DILRMP and Digitalisation of Land Records

Source: TP

- Why in News?

As of 2024, **98.5% of rural land records** have been digitized, marking a significant milestone in India's efforts toward **land reforms and transparency.**

- This achievement is part of the **Digital India Land Records Modernization Programme (DILRMP)**, launched in 2008, which aims to **digitize and modernize agricultural land records** to enhance accessibility and reduce disputes.
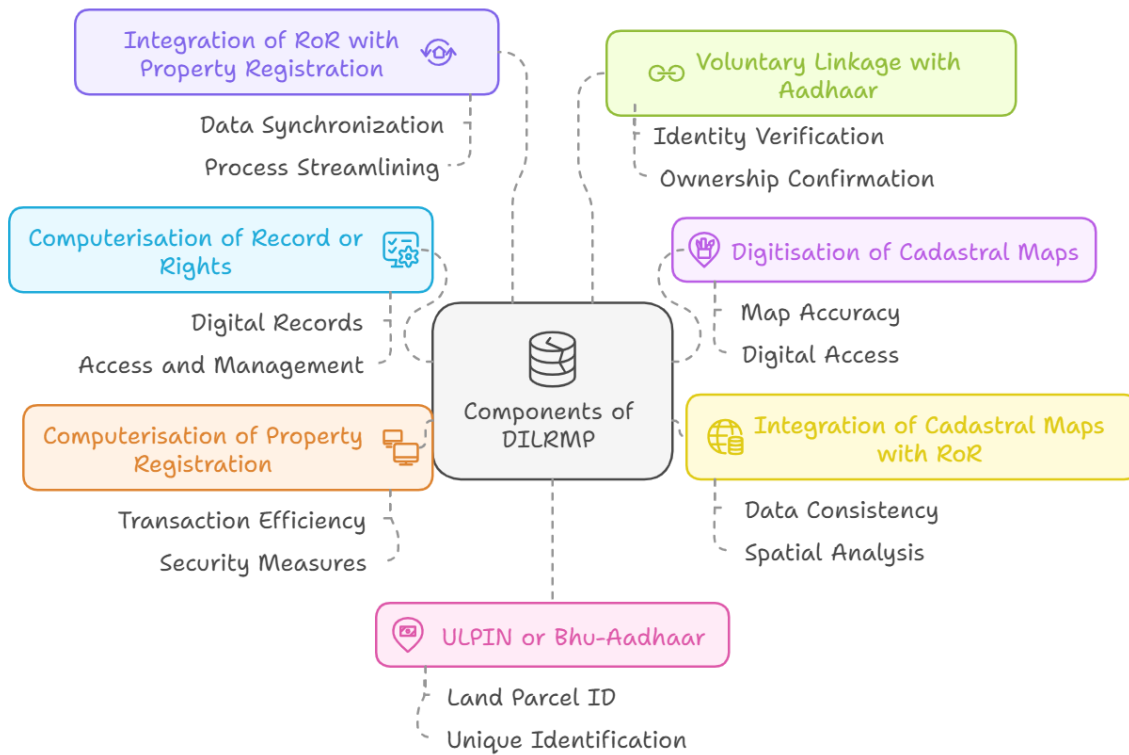
Note:

- The **Survey of Villages and Mapping with Improvised Technology in Village Areas (SVAMITVA) scheme** to create **land records for inhabited areas** is meant to address land-related disputes, **help villagers take bank loans against their properties** and aid gram panchayats in development planning and collecting property tax.

What is Digital India Land Records Modernization Programme (DILRMP)?

