

DI-LRMP Impact Assessment Himachal Pradesh

Report Release

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Government Initiatives to Computerize Land Records

Strengthening of Revenue Administration and Updating of Land Records (SRA&ULR)
1987-88

Computerisation of Land Records (CLR)
1988-89

National Land Records Modernization Programme (NLRMP)/ Digital India - Land Records Modernization Programme (DI-LRMP)
2008

NLRMP/DI-LRMP: Aim & Objectives

Ultimate aim

- Long term : Conclusive titling/Title guarantee
- Interim: Comprehensive, up to date & accurate record

Output Objectives

(Computerization/Digitization)

- Record of Rights (RoRs)
- Cadastral Maps (CMs)
- Registration Process
- Integration of all three

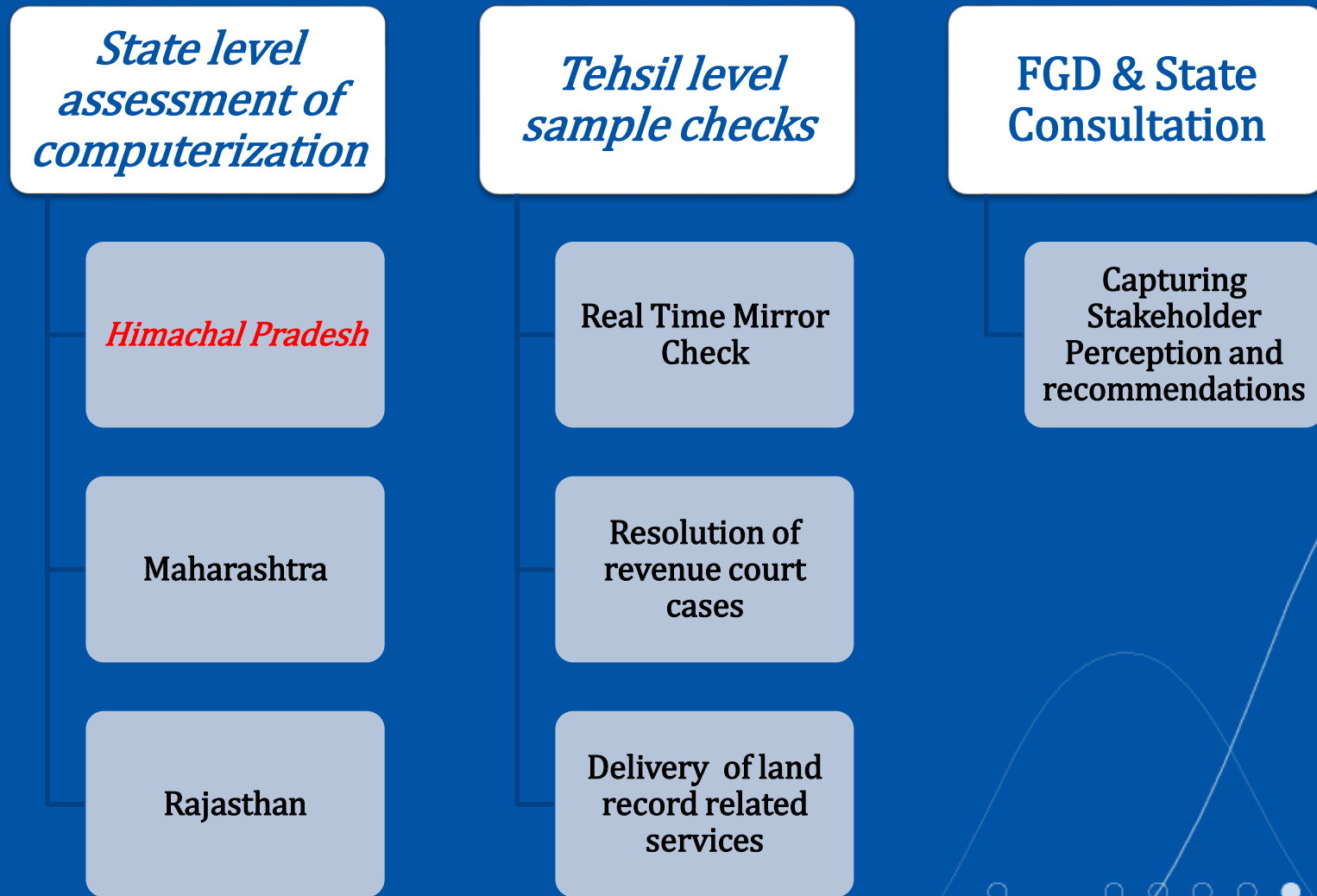
Objectives of Impact Assessment

- To evaluate the performance of activities DI-LRMP
- To understand the factual situation with respect to the status of the land records and the registration process
- To identify good practices that have resulted in improvements in the land record and the registration process
- To suggest appropriate changes to improve the effectiveness of the DI-LRMP

Key Activities

- **Activity I:** Assessment of the Computerisation of Land Records (CLR) Status
- **Activity II:** Assessment of the Real Time Mirror (RTM) Status (Comprehensiveness/ Accuracy of the land records)

Approach/Methodology



Outputs : State Level Results – Himachal Pradesh

RoRs (Online)

97.7 percent
(Copies available in
legally usable form)

Digitized Cadastral Maps (Online)

17.91 percent
and increasing

**Adoption of
modern survey
techniques**
19 villages

**CMs not in
usable form**
