

# The NCAER Land Records and Services Index

N-LRSI 2020

**Performance and Policy Actions:  
States/UTs Compendium**

National Council of Applied Economic Research

Report	February
20200201	2020

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States/UTs Compendium

February 2020



**NATIONAL COUNCIL OF APPLIED ECONOMIC RESEARCH**

NCAER India Centre, 11 Indraprastha Estate, New Delhi 110 002, India



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## About Omidyar Network India

Omidyar Network India invests in bold entrepreneurs who help create a meaningful life for every Indian, especially the hundreds of millions of Indians in low-income and lower-middle-income populations, ranging from the poorest among us to the existing middle class. To drive empowerment and social impact at scale, we work with entrepreneurs in the private, non-profit and public sectors, who are tackling India's hardest and most chronic problems. We make equity investments in early stage enterprises and provide grants to non-profits in the areas of Digital Identity, Education, Emerging Tech, Financial Inclusion, Governance & Citizen Engagement, and Property Rights. Omidyar Network India is part of The Omidyar Group, a diverse collection of companies, organizations, and initiatives, supported by philanthropists Pam and Pierre Omidyar, founders of eBay.

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Professor Anil K Sharma  
Secretary and Operations Director  
The National Council of Applied Economic Research  
NCAER India Centre, 11, Indraprastha Estate, New Delhi-110 002  
Tel: +91-11-2345 2657, 6120 2698  
Email: [aksharma@ncaer.org](mailto:aksharma@ncaer.org)  
[www.ncaer.org](http://www.ncaer.org)

### Publications Coordinator

Jagbir Singh Punia

### Design & data visualisation by

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# FOREWORD

India has made substantial progress on improving its rating on the World Bank's Ease of Doing Business (EODB) index, moving up from a 130<sup>th</sup> rank in 2016 to 63<sup>rd</sup> in 2019. Unfortunately, this stands in marked contrast to the poor showing on the component of the EODB index that relates to land—the ease of registering property. The ease of generating and using reliable digital land records can have considerable significance for India's rapid economic growth through the better functioning of land markets and the boost to investment that better functioning land markets can give.

Land policy in India has suffered from several deficits. Relative to its size, India suffers from a paucity of economic research, policy analysis, and systematic data on land, leading to well-meaning but poorly designed and implemented government programs. Land policy is defined constitutionally as the prerogative of India's States and the focus of data and analytical efforts relating to land must also focus on the States.

To help address these deficits, and with the generous support of the Omidyar Network, NCAER launched the NCAER Land Policy Initiative (NLPI) in April 2019 to build on our prior analytical work on land, our 60 plus years of experience with data collection, and our long-standing relationship of trust with governments. The objectives of the NLPI are to (1) raise official and citizen awareness of the distortions in India's land markets and their cost to the economy; (2) produce and curate evidence and land data and to suggest solutions and state rankings that can nudge States through competitive federalism to improve their land administration, records and services; (3) where requested, pilot such solutions with States and evaluate them; and (4) help build a larger research community of analysts and experts on land issues in India

In the first nine months of the NLPI, the primary focus has been the construction of an index to measure the ease of using land records. This NCAER Land Records Services Index (N-LRSI) covers all Indian States and UTs with a focus on the supply of land records. The N-LRSI focuses on two broad components—the extent of digitization of land records and the quality of these land records. The first component is based on three dimensions—textual records (the record of rights), spatial records (cadastral maps) and the registration process.

The NCAER team carried out the second component of assessing the quality of the land records by focusing on five desirable elements that ought to be captured in a comprehensive system of records—the updating of ownership, the extent of joint ownership, land use, land area or extent, and the recording of encumbrances. All these elements are closely connected to land disputes and to the ease with which transactions in land can be completed and legally recorded. The N-LRSI is based on proxy indicators to measure the quality of the digitized land records for each of these five elements.

Madhya Pradesh, Odisha, Maharashtra, Chhattisgarh and Tamil Nadu are the best performing states with scores between 60 and 75 points on the LRSI. West Bengal, Jharkhand, Rajasthan, Telangana, Andhra Pradesh and Uttar Pradesh are in the 50-60 points category. For the registration component, Maharashtra emerged as the leader, while Jharkhand, Odisha and Chhattisgarh were the front-runners on the quality of their land records.

New Delhi  
February 18, 2020

**Dr Shekhar Shah**  
Director General, NCAER

The N-LRSI is timely. In preliminary discussions it is already attracting the attention of policymakers at the Central and State levels. The N-LRSI can help formulate state action plans to attain the goal of secure, assured land records that mirror ground realities and are generated by efficient titling services. The N-LRSI's comparative assessment of Indian States and UTs should make it possible for the laggard states to learn from the best performing states on how to improve the supply of good, reliable, accessible digital land records. Similarly, the Central Government can use the N-LRSI to explore approaches to rewarding and recognising the States and UTs that perform better on the index so that the others are encouraged to improve their standing.

In a second phase of this work, also under the NLPI umbrella, the NCAER team will work to assess the demand side of the ease of using land records through a household survey planned for later this year.

This work was carried out by the NLPI team at NCAER led by Dr Devendra B Gupta and Mr Deepak Sanan, and consisting of Dr Prerna Prabhakar, Mr Somnath Sen, Dr Charu Jain, Ms Anika Kapoor, Mr Sam Anand, Ms Kajal Gupta, Ms Aarushi Kuchhal, Ms Sameera Mathur, Ms Chandni Mishra, Ms Falak Naz, Ms Nishika Pal, Ms Puja Roy, Ms Payal Samar, Mr Nitin Sankhla, Ms Disha Saxena, Ms Arundhati Sharma, Ms Khyati Singh, Mr Deepak Singh, Mr Vijay Singh Bangari, Mr Yuvraj Sunger, Ms Ankita Tripathi, Mr Devesh Vashishth, and Ms Apoorva. I am grateful to them for their intense, time-consuming effort in collecting the data and constructing the NCAER Land Records Services Index. I am grateful to Avinash Singh and his team at How India Lives for visualising the N-LRSI in many interesting ways and for the overall design of this report.

I am immensely grateful to the Omidyar Network India and its program staff, particularly Shreya Deb and Shalmoli Halder in Mumbai and Peter Rabley in Washington, DC, for unfailingly supporting and encouraging this pioneering work with their ideas and reflections.

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The N-LRSI 2020 has been made possible only due to the support received from a host of well-wishers who also helped with the exercise! These included both retired and serving civil servants in various States as well as those connected with research and ground level activity in the land sector. Requests were followed up with a persistent barrage of reminders for information sources, for clarifications, for dispelling apparent anomalies, for explaining terminology, and even translating some of the words used! They all parted with their time and goodwill to support us in this endeavour. The team owes them all a debt which can only be remembered with heartfelt gratitude and repaid by collective efforts for sustained improvements in land records management in each State and UT of India. Needless to say, we take full responsibility for all the mistakes that may remain in the report, and all those who assisted us are in no way responsible for these.

Our heartfelt thanks are due to our friends who helped us in bringing the report to its present state. We would like to mention them all:

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Deepak Sanan, Devendra B Gupta,  
Prerna Prabhakar and Charu Jain

# THE NLPI TEAM

## PROJECT LEAD

Deepak Sanan and Devendra B Gupta

## ADVISOR

Somnath Sen

## RESEARCH TEAM

Prerna Prabhakar

Charu Jain

Anika Kapoor

## SUPPORT RESEARCH TEAM

Aarushi Kuchhal, Aman Agarwal, Ankita Tripathi, Apoorva, Arundhati Sharma, Chandni Mishra, Deepak Singh, Devesh Vashishth, Disha Saxena, Divy Rangan, Falak Naz, Kajal Gupta, Khyati Singh, Nishika Pal, Nitin Sankhla, Payal Samar, Puja Roy, Sam Anand, Sameera Mathur, Vijay Singh Bangari and Yuvraj Sunger

**PROJECT COORDINATOR:** Anika Kapoor

**EDITOR:** Anupma Mehta

**IT SUPPORT:** Praveen Sachdeva

**TEAM SUPPORT:** Sadhna Singh

*Prerna Prabhakar and Charu Jain anchored the research underlying the development of the Index. Devendra B Gupta and Deepak Sanan led the study as Senior Advisors and Project Leads. G. C. Manna, Senior Advisor and Somnath Sen, Advisor provided guidance and support throughout the study period. The NLPI Advisory Committee listed in the Acknowledgments provided constant intellectual guidance and operational encouragement for this work.*

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## **Ranked States**

Andaman & Nicobar.....	2
Andhra Pradesh .....	4
Assam.....	6
Bihar .....	8
Chandigarh .....	10
Chhattisgarh .....	12
Dadra & Nagar Haveli.....	14
Daman & Diu.....	16
Goa .....	18
Gujarat.....	20
Haryana.....	22
Himachal Pradesh.....	24
Jammu & Kashmir .....	26
Jharkhand.....	28
Karnataka .....	30
Kerala .....	32
Ladakh .....	34
Lakshadweep.....	36
Madhya Pradesh.....	38
Maharashtra .....	40
Manipur .....	42
NCT of Delhi .....	44
Odisha.....	46
Puducherry.....	48
Punjab .....	50
Rajasthan.....	52

Sikkim.....	54
Tamil Nadu .....	56
Telangana .....	58
Tripura .....	60
Uttar Pradesh .....	62
Uttarakhand .....	64
West Bengal .....	66

## **Unranked States**

Arunachal Pradesh .....	68
Meghalaya.....	69
Mizoram .....	70
Nagaland .....	71



# BACKGROUND

Three decades of successive programmes undertaken by Govt. of India (GoI) since the launch of the Computerisation of Land Records (CLR) scheme in 1987-88 have impacted the digitisation of land records and the registration process across States/UTs. However, while various research studies bring out a mixed record of achievement, there is no comprehensive picture of the situation. Therefore, the need to enquire and seek answers to questions like: what is the reality across the States/UTs, where is progress significant, where are gaps most visible, and what can be done to improve the situation? seemed self evident. Added to this was the view that presenting a comparative picture across States/UTs and exhibiting the gaps along various dimensions may instill a sense of competition among States/UTs to do better.

