: Undertake computerisation of registration with easily available software and provide necessary link
Gaps: No link for inheritance related changes to be noted in real time.
Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Land Use
Gaps: No provision for regular update of use with complete details of built property.

Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

Encumbrances
Gaps: Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
Short/medium-term plans: Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.
Gaps: No provision for entry in RoR of case instituted in a revenue court.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.
Gaps: No provision for entry in RoR of case instituted in a civil court.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.
Gaps: Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.
Short/medium-term plans: Software linkage provided where possible to enable this in real time.
Gaps: No provision for entry in RoR of statutory restrictions on land use.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.
JHARKHAND

N-LRSI Ranking
(out of 33)

7

N-LRSI Score
(out of 100)

59.2

Area with land records

100%

Physical progress

<table>
<thead>
<tr>
<th>Metric</th>
<th>State Value</th>
<th>All-India Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Digitised RORs (% of villages)</td>
<td>90.2</td>
<td>99.1</td>
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<tr>
<td>Digitised CMs (% of villages)</td>
<td>53.3</td>
<td>87.8</td>
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<tr>
<td>CMs link ROR %</td>
<td>33.8</td>
<td>65.3</td>
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<tr>
<td>Percentage of Digitised SRO %</td>
<td>84.3</td>
<td>100.0</td>
</tr>
<tr>
<td>Integration of Registration with LR %</td>
<td>64.9</td>
<td>100.0</td>
</tr>
</tbody>
</table>

Financial progress

- Funds Sanctioned by Centre (Rs crores): 41.79
- Funds Released by Centre (Rs crores): 37.58
- Expenditure (as entered by State/UT) (Rs crores): 1.18

Textual Records

- Record of Rights (RORs): 10.5/15
- Availability of legally useable copies of RORs: 0/5

Spatial Records

- Cadastral Maps (CMs): 8.6/15
- Availability of legally useable copies of CMs: 0/5

Registration Process

- Public Entry of Data: 4/4
- Circle Rates: 3/4
- Payment of Stamp Duty / Registration Fee: 2/4
- Verification of Document by SRO: 0/4
- Delivery of Registered Document: 0/4

Quality of Land Records

- Updating of Ownership: 3.8/5
- Joint Ownership: 9.6/10
- Land Use: 9.2/10
- Extent: 5.6/10
- Encumbrances: 3/5
### Textual Records

**Record of Rights (RORs)**

**Gaps:** Available on portal, but problems of access: administrative mismatch and server often reports technical errors or multiple attempts required to access data, multiple administrative entries to be filled.

**Short/medium-term plans:**
- Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.
- Availability of legally useable copies of RORs
- Gaps: Systems to update are still not considered adequate. So, record on the web and in office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

### Spatial Records

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:**
- HRSI may prove suitable for rural areas
- More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:**
- Expediting process of digitization where this is partially complete
- Gaps: The CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data, multiple administrative entries to be filled
- Long-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of CMs**

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:**
- Appropriate decisions required to make this operational based on action already taken in other States / UTs.

### Registration Process

**Circle Rates**

**Gaps:** Available on the web but there are problems of access: (a) administrative mismatch

**Short/medium-term plans:**
- Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Payment of Stamp Duty / Registration Fee**

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:**
- Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:**
- Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:**
- Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Quality of Land Records

**Updating of Ownership**

**Gaps:** Both RoR and registration process digitised and used to generate note in RoR.

**Long-term plans:** 
- Consider introducing same day mutation by necessary legal changes.
- Gaps: No link for inheritance related changes to be noted in real time.

**Long-term plans:**
- Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:**
- Consider legal changes of the kind introduced in Telengana and if not practical then at the least incentivise voluntary partition by owners.
- Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession

**Long-term plans:**
- Introduce provision for recording contracts of possession of different kinds

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:**
- Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.
- In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:**
- Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** Provision exists for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:**
- Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:**
- No provision for entry in RoR of land acquisition proceedings where started.

**Short/medium-term plans:**
- Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:**
- Provision exists for entry in RoR of statutory restrictions on land use but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:**
- Software linkage provided where possible to enable this entry in real time.
KARNATAKA

N-LRSI Ranking (out of 33)

N-LRSI Score (out of 100)

15 40.9

Area with Land Records

100%

Physical Progress

Digitised RORs (% of villages)

Digitised CMs (% of villages)

CMs link ROR %

Percentage of Digitised SRO %

Integration of Registration with LR %

Financial Progress

40.59 Funds Sanctioned by Centre (Rs crores) 24.51 Funds Released by Centre (Rs crores) 0.00 Expenditure (as entered by State/UT) (Rs crores)

Textual Records

Record of Rights (RORs)

Availability of legally usable copies of RoRs

Spatial Records

Cadastral Maps (CMs)

Availability of legally usable copies of CMs

Registration Process

Public Entry of Data

Circle Rates

Payment of Stamp Duty / Registration Fee

Verification of Document by SRO

Delivery of Registered Document

Quality of Land Records

Updating of Ownership

Joint Ownership

Land Use

Extent

Encumbrances

THE NCAER LAND RECORDS AND SERVICES INDEX 2020
Record of Rights (RORs)

Gaps: 1. Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

Long-term plans: Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards.

Gaps: The Record is digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data.

Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Spatial Records

Cadastral Maps (CMs)

Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

Long-term plans: (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

Gaps: CMs are available in hard copy format and not yet digitised.

Long-term plans: This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitisation is yet to begin.

Gaps: Digitised CMs available on a web portal but only as scanned copies/pdf files and not in a vectorised format or without linkage to the RoR.

Long-term plans: This may require decisions on vectorising the record / creating systems for linkage and procuring services for this purpose.

Registration Process

Circle Rates

Gaps: Circle Rates available on the web but there are problems of access: (a) administrative mismatch (b) language translation issues, complex procedures, etc.

Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Long-term plans: (a) immediately introduce an online payment system like e-GRAS.

Gaps: No compulsory provision for digital signature.

Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Delivery of Registered Document

Gaps: No provision for delivery of soft copy of registered document.

Long-term plans: Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Quality of Land Records

Updating of Ownership

Gaps: Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

Short/medium-term plans: Need to upgrade to at least a note in RoR and consider introducing same day mutation.

Gaps: No link for inheritance related changes to be noted in real time.

Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Joint Ownership

Gaps: Excessive incidence of joint ownership.

Long-term plans: Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

Gaps: Provision for recording possession exists but actual records do not appear to be accurate.

Long-term plans: Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

Land Use

Gaps: No provision for regular update of use with complete details of built property.

Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

Gaps: Provision for entry in RoR of case instituted in a revenue court.

Long-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Gaps: Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

Long-term plans: Software linkage provided where possible to enable this entry in real time.

Gaps: No provision for entry in RoR of case instituted in a civil court.

Long-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Gaps: No provision for entry in RoR of case instituted in a revenue court.

Long-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Gaps: No provision for entry in RoR of case instituted in a civil court.

Long-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Gaps: No provision for entry in RoR of case instituted in a revenue court.

Long-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Gaps: No provision for entry in RoR of case instituted in a revenue court.

Long-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Gaps: No provision for entry in RoR of case instituted in a revenue court.

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Gaps: No provision for entry in RoR of case instituted in a revenue court.

Long-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.

Gaps: No provision for entry in RoR of case instituted in a revenue court.

Long-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.
KERALA

**N-LRSI Ranking**
(out of 33)

<table>
<thead>
<tr>
<th>MARKS ALLOCATED</th>
<th>MARKS OBTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>29</td>
<td>10.7</td>
</tr>
</tbody>
</table>

**N-LRSI Score**
(out of 100)

<table>
<thead>
<tr>
<th>STATE VALUE</th>
<th>ALL-INDIA VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.7</td>
<td>10.0</td>
</tr>
</tbody>
</table>

**Area with Land Records**

100%

**Physical Progress**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>STATE VALUE</th>
<th>ALL-INDIA VALUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Digitised RORs (% of villages)</td>
<td>43.2</td>
<td>90.2</td>
</tr>
<tr>
<td>Digitised CMs (% of villages)</td>
<td>53.3</td>
<td>94.5</td>
</tr>
<tr>
<td>CMs link ROR %</td>
<td>0.0</td>
<td>33.8</td>
</tr>
<tr>
<td>Percentage of Digitised SRO %</td>
<td>84.3</td>
<td>100.0</td>
</tr>
<tr>
<td>Integration of Registration with LR %</td>
<td>64.9</td>
<td>99.4</td>
</tr>
</tbody>
</table>

**Financial Progress**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funds Sanctioned by Centre (Rs crores)</td>
<td>40.90</td>
</tr>
<tr>
<td>Funds Released by Centre (Rs crores)</td>
<td>28.07</td>
</tr>
<tr>
<td>Expenditure (as entered by State/UT) (Rs crores)</td>
<td>3.75</td>
</tr>
</tbody>
</table>

**Textual Records**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>MARKS ALLOCATED</th>
<th>MARKS OBTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record of Rights (RORs)</td>
<td>0/15</td>
<td></td>
</tr>
<tr>
<td>Availability of legally useable copies of RoRs</td>
<td>0/5</td>
<td></td>
</tr>
</tbody>
</table>