- **About:** The **National Land Record Modernization Programme (NLRMP)** was revamped and renamed as **the Digital India Land Records Modernization Programme (DILRMP)** in 2016 as a **central sector scheme** with 100% funding by the Centre.
  - The NLRMP was a **centrally sponsored scheme** that was launched in 2008 with the aim to modernize the land records system in the country and implement the **conclusive land-titling system** with title guarantee.
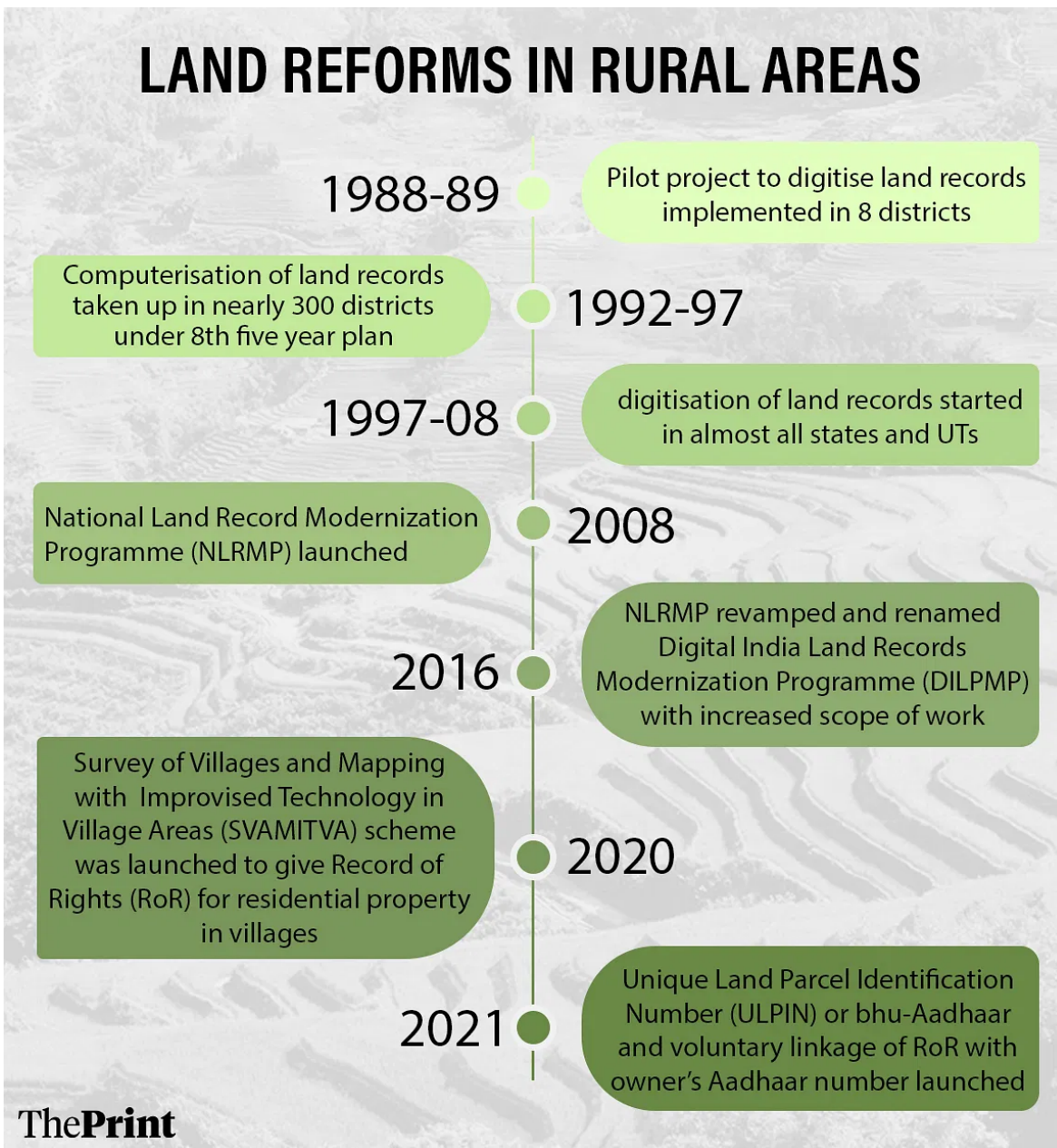
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Components of DILRMP (central diagram)