Accordingly, NCAER Land Records and Services Index (N-LRSI) has been prepared to measure the actual extent of digitisation of land records and the registration process against the achievement reflected on the website of the Department of Land Resources, Government of India. The N-LRSI also seeks to gauge the improvements in basic land record related services and in the creation of a more up to date and accurate record, which have accompanied this digitisation. The first round (2019-20) of the N-LRSI has primarily used supply-side data (and proxies for measuring citizens' access) to assess the extent of digitisation and gauge the quality of some land-records' related services. This index groups weighted indicators in the ratio of 60:40 to measure: i) the extent of computerisation of land records and the registration process and improvement in the delivery of frequently accessed services; and ii) the extent to which the record possesses features that are likely to reflect an improved quality of land record such as timely updating of ownership, reduced extent of joint ownership, actual land use, area and record of encumbrances.

The 2019-20 exercise has enabled drawing attention to the nature of steps that are easily possible for States and UTs to assist in the creation of a more comprehensive, accurate record of the on-ground situation which is updated in real time. There are some steps that all States and UTs would do well to undertake and improve their rankings. These include survey of inhabited areas without a proper map based record and ways to bring about a real time noting of inheritance related changes in ownership. With respect to many other steps, there are States and UTs which have shown leadership and others can profitably follow without having to invest in going through the whole process again. Some have digitised their records but are yet to make these available on the web. Most States/ UTs need to hasten digitisation of their spatial record. To improve the quality of the record, most States / UTs need to consider making a number of changes. The recording of possession and built up property records are poor everywhere. The area actually recorded in digitised CMs often shows greater congruence with the on-ground situation than the area noted in the RoR, but the former lacks legal legitimacy. Some States and UTs appear to have made progress in linking data bases of institution of court cases with the textual records and other States/ UTs can follow this lead.

This compendium contains profiles of each State/UT, covering area with land records, financial and physical progress on digitisation aspect and scores/ ranking on the N-LRSI index. Based on the States/UTs performance on various parameters covered under the N-LRSI study, this compendium lists short term and longer term policy actions that can help each State / UT in improving their ranking on the N-LRSI. The short term refers to actions that it is felt can be completed within six months and the longer term can vary from six months to years, depending on the context of the State / UT. These policy actions have been given individually on all 14 parameters covered under the four broad dimensions of the N-LRSI clearly pointing out the areas and ways of possible improvement in performance. It is hoped that this compendium will be able to offer an opportunity for States/UTs to quickly draw up action plans and strive for quantum improvements in a short time frame.

# ANDAMAN & NICOBAR ISLANDS

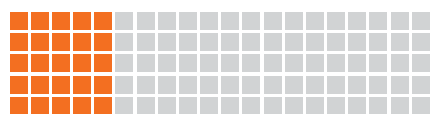


N-LRSI Ranking  
(out of 33)



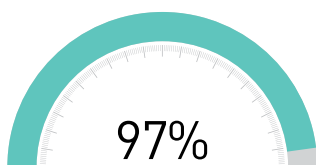
25

N-LRSI Score  
(out of 100)

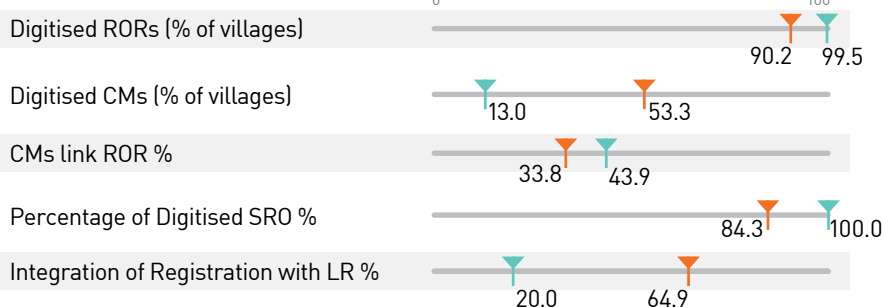


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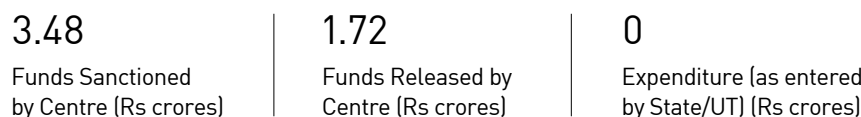
## Area with Land Records



## Physical Progress

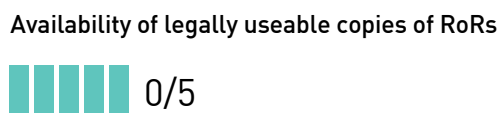
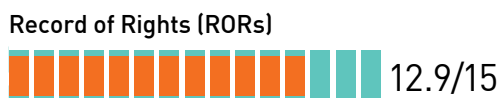


## Financial Progress

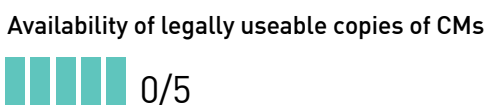
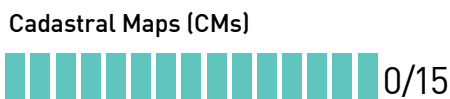


● MARKS ALLOCATED ● MARKS OBTAINED

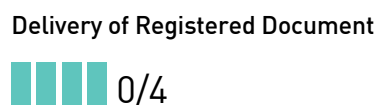
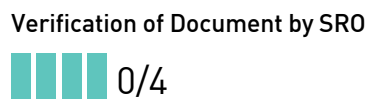
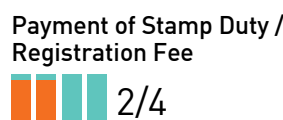
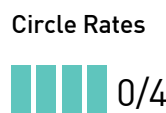
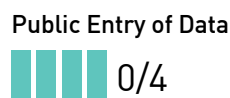
## Textual Records



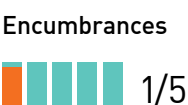
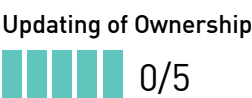
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access: administrative mismatch.

**Short/medium-term plans:**

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and

procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up

situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** Expediting process of digitisation were this is partially complete

**Gaps:** The CMs are digitised but not made available on a publicly accessible portal.  
**Long-term plans:** This may require decisions on systems to update the record.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

software like the NGDRS to enable this feature.

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not

**Verification of Document by SRO**  
**Gaps:** No provision for digital signature by competent authority at the time of registration.  
**Long-term plans:** Immediately adopt a holistic registration

## Quality of Land Records

### Updating of Ownership

**Gaps:** RoR digitised and available on the web but registration not yet computerised.

**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link

Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.  
**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.  
**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.  
**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.  
**Short/medium-term plans:** Provision required to be made and

software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

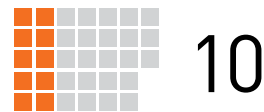
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.



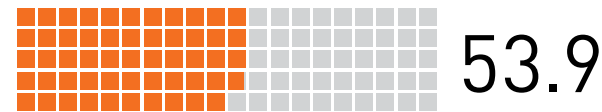
# ANDHRA PRADESH



**N-LRSI Ranking**  
(out of 33)



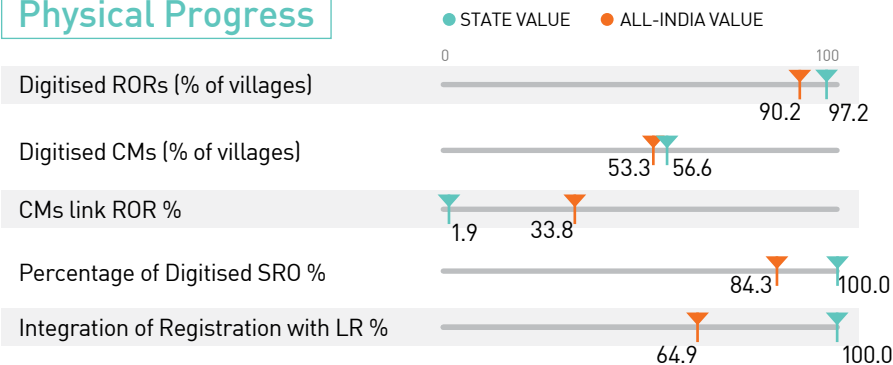
**N-LRSI Score**  
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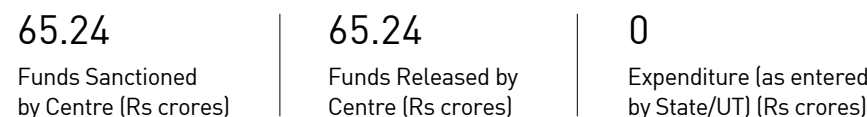
## Area with Land Records