**Spatial Records**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>MARKS ALLOCATED</th>
<th>MARKS OBTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cadastral Maps (CMs)</td>
<td>0.7/15</td>
<td></td>
</tr>
<tr>
<td>Availability of legally useable copies of CMs</td>
<td>0/5</td>
<td></td>
</tr>
</tbody>
</table>

**Registration Process**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>MARKS ALLOCATED</th>
<th>MARKS OBTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Entry of Data</td>
<td>0/4</td>
<td></td>
</tr>
<tr>
<td>Circle Rates</td>
<td>3.5/4</td>
<td></td>
</tr>
<tr>
<td>Payment of Stamp Duty / Registration Fee</td>
<td>2/4</td>
<td></td>
</tr>
<tr>
<td>Verification of Document by SRO</td>
<td>0/4</td>
<td></td>
</tr>
<tr>
<td>Delivery of Registered Document</td>
<td>0/4</td>
<td></td>
</tr>
</tbody>
</table>

**Quality of Land Records**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>MARKS ALLOCATED</th>
<th>MARKS OBTAINED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Updating of Ownership</td>
<td>2.5/5</td>
<td></td>
</tr>
<tr>
<td>Joint Ownership</td>
<td>0/10</td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td>0/10</td>
<td></td>
</tr>
<tr>
<td>Extent</td>
<td>0/10</td>
<td></td>
</tr>
<tr>
<td>Encumbrances</td>
<td>2/5</td>
<td></td>
</tr>
</tbody>
</table>
**Textual Records**

**Record of Rights (RORs)**

**Gaps:** The Record is digitised but not made available on a publicly accessible portal.

**Short/medium-term plans:** This may require decisions on systems to update the record.

**Availability of legally useable copies of RORs**

**Gaps:** (a) Legally useable copies are not being made available on the web for unspecified reasons. (b) There is no system to receive payments for making available legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Spatial Records**

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitisation was this is partially complete.

**Availability of legally useable copies of CMs**

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Registration Process**

**Public Entry of Data**

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Circle Rates**

**Gaps:** Circle Rates available on the web but there are problems of access: administrative mismatch.

**Quality of Land Records**

**Updating of Ownership**

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
The NCAER Land Records and Services Index 2020

N-LRSI Ranking
(out of 33)
33

N-LRSI Score
(out of 100)
2.0

Area with Land Records
0%

Physical Progress

Digitised RORs (% of villages)
6.7

Digitised CMs (% of villages)
0.0

CMs link ROR %
0.0

Percentage of Digitised SRO %
0.0

Integration of Registration with LR %
0.0

Funds Sanctioned by Centre (Rs crores)
0.00

Funds Released by Centre (Rs crores)
0.00

Expenditure (as entered by State/UT) (Rs crores)
0.00

Textual Records

Record of Rights (RORs)
0/15

Availability of legally useable copies of RoRs
0/5

Spatial Records

Cadastral Maps (CMs)
0/15

Availability of legally useable copies of CMs
0/5

Registration Process

Public Entry of Data
0/4

Circle Rates
0/4

Payment of Stamp Duty / Registration Fee
0/4

Verification of Document by SRO
0/4

Delivery of Registered Document
0/4

Quality of Land Records

Updating of Ownership
0/5

Joint Ownership
0/10

Land Use
0/10

Extent
0/10

Encumbrances
2/5
**Textual Records**

**Record of Rights (RoRs)**
- **Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).
- **Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards.
- **Gaps:** The record is in a standardised format but yet to be digitised.
- **Long-term plans:** This may require decisions on systems to be set up, training to be imparted and procuring services of appropriate agencies for technical support.

**Spatial Records**

**Cadastral Maps (CMs)**
- **Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
- **Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
- **Gaps:** CMs are available in hard copy format and not yet digitised.
- **Long-term plans:** This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

**Registration Process**
- **Gaps:** None of the five stages of the registration process is computerised as yet.
- **Long-term plans:** This will require ensuring broad band internet availability at SRO level to enable operation of a secure intranet programme. It will require taking other preparatory steps for effective implementation of a holistic registration software like the NGDRS.

**Quality of Land Records**

**Updating of Ownership**
- **Gaps:** No link exists between RoR and registration process because neither is digitised.
- **Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

**Gaps:** No link for inheritance related changes to be noted in real time.
- **Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Land Use**
- **Gaps:** No provision for regular update of use with complete details of built property.
- **Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**
- **Gaps:** No provision for entry of mortgages in RoR.
- **Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.
- **Gaps:** No provision for entry in RoR of case instituted in a revenue court.
- **Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.
- **Gaps:** No provision for entry in RoR of case instituted in a civil court.
- **Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
- **Gaps:** No provision for entry in RoR of land acquisition proceedings when started.
- **Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
- **Gaps:** No provision for entry in RoR of statutory restrictions on land use.
- **Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
LAKSHADWEEP

**N-LRSI Ranking** (out of 33)

12

**N-LRSI Score** (out of 100)

47.9

**Area with Land Records**

100%

**Physical Progress**

- Digitised RORs (% of villages)
  - STATE VALUE: 0
  - ALL-INDIA VALUE: 90.2

- Digitised CMs (% of villages)
  - STATE VALUE: 0
  - ALL-INDIA VALUE: 53.3

- CMs link ROR %
  - STATE VALUE: 0
  - ALL-INDIA VALUE: 33.8

- Percentage of Digitised SRO %
  - STATE VALUE: 0
  - ALL-INDIA VALUE: 84.3

- Integration of Registration with LR %
  - STATE VALUE: 0
  - ALL-INDIA VALUE: 64.9

**Financial Progress**

- Funds Sanctioned by Centre (Rs crores): 2.22
- Funds Released by Centre (Rs crores): 2.16
- Expenditure (as entered by State/UT) (Rs crores): 0.00

**Textual Records**

- Record of Rights (RORs): 12.6/15
- Availability of legally useable copies of RoRs: 0/5

**Spatial Records**

- Cadastral Maps (CMs): 11.9/15
- Availability of legally useable copies of CMs: 5/5

**Registration Process**

- Public Entry of Data: 0/4
- Circle Rates: 0/4
- Payment of Stamp Duty / Registration Fee: 0/4
- Verification of Document by SRO: 0/4
- Delivery of Registered Document: 0/4

**Quality of Land Records**

- Updating of Ownership: 0/5
- Joint Ownership: 9/10
- Land Use: 0/10
- Extent: 8.3/10
- Encumbrances: 1/5
Textual Records

Record of Rights (RORs)

- **Gaps:** The Record is digitally available on a web portal but there are problems of access – language translation issues multiple administrative entries to be filled.

- **Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

- **Availability of legally useable copies of RORs**

- **Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

- **Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

Spatial Records

Cadastral Maps (CMs)

- **Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

- **Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

- **Gaps:** The CMs are digitally available on a web portal but there are problems of access: (b) server often reports technical errors or multiple attempts required to access data, multiple administrative entries to be filled.

- **Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs

Registration Process

**Gaps:** None of the five stages of the registration process is computerised as yet.

- **Long-term plans:** This will require ensuring broadband internet availability at SRO level to enable operation of a secure intranet programme. It will require taking other preparatory steps for effective implementation of a holistic registration software like the NGDRS.

Quality of Land Records

**Updating of Ownership**

- **Gaps:** RoR digitised and available on the web but registration not yet computerised.

- **Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

- **Gaps:** No link for inheritance related changes to be noted in real time.

- **Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**

- **Gaps:** Excessive incidence of joint ownership.

- **Long-term plans:** Consider legal changes of the kind introduced in Telengana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

- **Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.

- **Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

**Land Use**

- **Gaps:** No provision for regular update of use with complete details of built property.

- **Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Extent**

- **Gaps:** Excessive variation between areas recorded in RoR and on ground.

- **Long-term plans:** Rewrite provisions that give precedence to RoR entry in all cases in order to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

**Encumbrances**

- **Gaps:** No provision for entry of mortgages in RoR.

- **Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

- **Gaps:** No provision for entry in RoR of case instituted in a civil court.

