Land Records Management in India

Workshop on

LAND POLICIES & ADMINISTRATION IN INDIA

New Delhi

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• PPP for Self Sustainability of LR Management
• Existing PPP Models in LR in India
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Land Records – Existing System

Multiple agencies handling land related activities

Survey and Land Records:
- FMB
- Village Map
- Shetwar/RSR

Revenue Dept.:
- ROR Register
- Adangal/Pahani
- Pattadar Khata Register

Stamps & Registration:
- Register of Transactions (Book 1-4, & Indices)

Local Bodies:
- Town Survey Register
- Town Survey Maps
- Layout plans
- Property tax register
Land Records – Issues

- ‘Registration’ does not confer ‘Title’
  - Insecurity about Title - *Loss estimated at 1.3% of GDP, due to unclear land titles*
  - Title and boundary disputes - *Costly litigation*
- Registration & Land records - *Stand-alone Systems*
- Multiple handling agencies - *Lack of Co-ordination*
- Non-availability of up to-date records - *Developmental and planning activities affected*
3. PPP for Self Sustainability of Land Records
Rationale for PPP in Land Records

- To continuously bring technical and managerial expertise required with technological developments in the external environment.
- To improve economic efficiency in both operating performance and the use of capital investment.
- For improved service delivery to the citizens.
- To bring in large scale investment in the sector.
- To ensure self sustainability in the long run.
Different types of PPP options are available for implementation. One varies from other depending on allocation of responsibilities as given in the following table:

<table>
<thead>
<tr>
<th>Option</th>
<th>Asset Ownership</th>
<th>Operations &amp; Maintenance</th>
<th>Capital Investment</th>
<th>Commercial Risk</th>
<th>Contract Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Service Contract</td>
<td>Public</td>
<td>Public &amp; Private</td>
<td>Public</td>
<td>Public</td>
<td>1-2 years</td>
</tr>
<tr>
<td>Management Contract</td>
<td>Public</td>
<td>Private</td>
<td>Public</td>
<td>Public</td>
<td>3-5 years</td>
</tr>
<tr>
<td>Lease</td>
<td>Public</td>
<td>Private</td>
<td>Public</td>
<td>Shared</td>
<td>8-15 years</td>
</tr>
<tr>
<td>Concession</td>
<td>Public</td>
<td>Private</td>
<td>Private</td>
<td>Private</td>
<td>25-30 years</td>
</tr>
<tr>
<td>BOT/BOO</td>
<td>Private &amp; Public</td>
<td>Private</td>
<td>Private</td>
<td>Private</td>
<td>20-30 years</td>
</tr>
<tr>
<td>Divestiture</td>
<td>Private or Private &amp; Public</td>
<td>Private</td>
<td>Private</td>
<td>Private</td>
<td>Indefinite (may be limited by license)</td>
</tr>
</tbody>
</table>
Opportunities for PPP in LR

There are many areas where Govts can benefit from the private sector participation

- Mapping & Survey
- First Registration (Titling)
- Property Valuation
- Management of IT Systems
- Recording of Land Use
- Service Delivery
- Vocational training & CB
- Marketing & Sale of GIS Info
- Provision of Title Insurance
4. Existing PPP Models in LR in India
Existing PPP Models - *Bhoomi*

- Implemented by Karnataka during 2001-02
- Facilities management (including the maintenance of the IT systems) and updating of the crop details outsourced
- PPP adopted to set up kiosks below Taluka (sub-district) level
- Presently there are 60 such kiosks run by the private entrepreneurs.
- The kiosks only issue RTCs (Right, Tenancy & Crop) certificate printouts.
- All the costs associated with the kiosks (e.g., building rent, electricity, computer hardware, stationery, consumables, salaries of staff, etc.) are borne by the private entrepreneur himself.
- Fee received is shared by the kiosk owner & the Government

*‘Bhoomi’ is today financially self sustainable*
## Statement of Income & Expenditure of Bhoomi during 2004-05

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Amount (INR lakhs)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Income:</strong></td>
<td></td>
</tr>
<tr>
<td>Sale of Rights &amp; Tenancy Certificates</td>
<td>1,900</td>
</tr>
<tr>
<td><strong>B. Expenses</strong></td>
<td></td>
</tr>
<tr>
<td>Facilities Management <em>(Outsourced)</em></td>
<td>470</td>
</tr>
<tr>
<td>Crop Details Updation <em>(Outsourced)</em></td>
<td>250</td>
</tr>
<tr>
<td>Other costs</td>
<td>280</td>
</tr>
<tr>
<td><strong>Total expenses</strong></td>
<td>1,000</td>
</tr>
<tr>
<td>Surplus</td>
<td>900</td>
</tr>
</tbody>
</table>

As can be observed in the above table, the contribution of outsourced activities in the total expenses of Bhoomi now stands at 72%.
Existing PPP Models - SARITA

- Project SARITA was implemented by the Department of Stamps & Registration of Govt. of Maharashtra. Fully operational since May 2002
- Role of private partners was to,
  - Install, operate and maintain the hardware & software across all offices
  - Provide manpower at the front end to handle data entry, scanning, etc
- Fee received is shared by the private operator & the Government
- The PPP agreement includes different types of standards of performance, for e.g.,
  - Maintenance standards (e.g., 95% uptime)
  - Service level standards (e.g., 25 minutes for service completion)
  - Penalties (e.g., encashment of bank guarantee)
Proposed PPP Model - ILIS

- To establish a comprehensive and sustainable Land Information Management System, which serves as a record of conclusive Title of all land parcels.

- It also envisages providing all property related services in an integrated, efficient and cost effective manner through one agency.

- The government is now in the process of selecting a private partner (Implementation Agency) on a PPP basis to design, develop, implement & maintain ILIS.
5. Way forward
To sum up...

- A long term view on land administration integrating the various agencies responsible therefor should be taken
- Move from a deed based registration to a title based system
- PPPs can change the way land records are managed in India
Thank You!

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