## Physical Progress

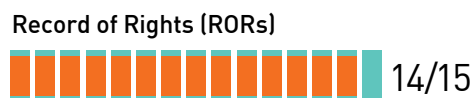


## Financial Progress



● MARKS ALLOCATED ● MARKS OBTAINED

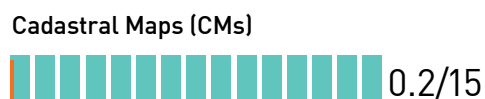
## Textual Records



**Availability of legally useable copies of RoRs**



## Spatial Records



**Availability of legally useable copies of CMs**



## Registration Process

**Public Entry of Data**



**Circle Rates**



**Payment of Stamp Duty / Registration Fee**



**Verification of Document by SRO**



**Delivery of Registered Document**



## Quality of Land Records

**Updating of Ownership**



**Joint Ownership**



**Land Use**



**Extent**



**Encumbrances**



## Textual Records

**Record of Rights (RORs)**

**Gaps:** The Record is digitally available on a web portal but there are problems of access: administrative mismatch.

**Short/medium-term plans:** Decisions are required on

hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of RoRs**

**Gaps:** (a) Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available

legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may

prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitisation were this is

partially complete.

**Gaps:** The CMs are digitally available on a web portal but there are problems of access: (a) language translation issues.

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of CMs**

**Gaps:** Legally useable copies are not being made available on the web for unspecified reasons.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Registration Process

**Circle Rates**

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software

improvement based on action already taken in other States / UTs.

**Verification of Document by SRO**

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**

**Gaps:** No compulsory provision.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

## Quality of Land Records

**Updating of Ownership**

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Joint Ownership**

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

**Encumbrances**

**Gaps:** No provision for entry of mortgages in RoR.

**Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

**Gaps:** Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:**

Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

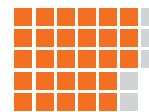
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

# ASSAM

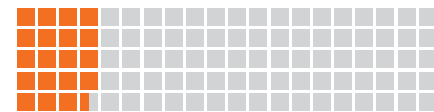


**N-LRSI Ranking**  
(out of 33)



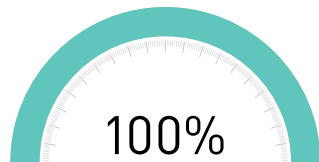
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**N-LRSI Score**  
(out of 100)

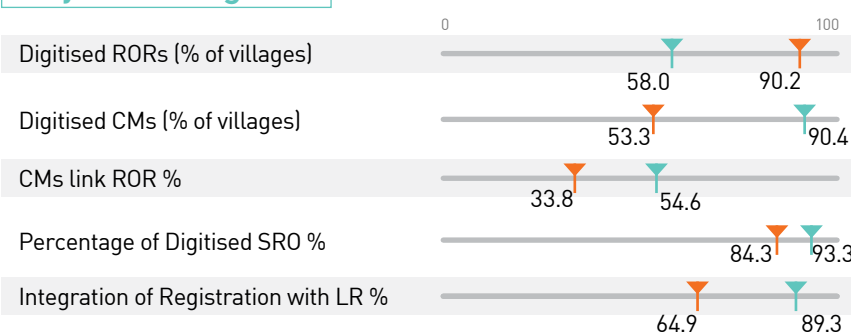


19.4

## Area with Land Records



## Physical Progress

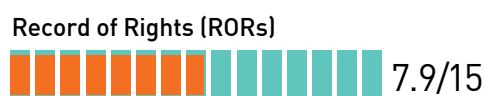


## Financial Progress

44.32	36.60	0
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

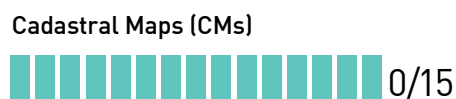
## Textual Records



Availability of legally useable copies of RoRs



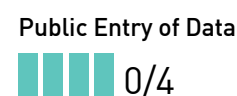
## Spatial Records



Availability of legally useable copies of CMs



## Registration Process



Circle Rates



Payment of Stamp Duty / Registration Fee



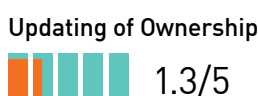
Verification of Document by SRO



Delivery of Registered Document



## Quality of Land Records



Joint Ownership



Land Use



Extent



Encumbrances



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) language translation issues, read only copies available, etc.

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and

procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up

situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** Expediting process of digitization were this is partially complete

**Gaps:** The CMs are digitised but not made available on a publicly accessible portal.

**Long-term plans:** This may require decisions on systems to update the record.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

### Long-term plans:

This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

software like the NGDRS to enable this feature.

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs

### Joint Ownership

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical

so that these details can be viewed automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time

# BIHAR

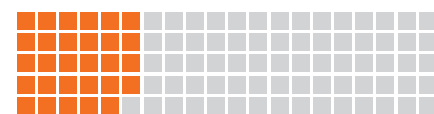


**N-LRSI Ranking**  
(out of 33)



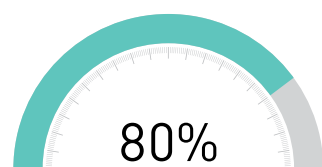
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**N-LRSI Score**  
(out of 100)

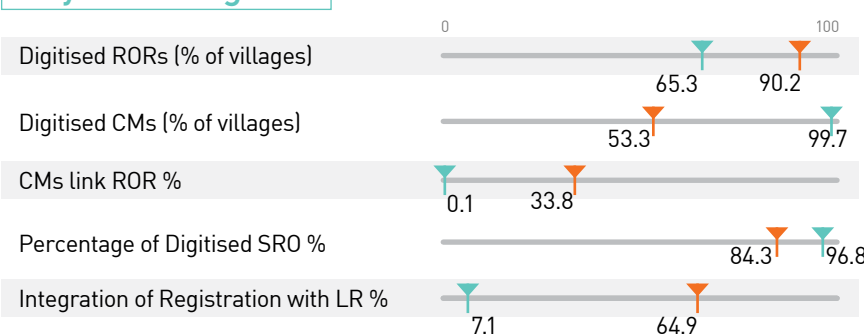


28.8

## Area with Land Records



## Physical Progress

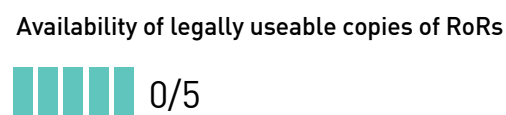
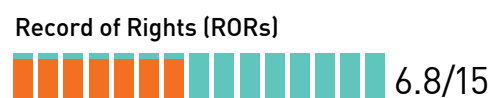


## Financial Progress

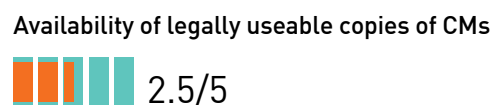
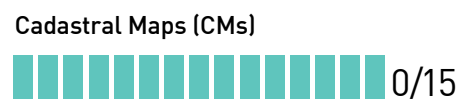
160.19	77.71	0.01
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

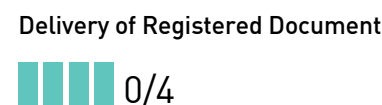
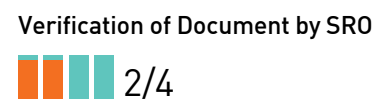
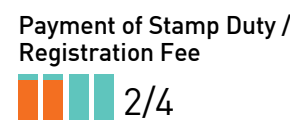
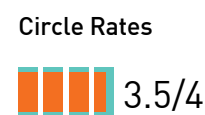
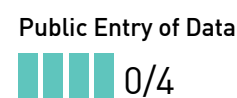
## Textual Records



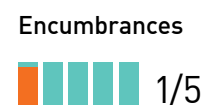
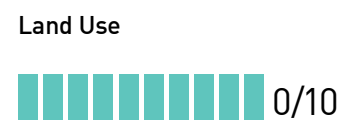
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access: administrative mismatch.

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern

cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitisation where this is partially complete

**Gaps:** The CMs are digitally available on a web portal but

there are problems of access: administrative mismatch.

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

at the time of registration.

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: administrative mismatch.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp

### Verification of Document by SRO

**Gaps:** No compulsory provision.

**Short/medium-term plans:** Compulsory provision for digital signature by competent authority

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs

### Joint Ownership

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical

so that these details can be viewed automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR

of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

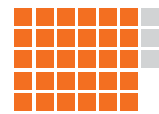
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.