- **Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

- **Short/medium-term plans:** Software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

- **Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.
MADHYA PRADESH

### N-LRSI Ranking
(out of 33)

- 1

### N-LRSI Score
(out of 100)

- 74.9

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**Area with Land Records**

100%

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**Physical Progress**

- Digitised RORs (% of villages): 90.2 STATE VALUE, 99.2 ALL-INDIA VALUE
- Digitised CMs (% of villages): 53.3 STATE VALUE, 97.8 ALL-INDIA VALUE
- CMs link ROR %: 33.8 STATE VALUE, 86.8 ALL-INDIA VALUE
- Percentage of Digitised SRO %: 84.3 STATE VALUE, 100.0 ALL-INDIA VALUE
- Integration of Registration with LR %: 64.9 STATE VALUE, 95.3 ALL-INDIA VALUE

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**Financial Progress**

- Funds Sanctioned by Centre (Rs crores): 137.53
- Funds Released by Centre (Rs crores): 83.24
- Expenditure (as entered by State/UT) (Rs crores): 0.32

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**Textual Records**

- Record of Rights (RORs): 14/15
- Availability of legally useable copies of RoRs: 5/5

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**Spatial Records**

- Cadastral Maps (CMs): 11.7/15
- Availability of legally useable copies of CMs: 5/5

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**Registration Process**

- Public Entry of Data: 4/4
- Circle Rates: 3.6/4
- Payment of Stamp Duty / Registration Fee: 4/4
- Verification of Document by SRO: 2/4
- Delivery of Registered Document: 2/4

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**Quality of Land Records**

- Updating of Ownership: 2.5/5
- Joint Ownership: 9.2/10
- Land Use: 4.9/10
- Extent: 5.1/10
- Encumbrances: 2/5
### Record of Rights (RORs)

**Gaps**: The Record is digitally available on a web portal but there are problems of access: administrative mismatch.

**Short/medium-term plans**: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Spatial Records

#### Cadastral Maps (CMs)

**Gaps**: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans**: (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps**: CMs are digitally available on a web portal but there are problems of access: [a] administrative mismatch, [b] multiple administrative entries to be filled.

**Long-term plans**: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Registration Process

#### Circle Rates

**Gaps**: Circle Rates available on the web but there are problems of access: [a] administrative mismatch.

**Short/medium-term plans**: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Verification of Document by SRO**

**Gaps**: No compulsory provision.

### Quality of Land Records

#### Updating of Ownership

**Gaps**: Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans**: Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps**: No link for inheritance related changes to be noted in real time.

**Long-term plans**: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

#### Joint Ownership

**Gaps**: Excessive incidence of joint ownership.

**Long-term plans**: Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps**: No provision for recording possession.

**Long-term plans**: Introduce provision for recording contracts of possession of different kinds

#### Land Use

**Gaps**: No provision for regular update of use with complete details of built property.

**Long-term plans**: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

#### Extent

**Gaps**: Excessive variation between area recorded in RoR and on ground.

**Long-term plans**: Rewrite provisions that give precedence to RoR entry in all cases in order to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

#### Encumbrances

**Gaps**: Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.

**Long-term plans**: Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps**: No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans**: Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps**: No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans**: Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps**: Provision exists for entry in RoR of statutory restrictions on land use but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans**: Software linkage provided where possible to enable this in real time.

**Long-term plans**: Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps**: No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans**: Provision required to be made and software linkage provided where possible to enable this in real time.
MAHARASHTRA

N-LRSI Ranking (out of 33)

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N-LRSI Score (out of 100)

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Area with Land Records

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Physical Progress

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<tbody>
<tr>
<td>Digitised ROEs (% of villages)</td>
<td>90.2</td>
<td>98.8</td>
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<tr>
<td>Digitised CMs (% of villages)</td>
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<tr>
<td>CMs link ROE %</td>
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<td>Percentage of Digitised SRO %</td>
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<tr>
<td>Integration of Registration with LR %</td>
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Financial Progress

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<thead>
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<tr>
<td>Funds Sanctioned by Centre (Rs crores)</td>
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<td>Expenditure (as entered by State/UT) (Rs crores)</td>
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Textual Records

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<tbody>
<tr>
<td>Record of Rights (ROEs)</td>
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<tr>
<td>Availability of legally usable copies of ROEs</td>
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Spatial Records

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<tbody>
<tr>
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<td>Availability of legally usable copies of CMs</td>
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Registration Process

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<tbody>
<tr>
<td>Public Entry of Data</td>
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</tr>
<tr>
<td>Circle Rates</td>
<td>3.7/4</td>
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<tr>
<td>Payment of Stamp Duty / Registration Fee</td>
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<td></td>
</tr>
<tr>
<td>Verification of Document by SRO</td>
<td>2/4</td>
<td></td>
</tr>
<tr>
<td>Delivery of Registered Document</td>
<td>2/4</td>
<td></td>
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Quality of Land Records

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<tr>
<th></th>
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<tbody>
<tr>
<td>Updating of Ownership</td>
<td>3.8/5</td>
<td></td>
</tr>
<tr>
<td>Joint Ownership</td>
<td>7.7/10</td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td>8.7/10</td>
<td></td>
</tr>
<tr>
<td>Extent</td>
<td>0/10</td>
<td></td>
</tr>
<tr>
<td>Encumbrances</td>
<td>3/5</td>
<td></td>
</tr>
</tbody>
</table>
### Long-term plans:

- Decisions are required to make this entry in real time.
- Provision required to be made and software linkage provided where possible to enable this entry in real time.

### Gaps:

- Provision exists for entry in RoR of statutory restrictions on land use but software linkage absent or inadequately monitored about entry in real time.

### Quality of Land Records

#### Updating of Ownership

- Gaps: Both RoR and registration process digitised and used to generate note in RoR.
- Long-term plans: Consider introducing same day mutation by necessary legal changes.
- Gaps: No link for inheritance related changes to be noted in real time.
- Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

#### Joint Ownership

- Gaps: Excessive incidence of joint ownership.
- Long-term plans: Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners.

#### Encumbrances

- Gaps: Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.
- Gaps: No provision for recording possession.
- Long-term plans: Introduce provision for recording contracts of possession of different kinds.

#### Land Use

- Gaps: No provision for regular update of use with complete details of built property.
- Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

#### Short/medium-term plans:

- Compulsory provision for digital signature by competent authority at the time of registration.
- Software linkage provided where possible to enable this entry in real time.

### Availability of legally useable copies of CMs

- Systems to update are still not considered adequate so the record on the web and that in the office may not match.
- Gaps: No provision for entry in RoR of case instituted in a revenue court.

### Spatial Records

#### Cadastral Maps (CMs)

- Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
- Long-term plans: (a) HRSI may prove suitable for rural areas (b) Circle Rates available on hard copy format and not yet digitised.

- More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
- Gaps: CMs are available in hard copy format and not yet digitised.
- Long-term plans: Expediting process of digitization were this is partially complete.

### Short/medium-term plans:

- Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

- More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
- Gaps: CMs are available in hard copy format and not yet digitised.
- Long-term plans: Expediting process of digitization were this is partially complete.

- More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
- Gaps: CMs are available in hard copy format and not yet digitised.
- Long-term plans: Expediting process of digitization were this is partially complete.

### Gaps:

- No provision for entry in RoR.
- Gaps: Provision for entry in RoR of case instituted in a revenue court.

#### Short/medium-term plans:

- Provision required to be made and software linkage provided where possible to enable this entry in real time.
- Gaps: Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

### Registration Process

#### Circle Rates

- Gaps: Circle Rates available on the web but there are problems of access: (a) administrative mismatch.
- Short/medium-term plans: Decisions are required on

### Verification of Document by SRO

- Gaps: No compulsory provision.

### Delivery of Registered Document

- Gaps: No compulsory provision.

### Quality of Land Records

#### Updating of Ownership

- Gaps: Both RoR and registration process digitised and used to generate note in RoR.
- Long-term plans: Consider introducing same day mutation by necessary legal changes.
- Gaps: No link for inheritance related changes to be noted in real time.
- Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

#### Joint Ownership

- Gaps: Excessive incidence of joint ownership.
- Long-term plans: Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners.

#### Encumbrances

- Gaps: Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
- Gaps: No provision for recording possession.
- Long-term plans: Introduce provision for recording contracts of possession of different kinds.

#### Land Use

- Gaps: No provision for regular update of use with complete details of built property.
- Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

#### Short/medium-term plans:

- Compulsory provision for digital signature by competent authority at the time of registration.
- Software linkage provided where possible to enable this entry in real time.

### Gaps:

- No provision for entry in RoR of case instituted in a revenue court.
- Gaps: Provision required to be made and software linkage provided where possible to enable this entry in real time.

#### Short/medium-term plans:

- Provision required to be made and software linkage provided where possible to enable this entry in real time.
- Gaps: Provision exists for entry in RoR of statutory restrictions on land use but software linkage absent or inadequately monitored about entry in real time.

#### Short/medium-term plans:

- Provision required to be made and software linkage provided where possible to enable this entry in real time.
- Gaps: Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

### Gaps:

- No provision for entry in RoR of case instituted in a revenue court.
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### Gaps:

- No provision for entry in RoR of case instituted in a revenue court.
- Gaps: Provision required to be made and software linkage provided where possible to enable this entry in real time.

