



DILRMP and Digitalisation of Land Records

For Prelims: [National Land Record Modernization Programme \(NLRMP\)](#), [Digital India Land Records Modernization Programme \(DILRMP\)](#), [Survey of Villages and Mapping with Improved Technology in Village Areas \(SVAMITVA\) scheme](#)

For Mains: Digitization of Land Records, DILRMP Scheme: Benefits, Challenges and Way Forward

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.

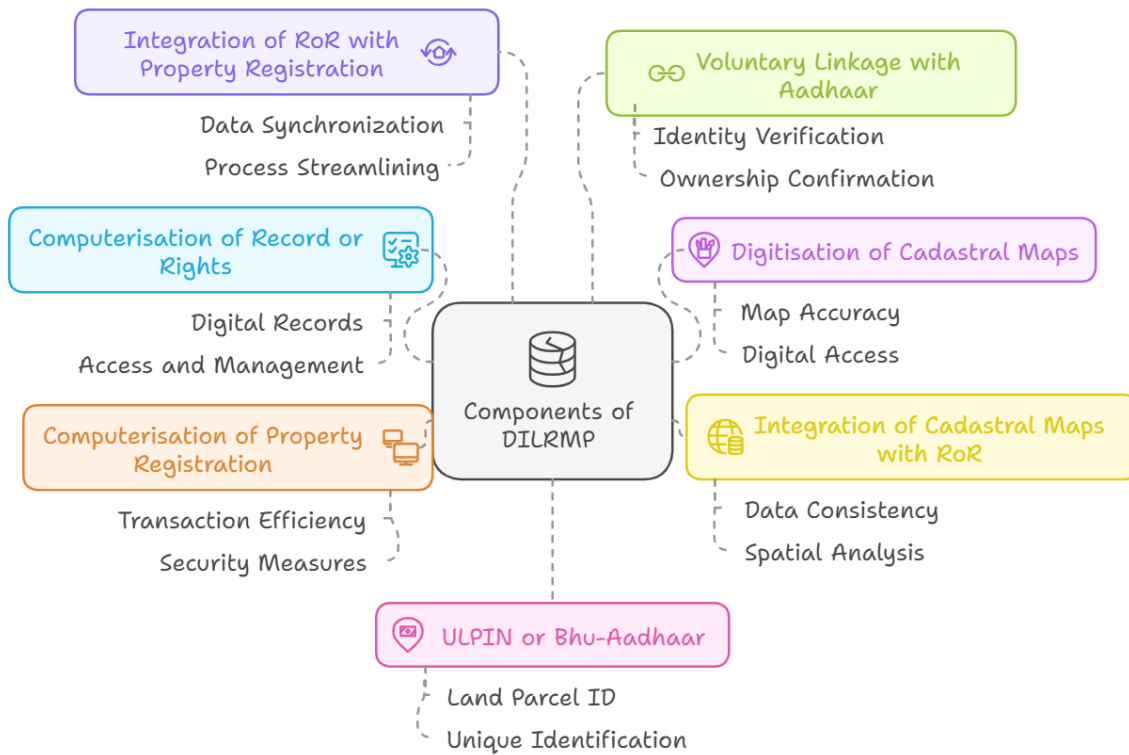
Note:

- The [Survey of Villages and Mapping with Improved 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.

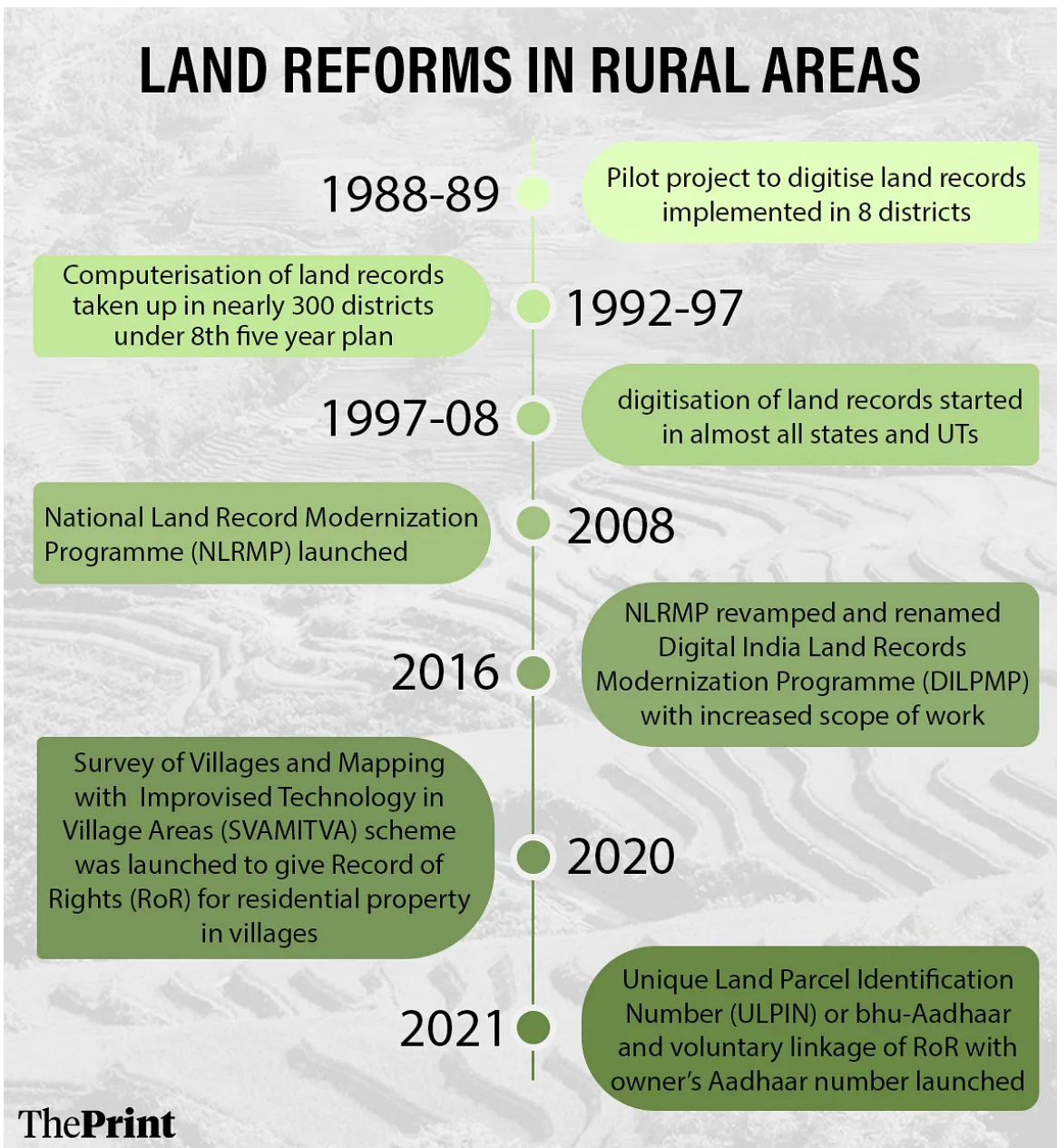
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▪ Key Initiatives Under DILRMP:

- **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



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

accessing digital land records using local media, community meetings, and social media 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)