# CHANDIGARH

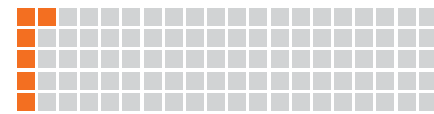


**N-LRSI Ranking**  
(out of 33)



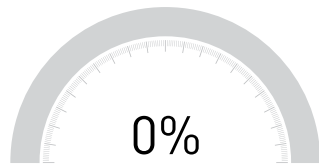
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**N-LRSI Score**  
(out of 100)

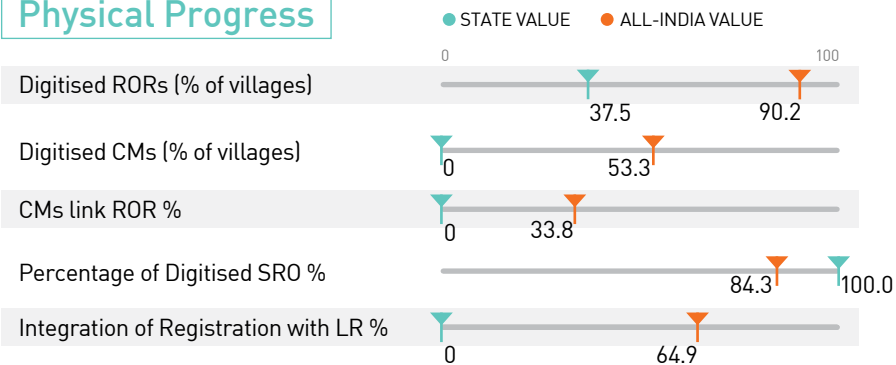


6.0

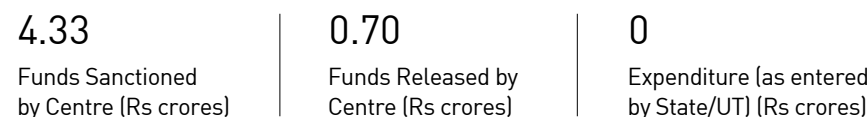
## Area with Land Records



## Physical Progress

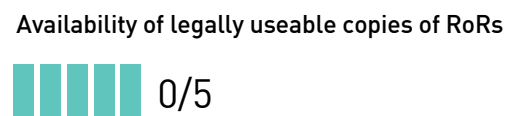
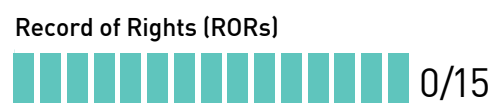


## Financial Progress

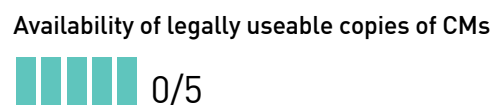
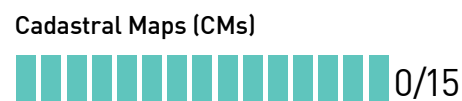


● MARKS ALLOCATED ● MARKS OBTAINED

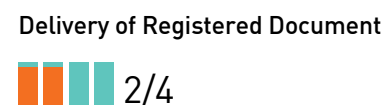
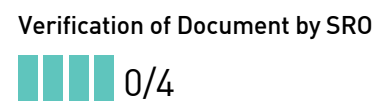
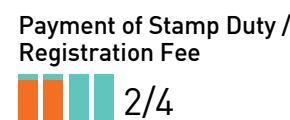
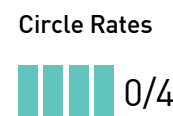
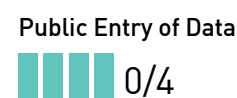
## Textual Records



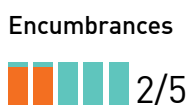
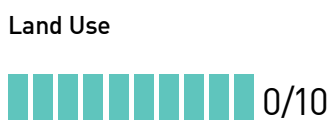
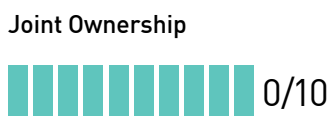
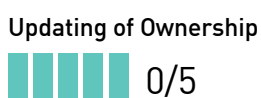
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitised but not made available on a publicly accessible portal.

**Short/medium-term plans:** This may require decisions on systems to update the record.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may

require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging

(LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** This may

require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

this feature.

### Delivery of Registered Document

**Gaps:** No compulsory provision.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

**Verification of Document by SRO**  
**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable

## Quality of Land Records

### Updating of Ownership

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

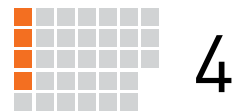
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition

# CHHATTISGARH



**N-LRSI Ranking**  
(out of 33)



4

**N-LRSI Score**  
(out of 100)

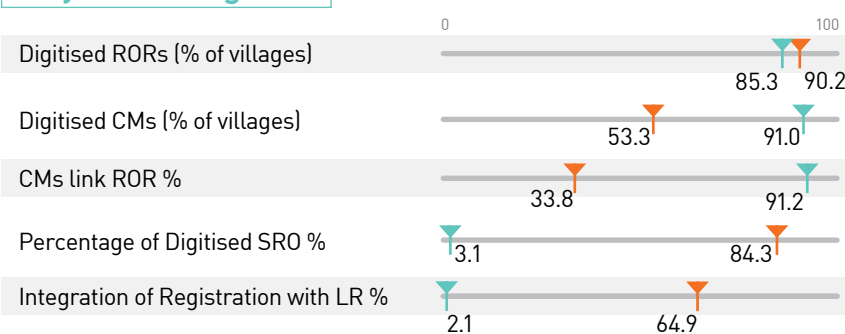


64.1

## Area with Land Records



## Physical Progress

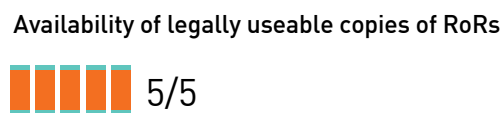
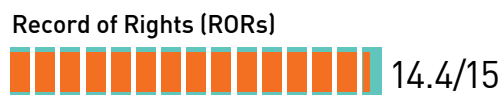


## Financial Progress

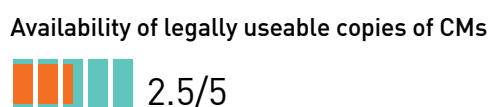
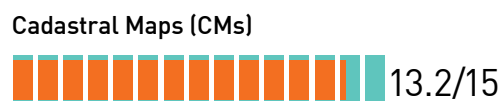
95.09	33.46	11.58
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

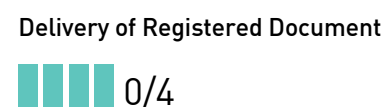
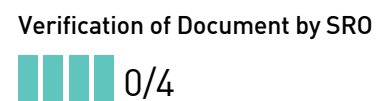
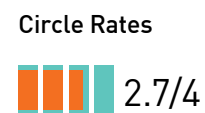
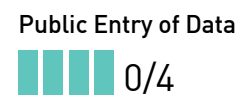
## Textual Records



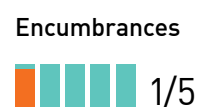
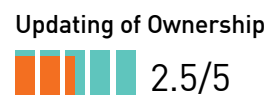
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access such as

administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software

improvement based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server error (c) multiple administrative entries to be filled.

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of CMs

**Gaps:** Legally useable copies are not being made available on the web for unspecified reasons

(b) there is no system to receive payments for making available legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

this feature.

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not

**Verification of Document by SRO**  
**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

partition where voluntary partition is difficult.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

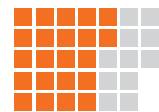
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

# DADRA & NAGAR HAVELI

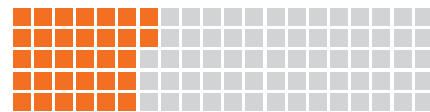


**N-LRSI Ranking**  
(out of 33)



22

**N-LRSI Score**  
(out of 100)

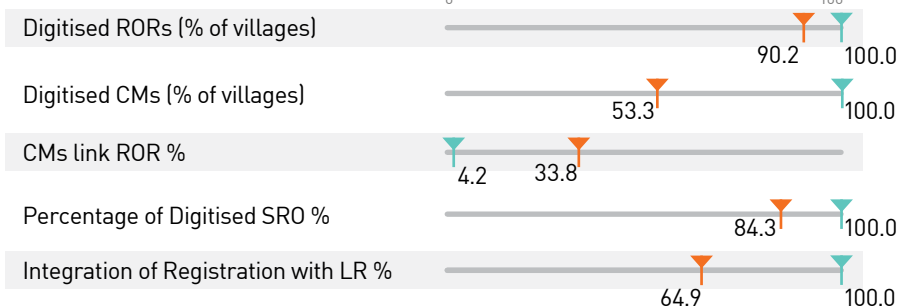


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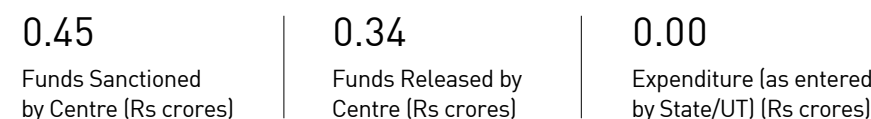
## Area with Land Records



## Physical Progress

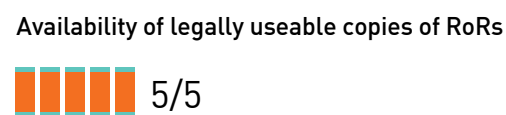
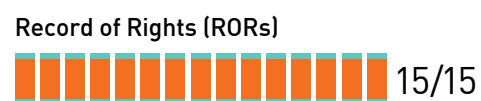