#### Short/medium-term plans:

- Provision required to be made and software linkage provided where possible to enable this entry in real time.
MANIPUR

N-LRSI Ranking (out of 33) 27
N-LRSI Score (out of 100) 21.9

Area with Land Records

- Digitised RORs (% of villages)
  - State: 15.6
  - All-India: 90.2
- Digitised CMs (% of villages)
  - State: 53.3
  - All-India: 100.0
- CMs link ROR %
  - State: 0.0
  - All-India: 33.8
- Percentage of Digitised SRO %
  - State: 5.6
  - All-India: 84.3
- Integration of Registration with LR %
  - State: 0.0
  - All-India: 64.9

Physical Progress

- 89% Area with Land Records
- Funds Sanctioned by Centre (Rs crores): 2.25
- Funds Released by Centre (Rs crores): 1.69
- Expenditure (as entered by State/UT) (Rs crores): 1.69

Financial Progress

Textual Records

- Record of Rights (RORs) 1.8/15
- Availability of legally useable copies of RoRs 0/5

Spatial Records

- Cadastral Maps (CMs) 0/15
- Availability of legally useable copies of CMs 0/5

Registration Process

- Public Entry of Data 4/4
- Circle Rates 0/4
- Payment of Stamp Duty / Registration Fee 2/4
- Verification of Document by SRO 2/4
- Delivery of Registered Document 2/4
- Updating of Ownership 0/5
- Joint Ownership 9.1/10
- Land Use 0/10
- Extent 0/10
- Encumbrances 1/5

Quality of Land Records

- Records Allocated: MARKS ALLOCATED
- Records Obtained: MARKS OBTAINED
Short/medium-term plans:

- **Administrative mismatch.**
  - There are problems of access: not available on a web portal but record on the web and that in the office may not match.
  - Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Gaps:** The Record is digitally available on a web portal but there are problems of access: administrative mismatch.

**Record of Rights (RORs)**

- **Gaps:** The Record is digitally available on a web portal but there are problems of access: administrative mismatch.
- **Short/medium-term plans:**
  - Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally usable copies of RORs**

- **Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Spatial Records**

- **Cadastral Maps (CMs)**
  - **Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
  - **Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

- **Gaps:** CMs are digitised but not made available on a publicly accessible portal.

**Circle Rates**

- **Gaps:** Circle Rates not yet made available on the web.
- **Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Long-term plans:**

- **Payment of Stamp Duty / Registration Fee**
  - **Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.
  - **Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**

- **Gaps:** No compulsory provision.

**Short/medium-term plans:**

- **Compulsory provision for digital signature by competent authority at the time of registration.**

**Delivery of Registered Document**

- **Gaps:** No compulsory provision.

**Short/medium-term plans:**

- **Compulsory provision for delivery of soft copy of registered document.**

**Quality of Land Records**

- **Updating of Ownership**
  - **Gaps:** No link for inheritance related changes to be noted in real time.
  - **Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through.

**Land Use**

- **Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:**

- **Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology.**

**Encumbrances**

- **Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Long-term plans:**

- **Introduce provision for recording contracts of possession of different kinds.**

**Gaps:** No compulsory provision.

**Short/medium-term plans:**

- **Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.**

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Long-term plans:**

- **Provision required to be made and software linkage provided where possible to enable this entry in real time.**

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:**

- **Provision required to be made and software linkage provided where possible to enable this entry in real time.**

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:**

- **Provision required to be made and software linkage provided where possible to enable this entry in real time.**
### NCT OF DELHI

**N-LRSI Ranking**
(out of 33)

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<th>State</th>
<th>Rank</th>
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<tr>
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**N-LRSI Score**
(out of 100)

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<tr>
<td>NCT OF DELHI</td>
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### Area with Land Records

- 25% of the area has land records.

### Physical Progress

- **Digitised RORs (% of villages):**
  - State: 0/5
  - All-India Value: 100/15

- **Digitised CMs (% of villages):**
  - State: 0/10
  - All-India Value: 100/5

- **CMs link ROR %:**
  - State: 84.3
  - All-India Value: 100

- **Percentage of Digitised SRO %:**
  - State: 100

- **Integration of Registration with LR %:**
  - State: 0/10
  - All-India Value: 0/10

### Financial Progress

- **Funds Sanctioned by Centre (Rs crores):** 3.09
- **Funds Released by Centre (Rs crores):** 1.32
- **Expenditure (as entered by State/UT) (Rs crores):** 0.00

### Textual Records

- **Record of Rights (RORs):**
  - Marks Allocated: 15
  - Marks Obtained: 3.5

- **Availability of legally useable copies of RoRs:**
  - State: 5/5

### Spatial Records

- **Cadastral Maps (CMs):**
  - Marks Allocated: 15
  - Marks Obtained: 0

- **Availability of legally useable copies of CMs:**
  - State: 0/5

### Registration Process

- **Public Entry of Data:**
  - State: 0/4

- **Circle Rates:**
  - State: 0/4

- **Payment of Stamp Duty / Registration Fee:**
  - State: 2/4

- **Verification of Document by SRO:**
  - State: 0/4

- **Delivery of Registered Document:**
  - State: 0/4

### Quality of Land Records

- **Updating of Ownership:**
  - State: 0/5

- **Joint Ownership:**
  - State: 8.6

- **Land Use:**
  - State: 0/10

- **Extent:**
  - State: 0/10

- **Encumbrances:**
  - State: 3/5
**Textual Records**

**Record of Rights (RORs)**

**Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards.

**Gaps:** The Record is digitally available on a web portal but there are problems of access - (a) administrative mismatch (b) multiple attempts required to access data, (c) multiple administrative entries to be filled.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Spatial Records**

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

**Registration Process**

**Public Entry of Data**

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Circle Rates**

**Gaps:** Circle Rates not yet made available on the web.

**Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Payment of Stamp Duty / Registration Fee**

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Quality of Land Records**

**Updating of Ownership**

**Gaps:** RoR digitised and available on the web but registration not yet computerised.

**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of land / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Long-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** Provision exists for entry in RoR of case instituted in a civil court but software linkage absent or inadequately monitored about entry in real time.

**Long-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
ODISHA

N-LRSI Ranking (out of 33) 2
N-LRSI Score (out of 100) 67.5

Area with Land Records 100%

Physical Progress

Digitised RORs (% of villages) 90.2
Digitised CMs (% of villages) 53.3
CMs link ROR % 33.8
Percentage of Digitised SRO % 84.3
Integration of Registration with LR % 64.9

Financial Progress

151.70 Funds Sanctioned by Centre (Rs crores) 96.25 Funds Released by Centre (Rs crores) 26.56 Expenditure (as entered by State/UT) (Rs crores)

Textual Records

Record of Rights (RORs) 15/15
Availability of legally usable copies of RORs 0/5

Spatial Records

Cadastral Maps (CMs) 15/15
Availability of legally usable copies of CMs 0/5

Registration Process

Public Entry of Data 0/4
Circle Rates 3.2/4
Payment of Stamp Duty / Registration Fee 4/4
Verification of Document by SRO 2/4
Delivery of Registered Document 2/4

Quality of Land Records

Updating of Ownership 1.3/5
Joint Ownership 9.2/10
Land Use 9.3/10
Extent 5.6/10
Encumbrances 1/5
**Record of Rights (RORs)**

**Gaps:** The Record is digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) language translation issues for the web portal.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of RORs**

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

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**Spatial Records**

**Cadstral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LiDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Availability of legally useable copies of CMs**

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

---

**Registration Process**

**Public Entry of Data**

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Circle Rates**

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Verification of Document by SRO**

**Gaps:** No compulsory provision for digital signature by competent authority at the time of registration.

**Short/medium-term plans:** Compulsory provision for digital signature by competent authority at the time of registration.

**Delivery of Registered Document**

**Gaps:** No compulsory provision for delivery of soft copy of registered document.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

---

**Quality of Land Records**

**Updating of Ownership**

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telengana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.

In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
**Puducherry**

**N-LRSI Ranking (out of 33)**
- Mark: 21

**N-LRSI Score (out of 100)**
- Mark: 32.3

**Area with Land Records**
- 100%

**Physical Progress**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>State Value</th>
<th>All-India Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Digitised RORs (% of villages)</td>
<td></td>
<td>90.0</td>
</tr>
<tr>
<td>Digitised CMs (% of villages)</td>
<td></td>
<td>53.3</td>
</tr>
<tr>
<td>CMs link ROR %</td>
<td>0.0</td>
<td>33.8</td>
</tr>
<tr>
<td>Percentage of Digitised SRO %</td>
<td></td>
<td>84.3</td>
</tr>
<tr>
<td>Integration of Registration with LR %</td>
<td></td>
<td>64.9</td>
</tr>
</tbody>
</table>

**Financial Progress**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funds Sanctioned by Centre (Rs crores)</td>
<td>4.99</td>
</tr>
<tr>
<td>Funds Released by Centre (Rs crores)</td>
<td>4.98</td>
</tr>
<tr>
<td>Expenditure (as entered by State/UT) (Rs crores)</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Textual Records**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Marks Allocated</th>
<th>Marks Obtained</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record of Rights (RoRs)</td>
<td>13.8/15</td>
<td></td>
</tr>
<tr>
<td>Availability of legally useable copies of RoRs</td>
<td>2.5/5</td>
<td></td>
</tr>
</tbody>
</table>

