

Implementation of the DI-LRMP in the State of Maharashtra

A study by the Finance Research Group, IGIDR

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1. Aim: To study the status of digitisation in Maharashtra
2. Levels of assessment:
 - 2.1 State level
 - 2.2 Taluka/Tehsil level
 - 2.3 Parcel level
3. Themes of study:
 - 3.1 Digitisation of records - *textual, spatial*;
 - 3.2 Digitisation of processes;
 - 3.3 Digitisation of retrieval of records; and
 - 3.4 Integration of offices.

State-level Assessment

Methodology

- ▶ Information from State officials - *questionnaires*;
- ▶ Information from the internet - *department websites, DILRMP website*.

Status of digitisation of textual records

Total No. of Talukas	358
No. of Talukas in which the RORs have been digitised	357
No. of Talukas for which the RORs is stored digitally	357
No. of Talukas for which the certified copies of the RORs can be retrieved from the web	0

Status of digitisation of spatial records

Total number of Talukas for which a survey has been done using modern techniques	1 (12 pilot villages)
Number of Talukas with geo-reference and digitised CM	1 (12 pilot villages)
Overall percentage of maps that are not in usable form and are torn, disfigured, mutilated, etc.	30%

Initiatives on digitalisation of processes and integration

1. Under the DILRMP:
 - 1.1 Record of Rights:
 - ▶ e-Records
 - ▶ e-Mutation/e-Ferfar
 - 1.2 Maps:
 - ▶ e-Resurvey
 - ▶ e-Maps
 - 1.3 Registration
 - ▶ e-ASR
 - ▶ E-Payment
 - ▶ PDE
 - ▶ e-Stepin
 - ▶ e-Registration
 - ▶ e-PCIS
2. Independent initiatives:
 - ▶ e-Chavdi
 - ▶ e-Mojani
3. Pilot in Mulshi

Taluka Level Assessment

Components of the assessment

1. Parcel level (ground reality):
 - ▶ Ownership
 - ▶ Possession
 - ▶ Encumbrances
 - ▶ Land use
 - ▶ Area of the land
2. Taluka level
 - ▶ Digitisation of records;
 - ▶ Digitisation of processes;
 - ▶ Digitisation of retrieval; and
 - ▶ Integration.

Sample and methods

1. Sample:

- ▶ Mulshi (Pune District) and Palghar (Palghar District)
- ▶ 5 villages of 158 (50 parcels) in Mulshi; 8 villages of 228 (52 parcels) in Palghar
- ▶ Mix of different villages-*tribal, high builder activity, agricultural, proximate to district headquarters/towns, etc.*

2. Methods:

- ▶ Structured interviews (102), ETS/e-Trex Measurement (100) for verification of textual and spatial information-*Parcel level*
- ▶ Test checks at the revenue, survey and registration offices-*Taluka level*
- ▶ Online desk research test checks-*Taluka level*
- ▶ FGD/stakeholder interviews.

Challenges during the parcel-level assessment

- ▶ Difficulty in locating owners of the land.
- ▶ Owners of several selected parcels, especially under dispute, declined to participate.
- ▶ Measurement was a sensitive issue.
- ▶ Had to depart from recommended number of villages due to low transaction activity.
- ▶ Some villages (e.g., Veur) dropped due to risks.

Respondent and parcel profiles for parcel-level

Details	Value
Percentage of respondents who	
Are females	24
Are the owners themselves	92
Are the relatives of the parcel owners	4
Acquired (purchased/inherited) the sample parcel in the past 3 years	62
Percentage of samples which	
Are agricultural land	93
Are encumbered	28
Have multiple owners	61

Parcel level ground reality findings - RORs

Attribute	Mulshi	Palghar	All
Total number of parcels	50	52	102
Ownership	49	52	101
Possession	48	48	96
Encumbrance	27	17	54
Land use classification			
Agricultural land in both RoR and on-ground	44	47	91
Agricultural land in RoR but nonagricultural or mixed on-ground	2	1	3
Non-agricultural land in both RoR and on-ground	2	2	4
Non-agricultural uses but agricultural in RoR	1	2	3

Parcel level ground reality findings - CMs

- ▶ Half of the parcels showed deviation of above 20% of area of the land records.
- ▶ Most of the large deviation was because markers were absent and owners were unable to identify the extent of their parcel correctly.

Parcel measurement (Palghar example)

- ▶ ETS and e-Trex (perimeter walk)
- ▶ Mapped on to Google Earth



Taluka level digitalisation of existing records

	Mulshi	Palghar
RORs	100% digitised	92% digitised
CMs	100% scanned	100% scanned
	CMs for 7.59% of the vil- lages digitised	CMs for 1.44% villages digi- tised.