## Financial Progress

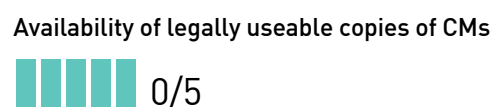
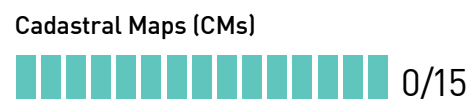


● MARKS ALLOCATED ● MARKS OBTAINED

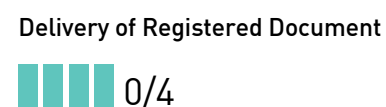
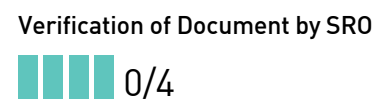
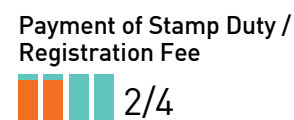
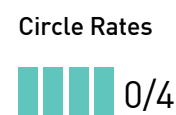
## Textual Records



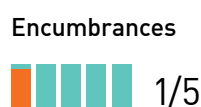
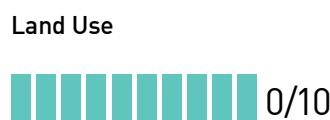
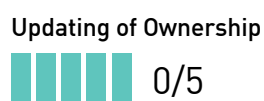
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

**Record of Rights (RORs)**  
**Gaps:** The Record is digitally available on a web portal but there are problems of access – (c)

language translation issues.  
**Short/medium-term plans:** Decisions are required on hardware upgrade and software

improvement based on action already taken in other States / UTs

## Spatial Records

**Cadastral Maps (CMs)**  
**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and

procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.  
**Long-term plans:** "[a] HRSI may prove suitable for rural areas (b)

More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** The CMs are digitised but not made available on a publicly accessible portal.  
**Long-term plans:** This may require decisions on systems to update the record.

## Registration Process

**Public Entry of Data**  
**Gaps:** No provision for online entry of data relating to the registration being sought.  
**Long-term plans:** Provide web portal link for the same.

can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

this feature.

**Circle Rates**  
**Gaps:** Circle Rates not yet made available on the web.  
**Long-term plans:** This step

**Payment of Stamp Duty / Registration Fee**  
**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Verification of Document by SRO**  
**Gaps:** No provision for digital signature by competent authority at the time of registration.  
**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable

**Delivery of Registered Document**  
**Gaps:** No provision for delivery of soft copy of registered document.  
**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

**Updating of Ownership**  
**Gaps:** RoR digitised and available on the web but registration not yet computerised.  
**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

partition where voluntary partition is difficult.

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.  
**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.  
**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No link for inheritance related changes to be noted in real time.  
**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Land Use**  
**Gaps:** No provision for regular update of use with complete details of built property.  
**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of

**Encumbrances**  
**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.  
**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Joint Ownership**  
**Gaps:** Excessive incidence of joint ownership.  
**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time



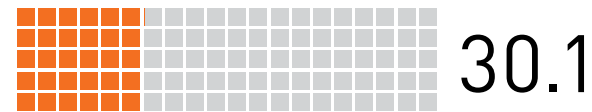
# DAMAN & DIU



**N-LRSI Ranking**  
(out of 33)



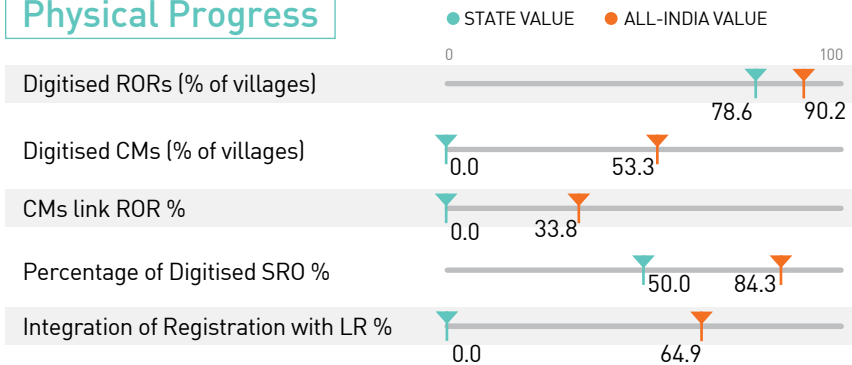
**N-LRSI Score**  
(out of 100)



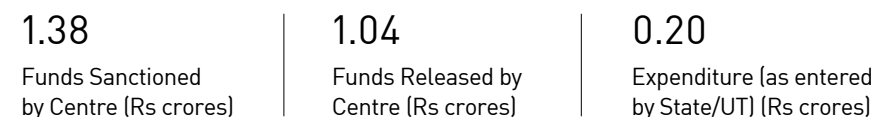
## Area with Land Records



## Physical Progress

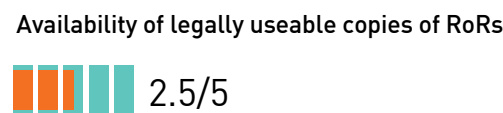
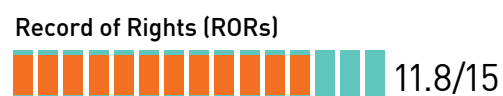


## Financial Progress

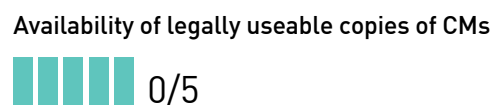
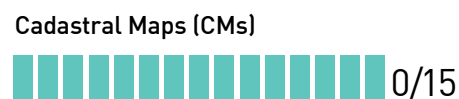


● MARKS ALLOCATED ● MARKS OBTAINED

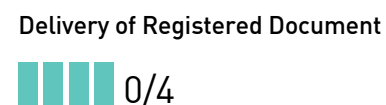
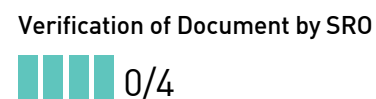
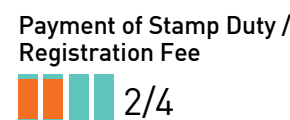
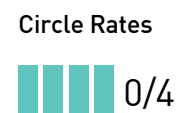
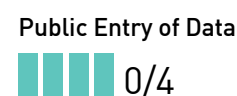
## Textual Records



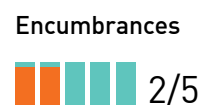
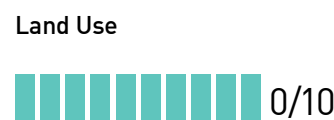
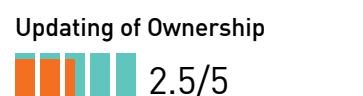
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access like language translation issues.  
**Short/medium-term plans:**

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available

legally useable copies.  
**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may

require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging

(LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.  
**Long-term plans:** Provide web portal link for the same.

**Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

software like the NGDRS to enable this feature.

### Circle Rates

**Gaps:** Circle Rates not yet made available on the web.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.

**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of

### Joint Ownership

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners.

map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

### Short/medium-term plans:

Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

### Short/medium-term plans:

Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

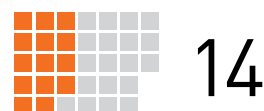
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

### Short/medium-term plans:

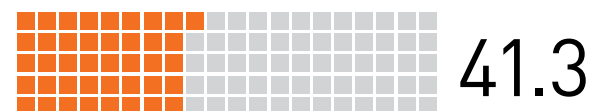
Provision required to be made and software linkage provided where possible to enable this in real time.



**N-LRSI Ranking**  
(out of 33)



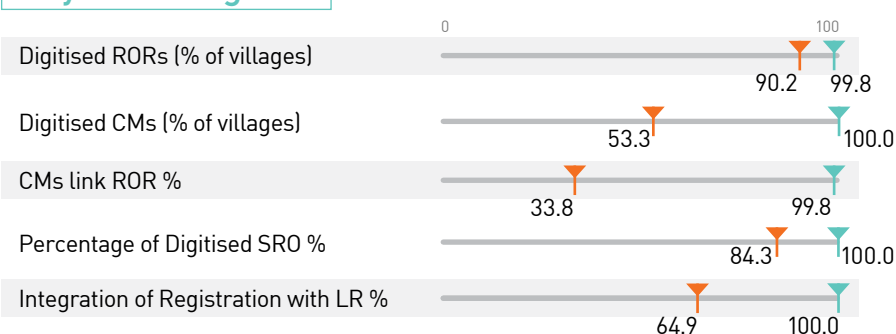
**N-LRSI Score**  
(out of 100)



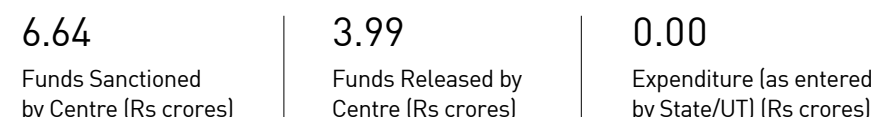
### Area with Land Records



### Physical Progress

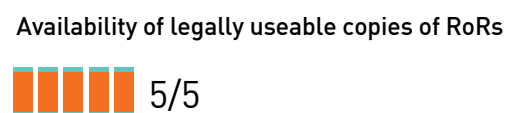
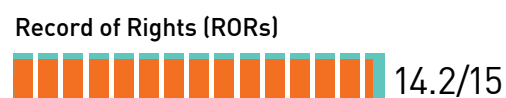