**Spatial Records**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Marks Allocated</th>
<th>Marks Obtained</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cadastral Maps (CMs)</td>
<td>0/15</td>
<td></td>
</tr>
<tr>
<td>Availability of legally useable copies of CMs</td>
<td>0/5</td>
<td></td>
</tr>
</tbody>
</table>

**Registration Process**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Marks Allocated</th>
<th>Marks Obtained</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Entry of Data</td>
<td>0/4</td>
<td></td>
</tr>
<tr>
<td>Circle Rates</td>
<td>3.2/4</td>
<td></td>
</tr>
<tr>
<td>Payment of Stamp Duty / Registration Fee</td>
<td>2/4</td>
<td></td>
</tr>
<tr>
<td>Verification of Document by SRO</td>
<td>0/4</td>
<td></td>
</tr>
<tr>
<td>Delivery of Registered Document</td>
<td>0/4</td>
<td></td>
</tr>
</tbody>
</table>

**Quality of Land Records**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Marks Allocated</th>
<th>Marks Obtained</th>
</tr>
</thead>
<tbody>
<tr>
<td>Updating of Ownership</td>
<td>0/5</td>
<td></td>
</tr>
<tr>
<td>Joint Ownership</td>
<td>9.8/10</td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td>0/10</td>
<td></td>
</tr>
<tr>
<td>Extent</td>
<td>0/10</td>
<td></td>
</tr>
<tr>
<td>Encumbrances</td>
<td>1/5</td>
<td></td>
</tr>
</tbody>
</table>
**Textual Records**

**Record of Rights (RORs)**

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) multiple administrative entries to be filled.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of RoRs**

**Gaps:** (a) Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Spatial Records**

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** This may require decisions on systems to update the record.

**Registration Process**

**Public Entry of Data**

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Circle Rates**

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Payment of Stamp Duty / Registration Fee**

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Quality of Land Records**

**Updating of Ownership**

**Gaps:** RoR digitised and available on the web but registration not yet computerised.

**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
PUNJAB

N-LRSI Ranking
(out of 33)

N-LRSI Score
(out of 100)

16

40.5

Area with Land Records

Physical Progress

100%

Financial Progress

42.97

27.97

2.14

Funds Sanctioned by Centre (Rs crores)

Funds Released by Centre (Rs crores)

Expenditure (as entered by State/UT) (Rs crores)

Textual Records

Registration Process

Quality of Land Records

Record of Rights (RORs)

Availability of legally useable copies of RoRs

Digitised RORs (% of villages)

Digitised CMs (% of villages)

CMs link ROR %

Percentage of Digitised SRO %

Integration of Registration with LR %

Public Entry of Data

Circle Rates

Payment of Stamp Duty / Registration Fee

Verification of Document by SRO

Delivery of Registered Document

Updating of Ownership

Joint Ownership

Land Use

Extent

Encumbrances

Availability of legally useable copies of CMs

Spatial Records

Cadastral Maps (CMs)

Availability of legally useable copies of CMs

0/15

0/5

MARKS ALLOCATED

MARKS OBTAINED

STATE VALUE

ALL-INDIA VALUE

Digitised RORs (% of villages)

Digitised CMs (% of villages)

CMs link ROR %

Percentage of Digitised SRO %

Integration of Registration with LR %

12.7/15

100%

0/5

90.2

93.6

53.3

90.9

33.8

84.3

84.3

4/4

2.8/4

2/4

0/4

2/4

2.5/5

9.9/10

0/10

0/10

2/5

0/10

0/10

0/10

0/5

0/10

0/10

0/10

0/10

0/10

0/10

0/10

0/10

0/10

0/10

0/10

0/10

0/10

2.5/5

9.9/10

0/10

0/10

0/10

2/5
**Textual Records**

**Record of Rights (RORs)**
- **Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).
- **Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities.

**Spatial Records**

**Cadastral Maps (CMs)**
- **Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
- **Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Registration Process**

**Circle Rates**
- **Gaps:** Circle Rates available on the web but there are problems of access: language translation issues, complex procedures, etc.
- **Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.
- **Long-term plans:** (a) HRSI may provide suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Quality of Land Records**

**Updating of Ownership**
- **Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.
- **Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Joint Ownership**
- **Gaps:** Excessive incidence of joint ownership.
- **Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition exists but actual records do not appear to be accurate.

**Land Use**
- **Gaps:** No provision for regular update of use with complete details of built property.
- **Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**
- **Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
- **Long-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Delivery of Registered Document**
- **Gaps:** No compulsory Provision.
- **Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

**Immediate**
- **Gaps:** System of e-stamps already taken in other States / UTs.
- **Long-term plans:** Immediately adopt a holistic registration system like e-GRAS.

**Verification of Document by SRO**
- **Gaps:** Verification of Document by SRO
- **Short/medium-term plans:** No compulsory Provision.

**PERFORMANCE AND POLICY ACTIONS: STATES/UTs COMPENDIUM**
RAJASTHAN

**N-LRSI Ranking**
(out of 33)
- 8

**N-LRSI Score**
(out of 100)
- 56.5

**Area with Land Records**
98%

**Physical Progress**
- Digitised RORs (% of villages)
  - State Value: 0%
  - All-India Value: 90.2%
- Digitised CMs (% of villages)
  - State Value: 0%
  - All-India Value: 53.3%
- CMs link ROR %
  - State Value: 0%
  - All-India Value: 84.3%
- Percentage of Digitised SRO %
  - State Value: 0%
  - All-India Value: 98.7%
- Integration of Registration with LR %
  - State Value: 0%
  - All-India Value: 64.9%

**Financial Progress**
- Funds Sanctioned by Centre (Rs crores): 193.19
- Funds Released by Centre (Rs crores): 41.37
- Expenditure (as entered by State/UT) (Rs crores): 0.00

**Textual Records**
- Record of Rights (RORs)
  - Marks Allocated: 15/15
  - Marks Obtained: 13.7
- Availability of legally useable copies of RoRs
  - Marks Allocated: 5/5
  - Marks Obtained: 2.5

**Spatial Records**
- Cadastral Maps (CMs)
  - Marks Allocated: 15/15
  - Marks Obtained: 0.8
- Availability of legally useable copies of CMs
  - Marks Allocated: 5/5
  - Marks Obtained: 2.5

**Registration Process**
- Public Entry of Data
  - Marks Allocated: 4/4
  - Marks Obtained: 4/4
- Circle Rates
  - Marks Allocated: 4/4
  - Marks Obtained: 3.7
- Payment of Stamp Duty / Registration Fee
  - Marks Allocated: 4/4
  - Marks Obtained: 4/4
- Verification of Document by SRO
  - Marks Allocated: 4/4
  - Marks Obtained: 0/4
- Delivery of Registered Document
  - Marks Allocated: 4/4
  - Marks Obtained: 0/4

**Quality of Land Records**
- Updating of Ownership
  - Marks Allocated: 5/5
  - Marks Obtained: 3.8
- Joint Ownership
  - Marks Allocated: 10/10
  - Marks Obtained: 8.1
- Land Use
  - Marks Allocated: 10/10
  - Marks Obtained: 7.1
- Extent
  - Marks Allocated: 10/10
  - Marks Obtained: 5.4
- Encumbrances
  - Marks Allocated: 5/5
  - Marks Obtained: 1/5
**Record of Rights (RoRs)**

**Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards.

**Gaps:** The Record is digitally available on a web portal but there are problems of access (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Available of legally useable copies of RoRs**

**Gaps:** Legally useable copies are not being made available on the web for unspecified reasons and there is no system to receive payments for making available legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

---

**Circular Rates**

**Gaps:** Circular Rates available on a web portal but there are problems of access (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

---

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) LIDAR based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitization were this is partially complete.

**Gaps:** The CMs are digitally available on a web portal but there are problems of access:

(a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data, (c) language translation issues, complex procedures, multiple administrative entries to be filled, read only copies available, etc.

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of CMs**

**Gaps:** (a) Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

---

**Spatial Records**

**Quality of Land Records**

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Extent**

**Gaps:** Excessive variation between area recorded in RoR and on ground.

**Long-term plans:** Rewrite provisions that give precedence to RoR entry in all cases in order to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.

In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

---

**Registration Process**

**Gaps:** No provision for entry in RoR.

**Gaps:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

---

**Update of Ownership**

**Gaps:** No link for inheritance related changes to be noted in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

---

**Joint Ownership**

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Extent**

**Gaps:** Excessive variation between area recorded in RoR and on ground.

**Long-term plans:** Rewrite provisions that give precedence to RoR entry in all cases in order to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.

In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

---

**Textual Records**

**Gaps:** No provision for delivery of recorded document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

---

**Quality of Land Records**

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Extent**

**Gaps:** Excessive variation between area recorded in RoR and on ground.

**Long-term plans:** Rewrite provisions that give precedence to RoR entry in all cases in order to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR.