Table: Digitisation of the existing records

Taluka level digitalisation of processes for recording interests

Stage	Mulshi	Palghar
Determination of stamp duty	Digitalised	Digitalised
Payment of stamp duty and registration fees	Digitalised	Digitalised.
Preparation of the transfer document	Digital facility available only for leave and license agreements in the Hinjewadi SRO.	Digital facility available for leave and license agreements only.
Application for registration	Digitalised in the Hinjewadi SRO.	Digitalised.

Table: Digitalisation of the registration process.

Taluka level digitalisation of processes for recording interests

Stage	Mulshi	Palghar
Verification of identity and documents	Digital verification of identity is done for leave and license agreements in the Hinjewadi SRO.	Digital verification of identity is done for leave and license agreements.
Getting photographed	Digital facility available for leave and license agreements in the Hinjewadi SRO	Digital facility available for leave and license agreements.

Table: Digitalisation of the registration process (contd.)

Taluka level digitalisation of processes for recording interests (contd.)

Task	Mulshi	Palghar
Application for updation or correction of ROR	Not digitalised	Not digitalised.
Data entry by the Talathi's office	Digitalised	Digitalised
Generation of notice as required <i>MLRC</i>	Digitalised	Not digitalised.
Certification by the circle officer	Not digitalised	Not digitalised.

Table: Digitalisation of the mutation process.

Time taken for recording interests in land

	Min.(in days)	Max.(in days)	Avg.(in days)
Mulshi	Same day	Same day	NA
Palghar	Same day	Same day	NA

Table: Time taken for registration of land transfers

Transaction type	Min.(in days)	Max.(in days)	Avg.(in days)
Mulshi			
For sale	48	170	85.2
For succession	37	287	110.4
Palghar			
For sale	38	111	52.6
For succession	26	67	47.8

Table: Time taken for updation of RORs

Time taken for correction of entries in land records

	Minimum (in days)	(in	Maximum (in days)	(in	Average (in days)	(in
Mulshi	33		311		137.25	
Palghar	109		535		269.6	

Table: Time taken for correction of entries in land records

Time taken for boundary demarcation

Mulshi			
Type of application	No. of observations	Time taken	Average
Regular	1	243	NA
Urgent	2	146 ¹	NA
Most urgent	3	81 ²	NA
Palghar			
Type of application	No. of observations	Time taken	Average
Most urgent	5	NA	38.4

Table: Time taken to dispose applications for boundary demarcation

¹one pending from Sept 2016 till date of survey

²two pending from Sept and Nov 2016 till date of survey

Digitalisation of retrieval of copies

	Online	Kiosk	Office retrieval
Index II	Facility available, but we could not retrieve copies. ³	No.	Yes.
RORs	Yes	Yes	Yes
CMs	No	No	Yes.

Note: Certified copies can be retrieved from the office.

Table: Digitalisation of retrieval of copies of land records for Mulshi and Palghar.

³This facility is available for documents registered in specific times.

Time taken for retrieval of certified copies

	Min.(in days)	Max.(in days)	Avg.(in days)
Mulshi			
If original document is not digitised	10	68	29.4
If original document is digitised	2	2	2.5
Palghar	Same day	Same day	NA

Table: Time for retrieval of certified copies of RORs

	Min.(in days)	Max.(in days)	Avg.(in days)
Mulshi	Same day	Same day	Same day
Palghar	Same day	Same day	Same day

Table: Time for retrieval of certified copies of CMs

Taluka level digitalisation of inter-connectivity between offices

- ▶ SRO and Revenue Department
 - ▶ Verification of ROR by SRO, prior to registration
 - ▶ Intimation of registration from SRO to Talathi office
- ▶ Survey and Settlement Department with the other two departments - Not digitalised

Takeaways

1. Digitalisation has been *partially* achieved in respect of:
 - ▶ RORs retrieval and updation;
 - ▶ some aspects of registration process.
2. Digitalisation has not been achieved for surveying, drawing up and retrieval of CMs.
3. Interconnectivity between land administration offices partially achieved.
4. Other aspects of interconnectivity must be explored.

Takeaways (contd.)

1. Several interests on land not recorded.
2. Absence of a single window system for citizens.
3. Infrastructure remains a problem:
 - ▶ IT infrastructure
 - ▶ Working conditions
 - ▶ Connectivity
 - ▶ Surveying equipment
4. Training and IT support services.
5. Ambiguities in basic data

Thank you