### Financial Progress

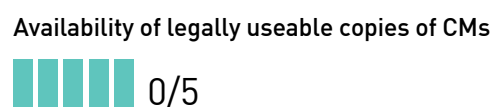
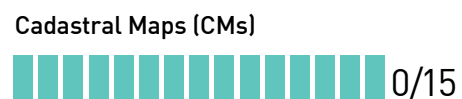


● MARKS ALLOCATED ● MARKS OBTAINED

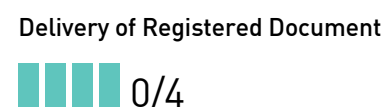
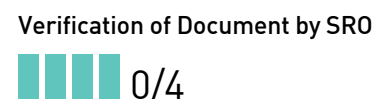
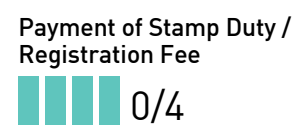
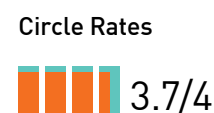
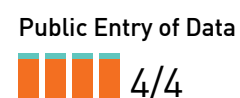
### Textual Records



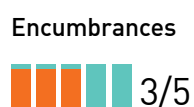
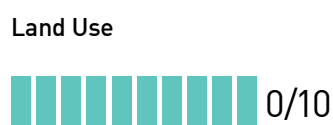
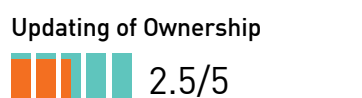
### Spatial Records



### Registration Process



### Quality of Land Records



### Textual Records

**Record of Rights (RORs)**  
**Gaps:** The Record is digitally available on a web portal but there are problems of access:

administrative mismatch.  
**Short/medium-term plans:** Decisions are required on hardware upgrade and software

improvement based on action already taken in other States / UTs.

### Spatial Records

**Cadastral Maps (CMs)**  
**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern

cost effective modes of survey.  
**Short/medium-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** Expediting process of digitisation were this is partially complete.

**Gaps:** CMs are digitised but not made available on a publicly

accessible portal.  
**Long-term plans:** This may require decisions on systems to update the record.

### Registration Process

**Circle Rates**  
**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.  
**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Payment of Stamp Duty / Registration Fee**  
**Gaps:** No system of e-stamps or online payment of stamp duty and registration fee available.  
**Long-term plans:** Immediately introduce an online payment system like e-GRAS. Introduce e stamps immediately if online payments likely to take time.

**Verification of Document by SRO**  
**Gaps:** No provision for digital signature by competent authority at the time of registration.  
**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**  
**Gaps:** No provision for delivery of soft copy of registered document.  
**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Quality of Land Records

**Updating of Ownership**  
**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.  
**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.  
**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

**Land Use**  
**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval

/ completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**  
**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.  
**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

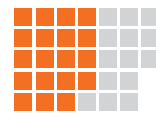
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time

# GUJARAT

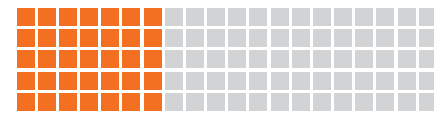


**N-LRSI Ranking**  
(out of 33)



19

**N-LRSI Score**  
(out of 100)

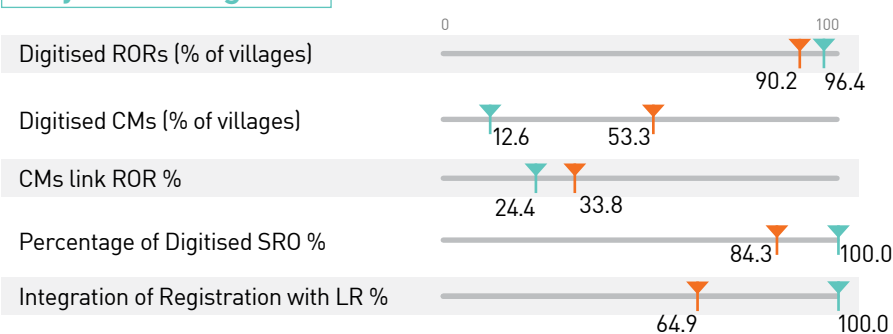


35.0

## Area with Land Records



## Physical Progress



## Financial Progress

184.14	142.97	1.32
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

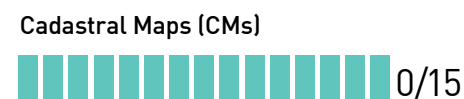
## Textual Records



**Availability of legally useable copies of RoRs**



## Spatial Records



**Availability of legally useable copies of CMs**



## Registration Process

**Public Entry of Data**



**Circle Rates**



**Payment of Stamp Duty / Registration Fee**



**Verification of Document by SRO**



**Delivery of Registered Document**



## Quality of Land Records

**Updating of Ownership**



**Joint Ownership**



**Land Use**



**Extent**



**Encumbrances**



## Textual Records

**Record of Rights (RORs)**

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) language translation issues, complex procedures, multiple administrative entries to be filled, read only copies available, etc.

**Short/medium-term plans:**

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs

**Availability of legally useable copies of RoRs**

**Gaps:** Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available legally useable copies.

**Short/medium-term plans:**

Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may

prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting

process of digitization were this is partially complete

**Gaps:** CMs are digitised but not made available on a publicly accessible portal.

**Long-term plans:** This may require decisions on systems to update the record.

**Gaps:** Digitised CMs available on a web portal but only as scanned copies/pdf files and not in a vectorised format or without linkage to the RoR.

**Long-term plans:** This may require decisions on vectorising the record / creating systems for linkage and procuring services for this purpose

## Registration Process

**Public Entry of Data**

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Short/medium-term plans:**

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

this feature.

**Circle Rates**

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

**Payment of Stamp Duty / Registration Fee**

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not

**Verification of Document by SRO**

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable

**Delivery of Registered Document**

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

**Updating of Ownership**

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Land Use**

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department

officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed

automatically.

**Encumbrances**

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of statutory restrictions on land use but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.



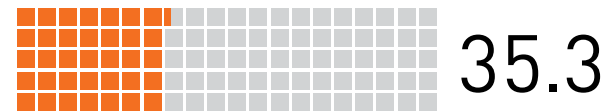
# HARYANA



**N-LRSI Ranking**  
(out of 33)



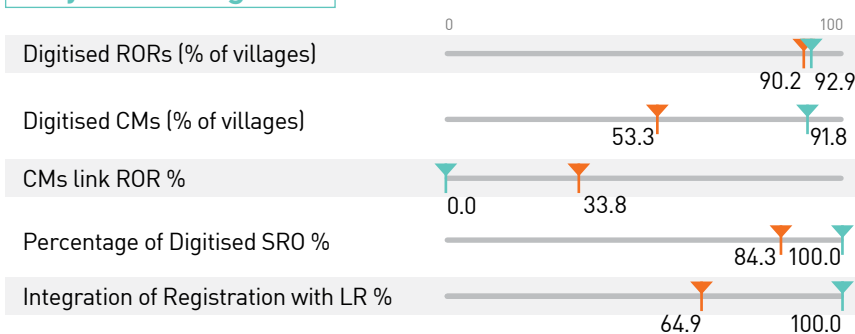
**N-LRSI Score**  
(out of 100)



## Area with Land Records



## Physical Progress

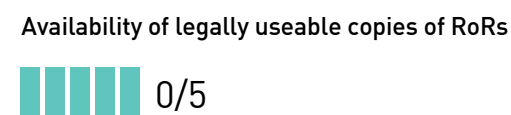
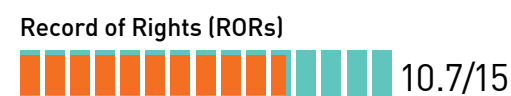


## Financial Progress

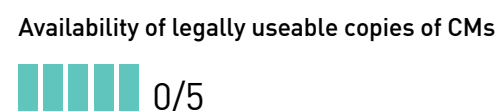
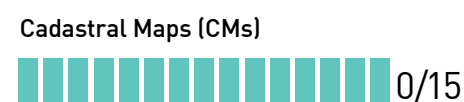
61.88	41.37	6.81
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

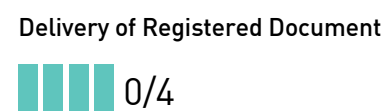
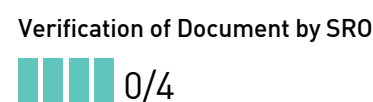
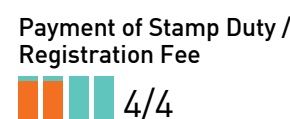
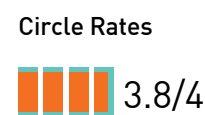
## Textual Records



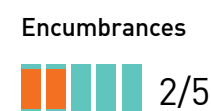
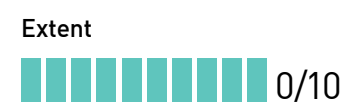
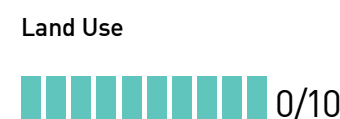
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities

with suitable modifications / safeguards.