- Integration of RoR with Property Registration
  - Data Synchronization
  - Process Streamlining
- Voluntary Linkage with Aadhaar
  - Identity Verification
  - Ownership Confirmation
- Computerisation of Record or Rights
  - Digital Records
  - Access and Management
- Digitisation of Cadastral Maps
  - Map Accuracy
  - Digital Access
- Computerisation of Property Registration
  - Transaction Efficiency
  - Security Measures
- Integration of Cadastral Maps with RoR
  - Data Consistency
  - Spatial Analysis
- ULPIN or Bhu-Aadhaar
  - Land Parcel ID
  - Unique Identification

- **Key Initiatives Under DILRMP:**
  - **Unique Land Parcel Identification Number (ULPIN):** The ULPIN or "**Bhu-Aadhar**" provides a **14-digit alphanumeric code for each land parcel**, based on its geo-coordinates.
    - Implemented in 29 States/UTs, it helps **streamline real estate transactions,** resolve property disputes, and improve disaster management efforts.
  - **National Generic Document Registration System (NGDRS):** NGDRS or e-Registration **provides a uniform process** for deed/document registration across the country, allowing online entry, payments, appointments, and document searches.
    - So far, 18 States/UTs have adopted it, and 12 others share data with the national portal.
  - **e-Court Integration:** Linking land records with e-Courts **aims to provide authentic land information** to the **judiciary**, aiding in faster case resolution and reducing land disputes. Integration has been cleared in 26 States/UTs.
  - **Transliteration of Land Records:** To overcome language barriers in accessing land records, the program is transliterating land documents **into any of the 22 languages listed in Schedule VIII** of the Indian Constitution.
    - This is already in use in 17 States/UTs.
  - **Bhoomi Samman:** Under this initiative, 168 districts across 16 States have achieved **"Platinum Grading" for completing** over 99% of the program's core components, including land record computerization and map digitization.

LAND REFORMS IN RURAL AREAS

1988-89 — Pilot project to digitise land records implemented in 8 districts

Computerisation of land records taken up in nearly 300 districts under 8th five year plan — **1992-97**

1997-08 — digitisation of land records started in almost all states and UTs

National Land Record Modernization Programme (NLRMP) launched — **2008**

2016 — NLRMP revamped and renamed Digital India Land Records Modernization Programme (DILPMP) with increased scope of work

Survey of Villages and Mapping with Improvised Technology in Village Areas (SVAMITVA) scheme was launched to give Record of Rights (RoR) for residential property in villages — **2020**

2021 — Unique Land Parcel Identification Number (ULPIN) or bhu-Aadhaar and voluntary linkage of RoR with owner's Aadhaar number launched

The Print

Why does India Need a Digitized Land Record Management System?

- **About:**
    - The land is a vital resource for India because as per the **Economic Survey 2023-24**, more than **45% of India's workforce** is employed in **agriculture** necessitating a modern and transparent land record management system.
        - In 2008, the government launched the **NLRMP**, which was renamed DILRMP in 2016.
- **Need For Digitised Land Records:**
    - **Ensure Equity:** Transparent land records enable fair land reforms, benefiting the **landless and marginalized**.
        - They also empower **women and vulnerable groups** by securing their land rights and access to related services.
    - **Reduce Litigation:** Land disputes **dominate court cases** in India, consuming time and money. Transparent land record management can **minimize disputes** by ensuring clear, **government-backed ownership rights.**
    - **Promote Development:** Land is a key asset for investment and growth. Streamlined land record systems **reduce transaction risks**, encourage investments, and help **landowners leverage titles** for credit and insurance.

- - **Improve Transparency:** India's land records are often **outdated and scattered.** Digitizing and integrating them with spatial and other databases like **Aadhaar** can enhance **accuracy and accessibility while also** addressing the problem of **benami properties.**
- **Benefits of DILRMP (Digitisation of Land Records):**
  - **Improve Land Records Quality:** The DILRMP **digitizes and updates land ownership** and transaction records, making them **accessible online** to enhance accuracy, reliability, and transparency.
  - **Reduce Litigation and Frauds:** The DILRMP aims to establish a **conclusive land-titling system with government-backed title guarantees**, ensuring undisputed ownership, indemnity against title defects, and reduced land disputes and frauds in India.
  - **Promote Development and Growth:** The DILRMP facilitates **efficient land markets, reduces transaction risks**, enables credit access using land titles, and promotes investment, industrialization, and sectoral growth in agriculture, infrastructure, and housing.