In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
SIKKIM

**N-LRSI Ranking**
(out of 33)

- 5 stars: 31

**N-LRSI Score**
(out of 100)

- 5.9

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**Area with Land Records**

- 0%

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**Physical Progress**

- Digitised RORs (% of villages)
  - State Value: 0
  - All-India Value: 90.2
- Digitised CMs (% of villages)
  - CMs link ROR %
  - Percentage of Digitised SRO %
  - Integration of Registration with LR %
- Funds Sanctioned by Centre (Rs crores): 13.69
- Funds Released by Centre (Rs crores): 12.77
- Expenditure (as entered by State/UT) (Rs crores): 3.55

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**Financial Progress**

- 0%

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**Textual Records**

- Record of Rights (RORs)
  - Marks Allocated: 0
  - Marks Obtained: 15
- Availability of legally useable copies of RORs
  - Marks Allocated: 0
  - Marks Obtained: 5

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**Spatial Records**

- Cadastral Maps (CMs)
  - Marks Allocated: 0
  - Marks Obtained: 15
- Availability of legally useable copies of CMs
  - Marks Allocated: 0
  - Marks Obtained: 5

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**Registration Process**

- Public Entry of Data
  - Marks Allocated: 0
  - Marks Obtained: 4
- Circle Rates
  - Marks Allocated: 3
  - Marks Obtained: 4
- Payment of Stamp Duty / Registration Fee
  - Marks Allocated: 0
  - Marks Obtained: 4
- Verification of Document by SRO
  - Marks Allocated: 0
  - Marks Obtained: 4
- Delivery of Registered Document
  - Marks Allocated: 0
  - Marks Obtained: 4

---

**Quality of Land Records**

- Updating of Ownership
  - Marks Allocated: 0
  - Marks Obtained: 5
- Joint Ownership
  - Marks Allocated: 0
  - Marks Obtained: 10
- Land Use
  - Marks Allocated: 0
  - Marks Obtained: 10
- Extent
  - Marks Allocated: 0
  - Marks Obtained: 10
- Encumbrances
  - Marks Allocated: 0
  - Marks Obtained: 2
Record of Rights (RORs)
Gaps: The Record is digitised but not made available on a publicly accessible portal.
Short/medium-term plans: This may require decisions on systems to update the record.

Cadastral Maps (CMs)
Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
Long-term plans: [a] HRSI may prove suitable for rural areas [b] More accurate modes like drone or Light Detection and Ranging (LiDAR) based surveys may be necessary in all densely built-up situations and urban areas.
Gaps: CMs are available in hard copy format and not yet digitised.
Long-term plans: This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

Updating of Ownership
Gaps: No link for inheritance related changes to be noted in real time.
Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Land Use
Gaps: No provision for regular update of use with complete details of built property.
Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

Encumbrances
Gaps: Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
Short/medium-term plans: Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.
Gaps: No provision for entry in RoR of case instituted in a revenue court.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.
Gaps: No provision for entry in RoR of case instituted in a civil court.
Short/medium-term plans: Software linkage provided where possible to enable this in real time.
Gaps: Provision for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.
Short/medium-term plans: Software linkage provided where possible to enable this in real time.
Gaps: No provision for entry in RoR of statutory restrictions on land use.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.

Public Entry of Data
Gaps: No provision for online entry of data relating to the registration being sought.
Long-term plans: Provide web portal link for the same.

Circle Rates
Gaps: Circle Rates available on the web but there are problems of access: administrative mismatch.

Payment of Stamp Duty / Registration Fee
Gaps: No system of e-stamps or online payment of stamp duty and registration fee available.
Long-term plans: Immediately introduce an online payment system like e-GRAS. Introduce e-stamps immediately if online payments likely to take time.

Verification of Document by SRO
Gaps: No provision for digital signature by competent authority at the time of registration.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Delivery of Registered Document
Gaps: No provision for delivery of soft copy of registered document.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.
Tamil Nadu

**N-LRSI Ranking (out of 33)**

- 5

**N-LRSI Score (out of 100)**

- 63.0

**Area with Land Records**

- 100%

**Physical Progress**

- Digitised RORs (% of villages): 90.2% / 99.8%
- Digitised CMs (% of villages): 53.3% / 98.1%
- CMs link ROR %: 10.9% / 33.8%
- Percentage of Digitised SRO %: 82.0% / 84.3%
- Integration of Registration with LR %: 5.4% / 64.9%

**Financial Progress**

- Funds Sanctioned by Centre (Rs crores): 47.98
- Funds Released by Centre (Rs crores): 32.10
- Expenditure (as entered by State/UT) (Rs crores): 19.34

**Textual Records**

- Record of Rights (RORs): 13.9/15
- Availability of legally useable copies of RoRs: 5/5

**Spatial Records**

- Cadastral Maps (CMs): 6.8/15
- Availability of legally useable copies of CMs: 5/5

**Registration Process**

- Public Entry of Data: 4/4
- Circle Rates: 2.5/4
- Payment of Stamp Duty / Registration Fee: 4/4
- Verification of Document by SRO: 0/4
- Delivery of Registered Document: 2/4

**Quality of Land Records**

- Updating of Ownership: 3.8/5
- Joint Ownership: 9.4/10
- Land Use: 0/10
- Extent: 6.6/10
- Encumbrances: 0/5
Textual Records

Record of Rights (RORs)
Gaps: The Record is digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data.
Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Spatial Records

Cadastral Maps (CMs)
Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
Long-term plans: (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LiDAR) based surveys may be necessary in all densely built-up situations and urban areas.
Gaps: CMs are available in hard copy format and not yet digitised.
Long-term plans: Expediting process of digitization were this is partially complete
Gaps: CMs are digitised and vectorised and made available on a web portal but not in mosaic format.
Long-term plans: Services will need to be procured for creating mosaics from the digitised CMs.
Gaps: The CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data.
Long-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Registration Process

Circle Rates
Gaps: Circle Rates available on the web but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data.
Short/medium-term plans: Provision required for this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

Quality of Land Records

Updating of Ownership
Gaps: Both RoR and registration process digitised and used to generate note in RoR.
Long-term plans: Consider introducing same day mutation by necessary legal changes.
Gaps: No link for inheritance related changes to be noted in real time.
Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.
Joint Ownership
Gaps: Excessive incidence of joint ownership.
Long-term plans: Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.
Gaps: No provision for recording possession.
Long-term plans: Introduce provision for recording contracts of possession of different kinds.
Land Use
Gaps: No provision for regular update of use with complete details of built property.
Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.
Encumbrances
Gaps: No provision for entry of mortgages in RoR.
Short/medium-term plans: Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.
Gaps: No provision for entry in RoR of case instituted in a civil court.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.
Gaps: No provision for entry in RoR of land acquisition proceedings when started.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.
Gaps: No provision for entry in RoR of statutory restrictions on land use.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.
Gaps: No provision for entry in RoR of case instituted in a revenue court.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.

Verification of Document by SRO
Gaps: No provision for digital signature by competent authority at the time of registration.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.
Delivery of Registered Document
Gaps: No compulsory provision for delivery of soft copy of registered document.
Short/medium-term plans: Compulsory provision for delivery of soft copy of registered document.

## Telangana

### Area with Land Records

- 100%

### Financial Progress

- **Funds Sanctioned by Centre (Rs crores):** 139.75
- **Funds Released by Centre (Rs crores):** 83.85
- **Expenditure (as entered by State/UT) (Rs crores):** 0.00

### Physical Progress

- **Digitised RORs (% of villages):**
  - **State Value:** 90.2
  - **All-India Value:** 99.4
- **Digitised CMs (% of villages):**
  - **State Value:** 86.5
  - **All-India Value:** 90.2
- **CMs link ROR %:**
  - **State Value:** 84.3
  - **All-India Value:** 100.0
- **Percentage of Digitised SRO %:**
  - **State Value:** 64.9
  - **All-India Value:** 100.0
- **Integration of Registration with LR %:**
  - **State Value:** 99.4
  - **All-India Value:** 100.0

### Textual Records

- **Record of Rights (RORs):** 12.5/15
- **Availability of legally useable copies of RoRs:** 2.5/5

### Spatial Records

- **Cadastral Maps (CMs):** 10/15
- **Availability of legally useable copies of CMs:** 0/5

### Registration Process

- **Public Entry of Data:** 4/4
- **Circle Rates:** 3.3/4
- **Payment of Stamp Duty / Registration Fee:** 2/4
- **Verification of Document by SRO:** 0/4
- **Delivery of Registered Document:** 0/4

### Quality of Land Records

- **Updating of Ownership:** 2.5/5
- **Joint Ownership:** 10/10
- **Land Use:** 7.4/10
- **Extent:** 0/10
- **Encumbrances:** 1/5

### N-LRSI Ranking and Score

- **N-LRSI Ranking (out of 33):** 9
- **N-LRSI Score (out of 100):** 55.3
PERFORMANCE AND POLICY ACTIONS: STATES/UTS COMPENDIUM

Textual Records

Record of Rights (RORs)
Gaps: The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) language translation issues, multiple administrative entries to be filled, etc.
Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.
Availability of legally useable copies of RORs
Gaps: Legally useable copies are not being made available on the web for unspecified reasons
(b) there is no system to receive payments for making available legally useable copies.
Short/medium-term plans: Appropriate decisions required to make this operational based on action already taken in other States / UTs.