1.8 % villages

Registration

**Computerization on
Stand Alone Systems**

**No Software based
verification of
registration documents**

**100 percent circle rates
available online**

Integration

Registration checks the RoR for details of ownership, parcel size, etc.

Number of *Tehsils*
(130)

Number of Villages
(20,696)

The fact of registration is noted immediately on the RoR even pending attestation of mutation

Number of *Tehsils*
(130)

Number of Villages
(20,696)

Digitized record of CM is integrated with RoR and copies of CM can be made available along with corresponding RoR details

Number of *Tehsils*
(24)

Number of Villages
(3797)

Delivery and Record Related Services

Total number of copies obtained in the state in one year from government offices /e Sugam Centres

2,26,318

Total number of copies obtained in the state in one year from LMKs (2604 centres of which 2149 are active)

7,84,844

State Level Test Checks of extent of computerization

Summary of Random checking of RoRs and Circle Rates	Nos.
Total Tehsils	142*
Total Mahals checked	710
Total Khasra Nos. checked	710
Record of RoRs available on online	627
Record of RoRs not available on online	83**
Circle rates available online	710
Summary of Random checking of CMs	
Total no. of districts	4
Total Tehsils	43*
Total Mahals checked	215
Total Khasranos. checked	215
CMs available on online	199
CMs not available on online	16

Tehsil Level Test Checks

Tehsil level sample survey in 2 Tehsils

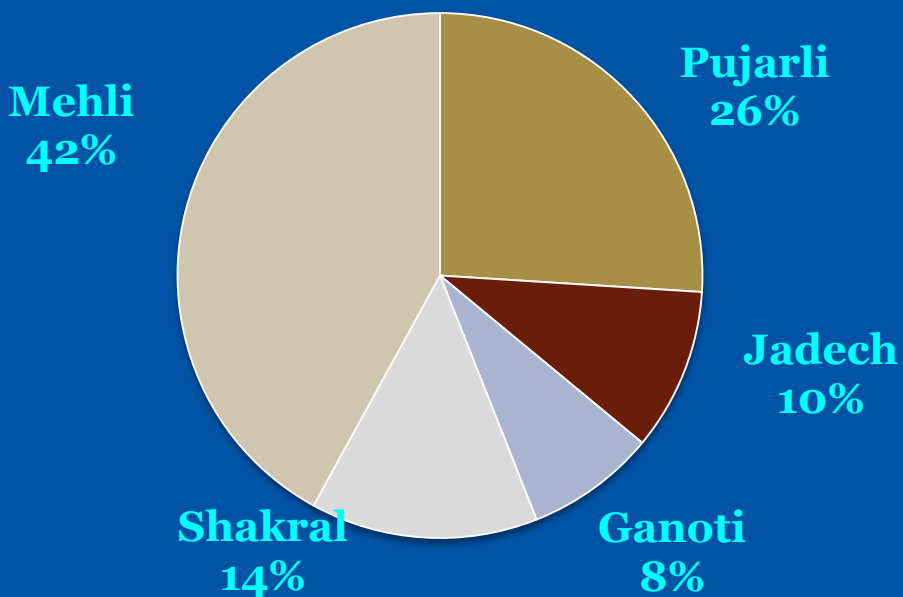
- *Shimla Rural in Shimla district*
- *Baddi in Solan district*
- 50 land parcels in each tehsil
- Selection based on systematic random sampling