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data, (c) multiple administrative entries to be filled.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Systems to update are still not considered adequate so the

record on the web and that in the office may not match.  
**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and

procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up

situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised. Long-term plans: Expediting process of digitization were this is partially complete

**Gaps:** The CMs are digitised but not made available on a publicly accessible portal.

**Long-term plans:** This may require decisions on systems to update the record.

## Registration Process

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action

already taken in other States / UTs.

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Delivery of Registered Document

**Gaps:** No provision for delivery of

soft copy of registered document.  
**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised and used to generate note in RoR. Long-term plans: Consider introducing same day mutation by necessary legal changes.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

partition where voluntary partition is difficult.

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.

**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval

/ completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

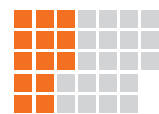
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

# HIMACHAL PRADESH



**N-LRSI Ranking**  
(out of 33)



13

**N-LRSI Score**  
(out of 100)

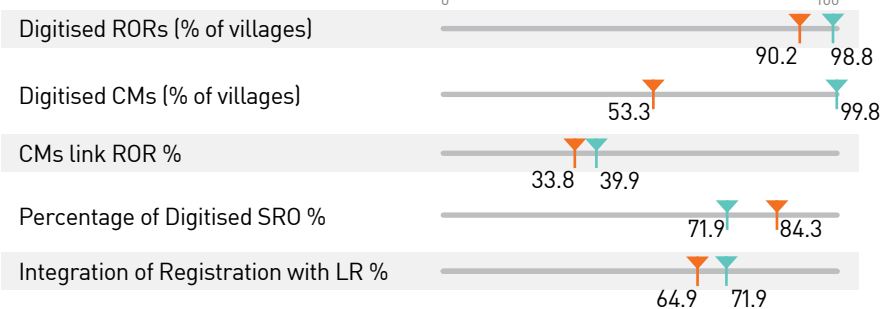


47.5

## Area with Land Records



## Physical Progress

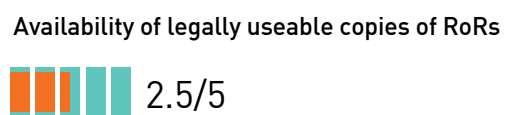
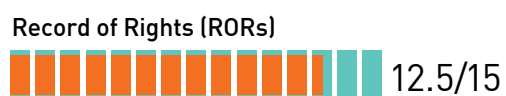


## Financial Progress

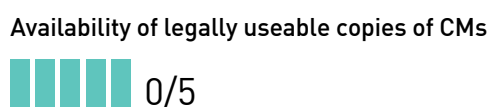
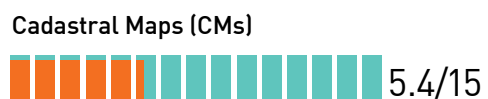
69.28	43.44	11.90
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

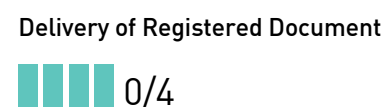
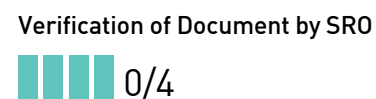
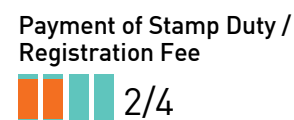
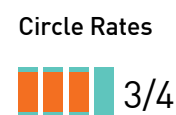
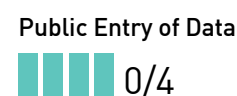
## Textual Records



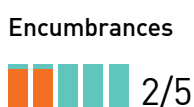
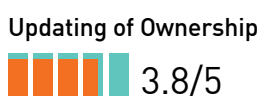
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** Available on a web portal but there are problems of access – (a) administrative mismatch (b) multiple attempts required to access data, (c) multiple administrative entries to be filled, etc.

etc.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Not available on the web for unspecified reasons and there is no system to receive payments for making available legally useable copies.

### Short/medium-term plans:

Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not usable. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey. **Long-term plans:** (a) HRSI may prove suitable for rural areas (b)

More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised. **Long-term plans:** Expediting process of digitization were this is partially complete

**Gaps:** The CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data, (c) read only copies available, etc. **Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of CMs

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match. **Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought. **Long-term plans:** Provide web portal link for the same.

etc.

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

duty and registration fee but not direct online payment. **Long-term plans:** Immediately introduce an online payment system like e-GRAS.

software like the NGDRS to enable this feature.

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch (b) complex procedures

**Payment of Stamp Duty / Registration Fee** **Gaps:** System of e-stamps available for payment of stamp

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration. **Long-term plans:** Immediately adopt a holistic registration

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document. **Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised and used to generate note in RoR. **Long-term plans:** Consider introducing same day mutation by necessary legal changes.

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.

**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages have to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Joint Ownership

**Gaps:** Excessive incidence of joint ownership. **Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

### Extent

**Gaps:** Excessive variation between area recorded in RoR and on ground.

**Long-term plans:** Rewrite provisions that give precedence to RoR entry in all cases to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Long-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of statutory restrictions on land use but software linkage absent or inadequately monitored about entry in real time.

**Long-term plans:** Software linkage provided where possible to enable this in real time

# JAMMU & KASHMIR

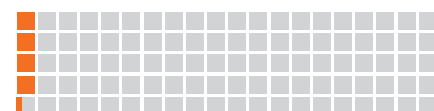


**N-LRSI Ranking**  
(out of 33)



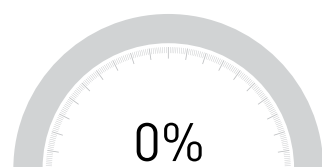
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**N-LRSI Score**  
(out of 100)

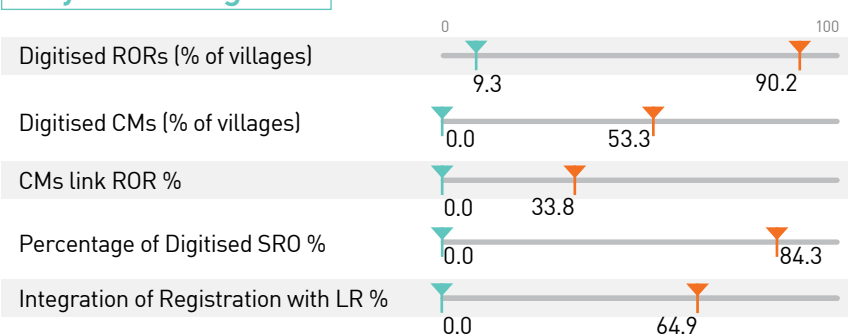


4.3

## Area with Land Records



## Physical Progress

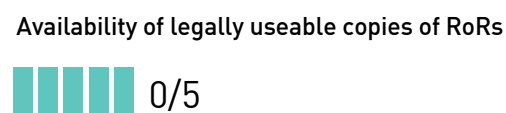


## Financial Progress

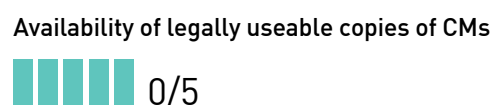
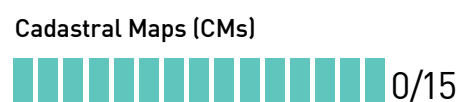
17.00	10.19	0.00
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

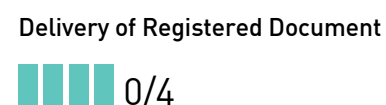
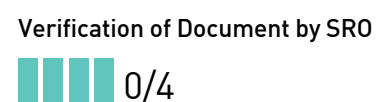
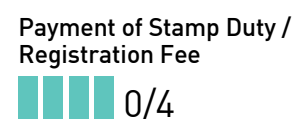
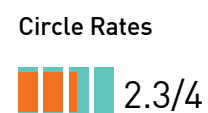
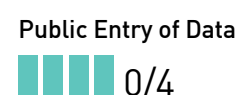
## Textual Records



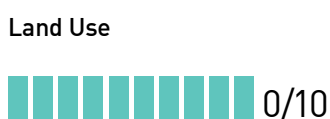
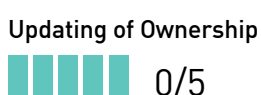
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with

RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications /

safeguards.

**Gaps:** The record is in a standardized format but yet to be digitised.

**Long-term plans:** This may require decisions on systems to be

set up, training to be imparted and procuring services of appropriate agencies for technical support.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may

require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging

(LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Long-term plans:

Immediately introduce an online payment system like e-GRAS. Introduce e stamps immediately if online payments likely to take time

software like the NGDRS to enable this feature.