Note:

- The **Uttar Pradesh government** has introduced a feature on its land records portal, **UP Bhulekh**, providing information about **bank loans taken against land** in rural areas.

What are the Challenges Associated with Land Record Digitisation?

- **Language and Dialect Barriers:** India's **linguistic diversity** can hinder rural populations' **understanding of digitization**, as farmers and landowners struggle with digital systems not available in their **native languages,** causing confusion and resistance.
- **Community Shareholdings:** In many **northeastern states,** community-based land ownership complicates digitizing and standardizing land records, as **traditional practices often conflict** with formal titling systems, leading to disputes.
- **Lack of Awareness:** The DILRMP relies on **active participation from stakeholders** like landowners, buyers, sellers, and tenants, but lacks awareness and sensitization about its benefits and procedures among them.
- **Quality of Land Records:** Unclear land titles and outdated cadastral maps hinder accurate records, which **NITI Aayog** emphasizes are crucial for effective planning and property rights clarity.
  - **Cadastral maps** often don't show **land subdivisions between families or villages** because ownership changes aren't updated in revenue records, causing widespread issues.
- **Complexity of Land Management Systems:** India's complex land management systems, involving multiple departments and regulations, hinder seamless digitization and stakeholder alignment.
- **Lack of Resources:** The DILRMP faces challenges due to **insufficient funds, staff, infrastructure,** requiring enhanced resources and **capacity-building** to modernize land records effectively.

Way Forward

- **Integration of Land Records:** Develop a **unified platform linking land records** with property registration, tax payments, and government subsidies for seamless access to land-related services.
- **Updation of Records:** Ensure **accurate and up-to-date land records** through routine audits and technology-driven mapping with drones and satellite imagery.
  - **Involve local communities** in surveying and updating land records through community-based initiatives where residents contribute to verifying land boundaries and ownership, ensuring accuracy and reducing disputes.
- **Public Awareness Campaigns:** Educate farmers and landowners on ULPIN benefits and

platforms.

- **Dispute Resolution Mechanisms:** Land and property matters make up **about two-thirds of all civil cases in India**.
  - Address land disputes **efficiently and transparently by establishing dedicated online platforms** where affected parties can submit grievances and track their resolution process.
- **Policy Framework:** Develop a comprehensive policy framework that supports the integration of technology in land management, ensuring alignment with local needs and national goals.
  - Focus on user experience in the design of digital platforms, ensuring they are intuitive and accessible to all demographics, including women and marginalized communities.
- **Public-Private Partnerships (PPP):** Encourage collaboration between government agencies and private tech companies to leverage expertise in technology development and implementation.
  - Partner with non-governmental organizations that focus on rural development to assist in outreach and education efforts regarding land digitization.
- **Research and Development:** Invest in R&D to explore innovative technologies (e.g., blockchain for secure land transactions) that can enhance the reliability and transparency of land records.
  - Conduct training workshops for government officials and land record officers to ensure effective proficiency in using digital tools and technologies.

Drishti Mains Question:

What are the advantages and challenges associated with the digitalisation of land records in India?

UPSC Civil Services Examination, Previous Year Question (PYQ)

Prelims:

Q. With reference to land reforms in independent India, which one of the following statements is correct? (2019)

(a) The ceiling laws were aimed at family holdings and not individual holdings.

(b) The major aim of land reforms was providing agricultural land to all the landless.

(c) It resulted in cultivation of cash crops as a predominant form of cultivation.

(d) Land reforms permitted no exemptions to the ceiling limits.

Ans: (b)

Mains:

Q. Discuss the role of land reforms in agricultural development Identify the factors that were responsible for the success of land reforms in India. **(2016)**