Real Time Mirror

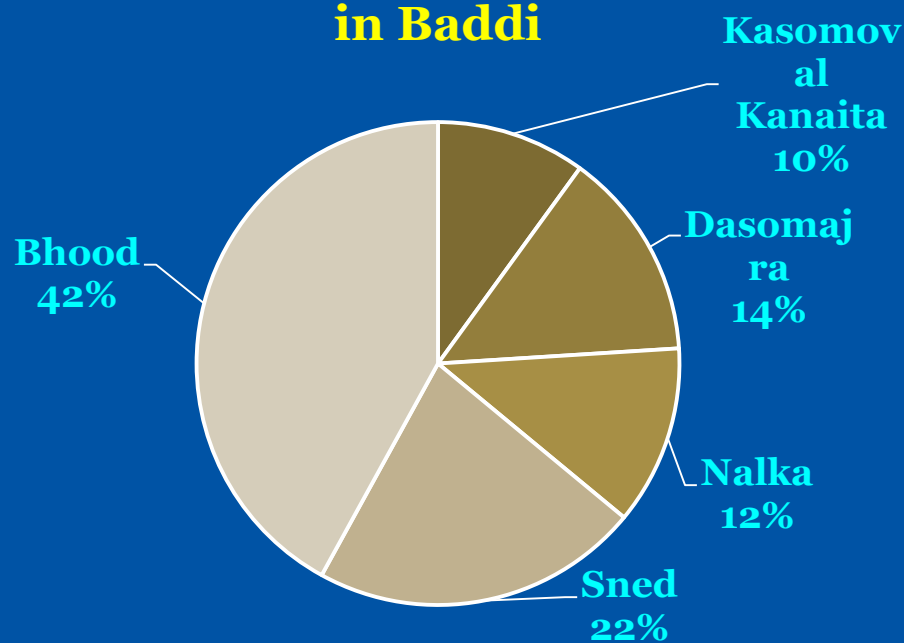
- RTM with regard to five parameters
 - Ownership
 - Land Use
 - Possession
 - Land Area
 - Encumbrances

Composition of Revenue Estates

No. of Land parcel Across RE's in Shimla Rural



No. of Land parcel Across RE's in Baddi



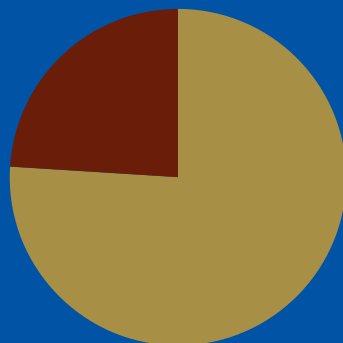
Ownership

Tehsil	Percentage Variation	Main Reasons	Time Elapsed since Change (for most of the cases)
Shimla Rural	34 %	Sale and Succession not recorded	More than 5 years
Baddi	6 %	Sale and Succession not recorded	2 to 4 years

Land Use

Land Use Composition in Shimla Rural

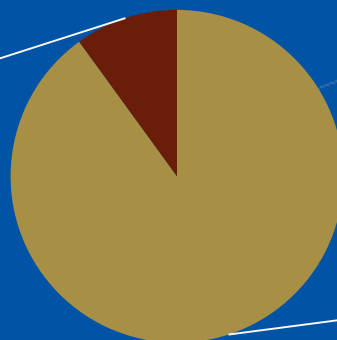
Non
Agricultu
re Land
Use...