Spatial Records

Cadastral Maps (CMs)
Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
Long-term plans: (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.
Gaps: CMs are available in hard copy format and not yet digitised. Expediting process of digitisation were this is partially complete
Availability of legally useable copies of CMs
Gaps: The CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data, (c) language translation issues, read only copies available, etc.
Long-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Registration Process

Circle Rates
Gaps: Circle Rates available on the web but there are problems of access: (a) administrative mismatch.
Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Payment of Stamp Duty / Registration Fee
Gaps: System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.
Long-term plans: Immediately introduce an online payment system like e-GRAS.

Verification of Document by SRO
Gaps: No provision for digital signature by competent authority at the time of registration.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Delivery of Registered Document
Gaps: No provision for delivery of soft copy of registered document.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Quality of Land Records

Updating of Ownership
Gaps: Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.
Short/medium-term plans: Need to upgrade to at least a note in RoR and consider introducing same day mutation
Gaps: No link for inheritance related changes to be noted in real time.
Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Joint Ownership
Gaps: Provision for recording possession exists but actual records do not appear to be accurate.
Long-term plans: Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

Land Use
Gaps: No provision for regular update of use with complete details of built property.
Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

Encumbrances
Gaps: Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
Long-term plans: Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.
Gaps: No provision for entry in RoR of case instituted in a civil court.
Long-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.

Gaps: No provision for entry in RoR of statutory restrictions on land use.
Long-term plans: Provision required to be made and software linkage provided where possible to enable this in real time.

Gaps: No provision for entry in RoR of case instituted in a civil court.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

No provision for entry in RoR of case instituted in a civil court.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.
TRIPURA

N-LRSI Ranking (out of 33)

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N-LRSI Score (out of 100)

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<th>ALL-INDIA VALUE</th>
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<tr>
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<td>91.3</td>
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Funds Sanctioned by Centre (Rs crores) 32.64
Funds Released by Centre (Rs crores) 25.06
Expenditure (as entered by State/UT) (Rs crores) 0.34

Area with Land Records

100%

Physical Progress

Digitised RORs (% of villages)

Digitised CMs (% of villages)

CMs link ROR %

Percentage of Digitised SRO %

Integration of Registration with LR %

Financial Progress

Textual Records

Record of Rights (RORs) 13.6/15
Availability of legally usable copies of RoRs 2.5/5

Spatial Records

Cadastral Maps (CMs) 0/15
Availability of legally usable copies of CMs 0/5

Registration Process

Public Entry of Data 0/4
Circle Rates 0/4
Payment of Stamp Duty / Registration Fee 4/4
Verification of Document by SRO 0/4
Delivery of Registered Document 0/4

Quality of Land Records

Updating of Ownership 1.3/5
Joint Ownership 10/10
Land Use 0/10
Extent 0/10
Encumbrances 2/5

Marked Area with Land Records
Textual Records

Record of Rights (RORs)
Gaps: The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) language translation issues, complex procedures, multiple administrative entries to be filled, read only copies available, etc.
Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Availability of legally useable copies of RoRs
Gaps: Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available legally useable copies.
Short/medium-term plans: Appropriate decisions required to make this operational based on action already taken in other States / UTs.

Spatial Records

Cadastral Maps (CMs)
Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.
Long-term plans: (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LiDAR) based surveys may be necessary in all densely built-up situations and urban areas.
Gaps: CMs are available in hard copy format and not yet digitised.
Long-term plans: Expediting process of digitization were this is partially complete.
Gaps: CMs are digitised but not made available on a publicly accessible portal.
Long-term plans: This may require decisions on systems to update the record.
Gaps: Digitised CMs available on a web portal but only as scanned copies/pdf files and not in a vectorised format or without linkage to the RoR.
Long-term plans: This may require decisions on vectorising the record / creating systems for linkage and procuring services for this purpose.

Registration Process

Public Entry of Data
Gaps: No provision for online entry of data relating to the registration being sought.
Long-term plans: Provide web portal link for the same.

Circle Rates
Gaps: Circle Rates not yet made available on the web.
Long-term plans: This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

Verification of Document by SRO
Gaps: No provision for digital signature by competent authority at the time of registration.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Delivery of Registered Document
Gaps: No provision for delivery of soft copy of registered document.
Long-term plans: Immediately adopt a holistic registration software like the NGDRS to enable this feature.

Quality of Land Records

Updating of Ownership
Gaps: Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.
Short/medium-term plans: Need to upgrade to at least a note in RoR and consider introducing same day mutation.
Gaps: No link for inheritance related changes to be noted in real time.
Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Joint Ownership
Gaps: Provision for recording possession exists but actual records do not appear to be accurate.
Long-term plans: Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

Land Use
Gaps: No provision for regular update of use with complete details of built property.
Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

Encumbrances
Gaps: Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.
Short/medium-term plans: Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.
Gaps: No provision for entry in RoR of case instituted in a revenue court.
Short/medium-term plans: Software linkage provided where possible to enable this in real time.
Gaps: Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.
Short/medium-term plans: Software linkage provided where possible to enable this in real time.
Gaps: No provision for entry in RoR of statutory restrictions on land use.
Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this entry in real time.
Gaps: No provision for entry in RoR of case instituted in a civil court.
Short/medium-term plans: Software linkage provided where possible to enable this in real time.
UTTAR PRADESH

N-LRSI Ranking (out of 33)

N-LRSI Score (out of 100)

11 52.2

Area with Land Records

100%

Physical Progress

Digitised RORs (% of villages)

Digitised CMs (% of villages)

CMs link ROR %

Percentage of Digitised SRO %

Integration of Registration with LR %

Financial Progress

32.10

18.53

1.73

Funds Sanctioned by Centre (Rs crores)

Funds Released by Centre (Rs crores)

Expenditure (as entered by State/UT) (Rs crores)

Textual Records

Record of Rights (RORs)

Availability of legally useable copies of RoRs

Spatial Records

Cadastral Maps (CMs)

Availability of legally useable copies of CMs

Registration Process

Public Entry of Data

Circle Rates

Payment of Stamp Duty / Registration Fee

Verification of Document by SRO

Delivery of Registered Document

Quality of Land Records

Updating of Ownership

Joint Ownership

Land Use

Extent

Encumbrances

MARKS ALLOCATED MARKS OBTAINED

Availability of legally useable copies of RoRs

Quality of Land Records

Updating of Ownership

Joint Ownership

Land Use

Extent

Encumbrances
### Textual Records

**Record of Rights (RoRs)**
- **Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards.

**Availability of legally useable copies of RoRs**
- **Gaps:** The Record is digitally available on a web portal but there are problems of access: administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Spatial Records

**Cadastral Maps (CMs)**
- **Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitization were this is partially complete

**Gaps:** The CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch.

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Registration Process

**Circle Rates**
- **Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Payment of Stamp Duty / Registration Fee**
- **Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**
- **Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**
- **Gaps:** No compulsory provision for delivery of soft copy of registered document.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

### Quality of Land Records

**Updating of Ownership**
- **Gaps:** Both RoR and registration process digitised and used to generate note in RoR.

**Long-term plans:** Consider introducing same day mutation by necessary legal changes.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**
- **Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Land Use**
- **Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**
- **Gaps:** No provision for entry of mortgages in RoR.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.
UTTARAKHAND

N-LRSI Ranking (out of 33) 17
N-LRSI Score (out of 100) 36.1

Area with Land Records 100%

Physical Progress

- Digitised RORs (% of villages) 92.4
- Digitised CMs (% of villages) 53.3
- CMs link ROR % 33.8
- Percentage of Digitised SRO % 84.3
- Integration of Registration with LR % 64.9

Financial Progress

- Funds Sanctioned by Centre (Rs crores) 15.24
- Funds Released by Centre (Rs crores) 7.79
- Expenditure (as entered by State/UT) (Rs crores) 4.02

Textual Records

- Record of Rights (RORs) 13.6/15
- Availability of legally useable copies of RoRs 0/5

Spatial Records

- Cadastral Maps (CMs) 0/15
- Availability of legally useable copies of CMs 0/5

Registration Process

- Public Entry of Data 4/4
- Circle Rates 3.6/4
- Payment of Stamp Duty / Registration Fee 2/4
- Verification of Document by SRO 2/4
- Delivery of Registered Document 2/4

Quality of Land Records

- Updating of Ownership 2.5/5
- Joint Ownership 5.4/10
- Land Use 0/10
- Extent 0/10
- Encumbrances 1/5

MARKS ALLOCATED  
MARKS OBTAINED

STATE VALUE  
ALL-INDIA VALUE

Funds Sanctioned by Centre (Rs crores)
Funds Released by Centre (Rs crores)
Expenditure (as entered by State/UT) (Rs crores)
Digitised RORs (% of villages)
Digitised CMs (% of villages)
CMs link ROR %
Percentage of Digitised SRO %
Integration of Registration with LR %

Area with Land Records

100%

UTTARAKHAND
**Textual Records**

**Record of Rights (RoRs)**

**Gaps:** Urban property record is only available in various data bases that are not referred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

**Spatial Records**

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitization were this is partially complete.