Agricultu
re Land
Use
76%

Land Use Composition in Baddi

Non-
Agricult
ural Use
10%



Agricult
ural Use
90%

Land Use

Tehsil	Percentage Variation	Main Reasons	Time Elapsed since Change (for most of the cases)
Shimla Rural	34%	Agriculture to Non Agriculture	More than 5 years
Baddi	32%	Agriculture to Non Agriculture	5 years, 7 years, 15 years, 20 years

Possession

Tehsil	Percentage Variation	Main Reasons
Shimla Rural	38 %	All shareholders recorded but actual possession with only some
Baddi	60 %	All shareholders recorded but actual possession with only some

Land Area

Tehsil	More than 5 % Variation between RoR and On Ground	More than 5 % Variation between RoR and CMs	More than 5 % Variation between CM and on Ground
Shimla Rural	78%	44%	22%
Baddi	52%	22%	20%

Encumbrances

Observations Relating to Encumbrances

- 1** Only mortgages as a form of encumbrance tend to be recorded
- 2** In Baddi, Mortgages of land to bank recorded in Remarks Column in RoR for 21 land parcels
- 3** All REs subject to certain statutory restrictions under the HP Town and Country Planning Act, Not noted in RoR
- 4** Encumbrance in form of revenue cases was noticed in Shimla rural – Filed long back & still pending but not recorded

Maintenance/Correction/Updation of Land Records: test checks

Time Elapsed in Updation Cases

Average Time taken for Revenue Court Cases		
	Shimla Rural	Baddi
Partition	80 Months*	11 months
Revenue Entry	74 Days*	150 Days
Demarcation	27 Days	236 Days

*The partition and correction of revenue entry cases for Shimla Rural include cases of both Tehsildar and Naib Tehsildar

Average Time taken for Mutation		
	Shimla Rural	Baddi
Mutation	28 Days	101 days
Sale/Lease/Mortgage		
Mutation of Succession	37 Days	171 days
Mutation of Partition		14 Days

Delivery of Land Record Related Service



Registration Service

APPLICANT'S NAME	DATE	TIME TAKEN WITH DOCUMENT WRITER	TIME TAKEN TO GET DOCUMENT FROM SUB-REGISTRAR	TOTAL TIME
Shri. Suman Prakash	30-05-2017	4-5 hours	20 days	21 days
Smt. Lalita Devi	13-06-2017	1 hour	Same day	3 hours
Shri. Gopi Chand	13-06-2017	1 hour	Same day	4.5 hours
Shri. Neel Kant	1-06-2017	5-6 hours	23 days	24 days

RoR delivery from Citizen Service Centres (CSCs)

E-Sugam Centres		
APPLICANT'S NAME	DATE	TOTAL TIME TAKEN
Shri. Sachin	21-4-2017	5 MIN
Shri. Jaiwant Singh	21-4-2017	15-20 min
Shri. Rajinder Singh	21-4-2017	10 min
Shri. H.P. Mehta	21-4-2017	10-15 min
Shri Ghanshyam Singh	21-4-2017	5 Minutes

RoR delivery from Citizen Service Centres (CSCs)

LMK Land Record Delivery (Financial Year 2016-17)

Number of RoR copies provided	933
Total Fees	33,867
Timings	10 am to 5 pm

Summary of Impact Assessment in HP

- Substantial Progress on RoR & CM computerization, Registration computerization is partial
- Decent Land Record Delivery system – used extensively by public
- Outdated Framework of instructions for updating , new instructions not implemented on ground
- High variation between records & ground situation
- Pending court cases

FGD & State Consultation

Suggestions/Recommendations	
Ownership	Updating RoRs on entry of Mutation
	Linkage between Birth/Death/Marriage Registers and Shajra Nasb & Mutation Register
	Partitions should be encouraged
	New LRM chapter required for Built up Property
Land Use	LRM Chapter on Harvest Inspections should be rewritten as per current scenario
Land Area	New Resurvey manual to deal with Area Variations and other matters
	Limit survey / resurvey to situations where record absent or not useable
Encumbrances	New LRM chapter on Encumbrances
Registration	Adoption of Web Based Registration System
	Operationalize Document Management System to make databases of legacy records accessible on the web
Training	Training Modules to impart knowledge of recent changes as well as those proposed on areas like partition, demarcation, built up property, resurvey and encumbrances

Recommendations

- Improve outcomes at both state and central level
- State needs an action plan - procedural changes, technological linkages & capacity building
- Realign DI-LRMP
- Central Allocation to both fund action plans & reward achievement
- Rank States annually based on performance on two outcome indicators-
 - Extent to which record is Comprehensive and Accurate (assessed through credible third party sample surveys)

Thank You!