**Registration Process**

**Circle Rates**

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Gaps:** The CMs are digitised but not made available on a publicly accessible portal.

**Long-term plans:** This may require decisions on systems to update the record.

**Payment of Stamp Duty / Registration Fee**

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

**Verification of Document by SRO**

**Gaps:** No compulsory provision for digital signature.

**Short/medium-term plans:** Compulsory provision for digital signature by competent authority at the time of registration.

**Delivery of Registered Document**

**Gaps:** No compulsory provision for delivery of soft copy of registered document.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

**Quality of Land Records**

**Updating of Ownership**

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Joint Ownership**

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.
### WEST BENGAL

#### N-LRSI Ranking (out of 33)

<table>
<thead>
<tr>
<th>Rank</th>
<th>N-LRSI Score (out of 100)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>61.8</td>
</tr>
</tbody>
</table>

#### Financial Progress

- **Area with Land Records**: 100%
- **Funds Sanctioned by Centre (Rs crores)**: 102.56
- **Funds Released by Centre (Rs crores)**: 75.31
- **Expenditure (as entered by State/UT) (Rs crores)**: 34.47

#### Textual Records

- **Record of Rights (RORs)**: 13.3/15
- **Availability of legally useable copies of RoRs**: 0/5

#### Spatial Records

- **Cadastral Maps (CMs)**: 11.8/15
- **Availability of legally useable copies of CMs**: 0/5

#### Physical Progress

- **Digitised RORs (% of villages)**: 90.2/98.1
- **Digitised CMs (% of villages)**: 53.3/93.1
- **CMs link ROR %**: 33.8/92.4
- **Percentage of Digitised SRO %**: 84.3/100.0
- **Integration of Registration with LR %**: 64.9/90.6

#### Registration Process

- **Public Entry of Data**: 4/4
- **Circle Rates**: 2.9/4
- **Payment of Stamp Duty / Registration Fee**: 4/4
- **Verification of Document by SRO**: 2/4
- **Delivery of Registered Document**: 2/4

#### Quality of Land Records

- **Updating of Ownership**: 2.5/5
- **Joint Ownership**: 8.6/10
- **Land Use**: 7.7/10
- **Extent**: 0/10
- **Encumbrances**: 3/5
Record of Rights (RORs)

Gaps: The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) read only copies available.

Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Availability of legally useable copies of RORs

Gaps: Systems to update are still not considered adequate so the record on the web and that in the office may not match.

Long-term plans: Appropriate decisions required to make this operational based on action already taken in other States / UTs.

Spatial Records

Cadastral Maps (CMs)

Gaps: Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

Long-term plans: (a) HRSI may prove suitable for rural areas. (b) Circle Rates available on a web portal but there are problems of access – (a) administrative mismatch (b) multiple attempts of access: (c) complex procedures. (d) Gaps: CMs are available in hard copy format and not yet digitised. (e) Long-term plans: Expediting process of digitization were this is partially complete

Gaps: More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

Gaps: CMs are available on a web portal but there are problems of access: (a) administrative mismatch (b) complex procedures, multiple administrative entries to be filled.

Long-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Availability of legally useable copies of CMs

Gaps: Systems to update are still not considered adequate so the record on the web and that in the office may not match.

Long-term plans: Appropriate decisions required to make this operational based on action already taken in other States / UTs.

Registration Process

Circle Rates

Gaps: Circle Rates available on the web but there are problems of access: (a) administrative mismatch (b) multiple attempts required to access data, (c) complex procedures.

Short/medium-term plans: Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

Verification of Document by SRO

Gaps: No compulsory provision for digital signature by competent authority at the time of registration.

Delivery of Registered Document

Gaps: No compulsory provision for delivery of soft copy of registered document.

Short/medium-term plans: Compulsory provision for delivery of soft copy of registered document.

Quality of Land Records

Updating of Ownership

Gaps: Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

Short/medium-term plans: Need to upgrade to at least a note in RoR and consider introducing same day mutation.

Gaps: No link for inheritance related changes to be noted in real time.

Long-term plans: Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Joint Ownership

Gaps: Excessive incidence of joint ownership.

Long-term plans: Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners.

Simplify processes for effecting partition where voluntary partition is difficult.

Gaps: Provision for recording possession exists but actual records do not appear to be accurate.

Long-term plans: Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

Land Use

Gaps: No provision for regular update of use with complete details of built property.

Long-term plans: Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

Encumbrances

Gaps: No provision for entry of mortgages in RoR. Provision required for this to be done.

Short/medium-term plans: If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

Gaps: Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

Short/medium-term plans: Software linkage provided where possible to enable this in real time.

Gaps: Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

Short/medium-term plans: Software linkage provided where possible to enable this in real time.

Gaps: No provision for entry in RoR of statutory restrictions on land use.

Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time

Gaps: Provision exists for entry in RoR of case instituted in a civil court but software linkage absent or inadequately monitored about entry in real time.

Short/medium-term plans: Software linkage provided where possible to enable this in real time.

Gaps: Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

Short/medium-term plans: Software linkage provided where possible to enable this in real time.

Gaps: No provision for entry in RoR of statutory restrictions on land use.

Short/medium-term plans: Provision required to be made and software linkage provided where possible to enable this in real time
ARUNACHAL PRADESH*

*Not part of N-LRSI ranking

**Textual Records**

**Record of Rights (RORs)**

**Gaps:** Written record is either not available at all or not yet in a standardised format that may be amenable to digitisation.

**Long-term plans:** May require decisions on systems to be set up, training to be imparted and procuring services of appropriate agencies for technical support.

**Spatial Records**

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:**
- (a) HRSI may prove suitable for rural areas
- (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Registration Process**

**Gaps:** None of the five stages of the registration process is computerised as yet.

**Long-term plans:** This will require ensuring broad band internet availability at SRO level to enable operation of a secure intranet programme. It will require taking other preparatory steps for effective implementation of a holistic registration software like the NGDRS.

**Quality of Land Records**

**Updating of Ownership**

**Gaps:** No link exists between RoR and registration process because neither is digitised.

**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map/real estate project approval/completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** No provision for entry of mortgages in RoR.

**Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
MEGHALAYA*

*Not part of N-LRSI ranking

**Textual Records**

**Record of Rights [RORs]**

**Gaps:** Written record is either not available at all or not yet in a standardised format that may be amenable to digitisation.

**Long-term plans:** May require decisions on systems to be set up, training to be imparted and procuring services of appropriate agencies for technical support.

**Spatial Records**

**Cadastral Maps [CMs]**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Registration Process**

**Gaps:** No stage of the registration process is computerised as yet.

**Long-term plans:** This will require ensuring broad band internet availability at SRO level to enable operation of a secure intranet programme. It will require taking other preparatory steps for effective implementation of a holistic registration software like the NGDRS.

**Quality of Land Records**

**Updating of Ownership**

**Gaps:** No link exists between RoR and registration process because neither is digitised.

**Long-term plans:** Digitise the land record and Registration process.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**

**Gaps:** No provision for entry of mortgages in RoR.

**Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
**MIZORAM***

*Not part of N-LRSI ranking

### Textual Records

**Record of Rights (RORs)**

**Gaps:** Written record is either not available at all or not yet in a standardised format that may be amenable to digitisation.

**Long-term plans:** May require decisions on systems to be set up, training to be imparted and procuring services of appropriate agencies for technical support.

### Spatial Records

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

### Registration Process

**Gaps:** No stage of the registration process is computerised as yet.

**Long-term plans:** This will require ensuring broad band internet availability at SRO level to enable operation of a secure intranet programme. It will require taking other preparatory steps for effective implementation of a holistic registration software like the NGDRS.

### Quality of Land Records

**Updating of Ownership**

**Gaps:** No link exists between RoR and registration process because neither is digitised.

**Long-term plans:** Digitise the land record and Registration process.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** No provision for entry of mortgages in RoR.

**Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.
## Records of Rights (RORs)

**Gaps:** Written record is either not available at all or not yet in a standardised format that may be amenable to digitisation.

**Long-term plans:** May require decisions on systems to be set up, training to be imparted and procuring services of appropriate agencies for technical support.

## Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** a) HRSI may prove suitable for rural areas. b) More accurate modes like drone or Light Detection and Ranging (LiDAR) based surveys may be necessary in all densely built-up situations and urban areas.

## Registration Process

**Gaps:** None of the five stages of the registration process is computerised as yet.

**Long-term plans:** This will require ensuring broad band internet availability at SRO level to enable operation of a secure intranet programme. It will require taking other preparatory steps for effective implementation of a holistic registration software like the NGDRS.

## Quality of Land Records

### Updating of Ownership

**Gaps:** No link exists between RoR and registration process because neither is digitised.

**Long-term plans:** Digitise the land record and registration process.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** No provision for entry of mortgages in RoR.

**Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.