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

### Payment of Stamp Duty / Registration Fee

**Gaps:** No system of e-stamps or online payment of stamp duty and registration fee available.

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration

## Quality of Land Records

### Updating of Ownership

**Gaps:** No link exists between RoR and registration process because neither is digitised.

**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link

of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

### Land Use

**Gaps:** No provision for regular update of use with complete details

### Short/medium-term plans:

Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real

time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

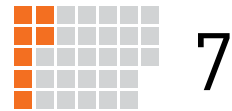
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time



# JHARKHAND



**N-LRSI Ranking**  
(out of 33)



**N-LRSI Score**  
(out of 100)

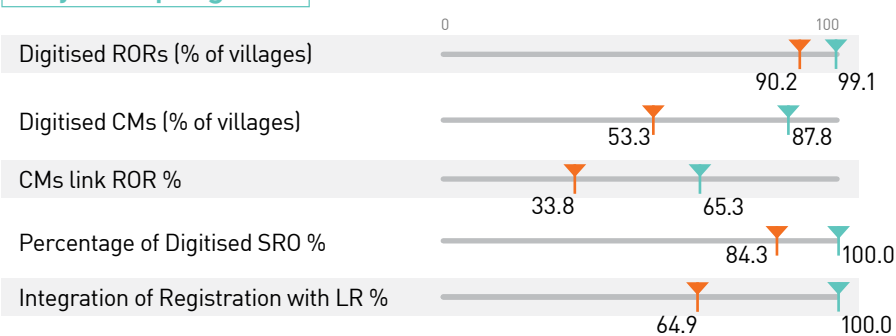


## Area with land records



## Financial progress

## Physical progress



41.79	37.58	1.18
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

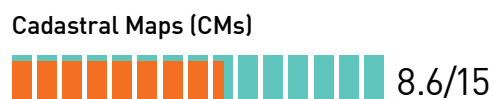
## Textual Records



Availability of legally useable copies of RoRs



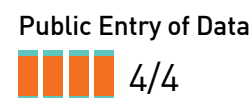
## Spatial Records



Availability of legally useable copies of CMs



## Registration Process



Circle Rates



Payment of Stamp Duty / Registration Fee



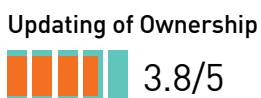
Verification of Document by SRO



Delivery of Registered Document



## Quality of Land Records



Joint Ownership



Land Use



Extent



Encumbrances



## Textual Records

### Record of Rights (RORs)

**Gaps:** Available on portal, but problems of access: administrative mismatch and server often reports technical errors or multiple attempts required to access data,

multiple administrative entries to be filled

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action

already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Systems to update are still not considered adequate. So, record on the web and in office may

not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone

or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitization where this is partially complete

**Gaps:** The CMs are digitally available on a web portal but

there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data, , multiple administrative entries to be filled

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of CMs

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Registration Process

### Circle Rates

**Gaps:** Available on the web but there are problems of access: (a) administrative mismatch

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised and used to generate note in RoR.

**Long-term plans:** Consider introducing same day mutation by necessary legal changes.

**Gaps:** No provision for recording possession

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Joint Ownership

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telengana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

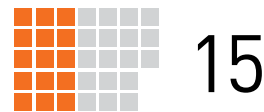
**Gaps:** Provision exists for entry in RoR of statutory restrictions on land use but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this entry in real time.

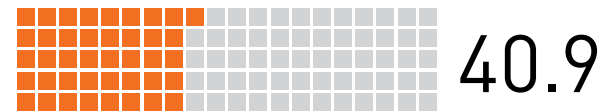
# KARNATAKA



**N-LRSI Ranking**  
(out of 33)



**N-LRSI Score**  
(out of 100)

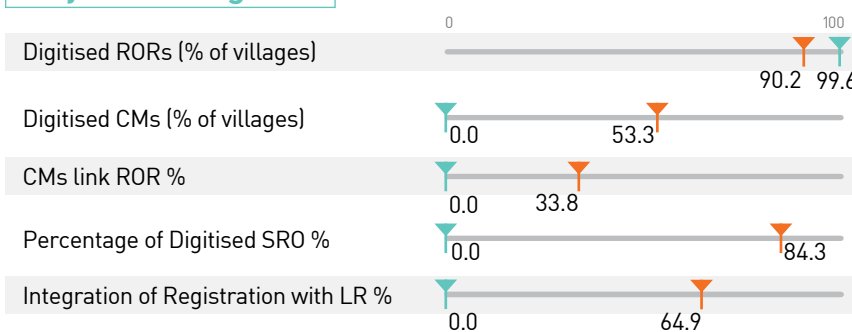


## Area with Land Records



## Financial Progress

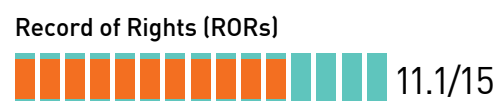
## Physical Progress



40.59	24.51	0.00
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

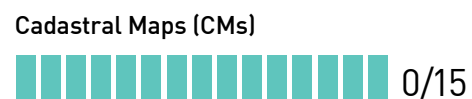
## Textual Records



Availability of legally useable copies of RoRs



## Spatial Records



Availability of legally useable copies of CMs



## Registration Process



Circle Rates



Payment of Stamp Duty / Registration Fee



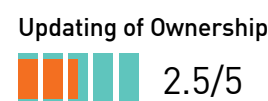
Verification of Document by SRO



Delivery of Registered Document



## Quality of Land Records



Joint Ownership



Land Use



Extent



Encumbrances



## Textual Records

### Record of Rights (RORs)

**Gaps:** 1. Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards.

**Gaps:** The Record is digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitisation is yet to begin.

**Gaps:** Digitised CMs available on a web portal but only as scanned copies/pdf files and not

in a vectorised format or without linkage to the RoR.  
**Long-term plans:** This may require decisions on vectorising the record / creating systems for linkage and procuring services for this purpose.

## Registration Process

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch (b) language translation issues, complex procedures, etc.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action

already taken in other States / UTs.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately

introduce an online payment system like e-GRAS.

### Verification of Document by SRO

**Gaps:** No compulsory provision for digital signature.

**Short/medium-term plans:** Compulsory provision for digital signature by competent authority at the time of registration.

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.

**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Joint Ownership

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

ground.

**Long-term plans:** Rewrite provisions that give precedence to RoR entry in all cases in order to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Long-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Long-term plans:** Software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

# KERALA

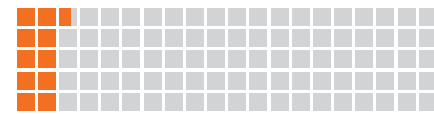


**N-LRSI Ranking**  
(out of 33)



29

**N-LRSI Score**  
(out of 100)

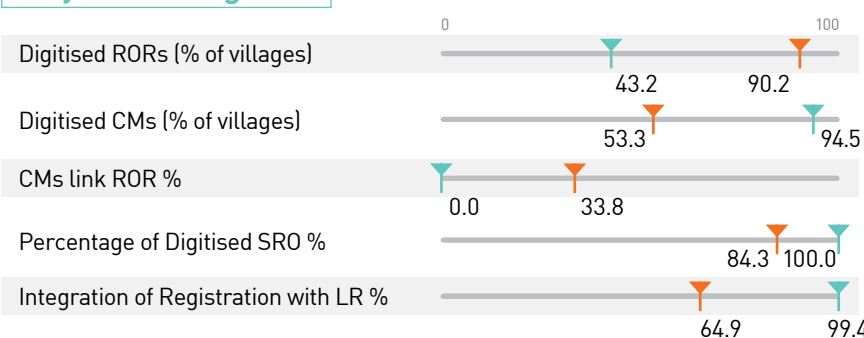


10.7

## Area with Land Records



## Physical Progress



## Financial Progress

40.90	28.07	3.75
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

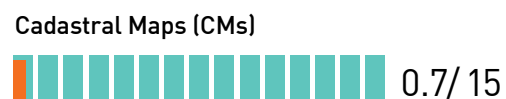
## Textual Records



Availability of legally useable copies of RoRs



## Spatial Records



Availability of legally useable copies of CMs



## Registration Process

Public Entry of Data



Circle Rates



Payment of Stamp Duty / Registration Fee



Verification of Document by SRO



Delivery of Registered Document



## Quality of Land Records

Updating of Ownership



Joint Ownership



Land Use



Extent



Encumbrances



## Textual Records

**Record of Rights (RORs)**

**Gaps:** The Record is digitised but not made available on a publicly accessible portal.

**Short/medium-term plans:** This may require decisions on systems

to update the record.

**Availability of legally useable copies of RoRs**

**Gaps:** (a) Legally useable copies are not being made available on

## Spatial Records

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b)

More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitisation were this is partially complete.

## Registration Process

**Public Entry of Data**

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

**Short/medium-term plans:**

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Circle Rates**

**Gaps:** Circle Rates available on the web but there are problems of access: administrative mismatch.

**Payment of Stamp Duty / Registration Fee**

**Gaps:** System of e-stamps available for payment of stamp

the web for unspecified reasons. (b) There is no system to receive payments for making available legally useable copies.

**Short/medium-term plans:**

Appropriate decisions required to

make this operational based on action already taken in other States / UTs.

**Availability of legally useable copies of CMs**

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Quality of Land Records

**Updating of Ownership**

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Land Use**

**Gaps:** No provision for regular

**Short/medium-term plans:**

Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:**

Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:**

Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.



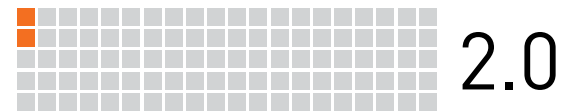
# LADAKH



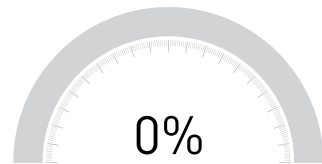
N-LRSI Ranking  
(out of 33)



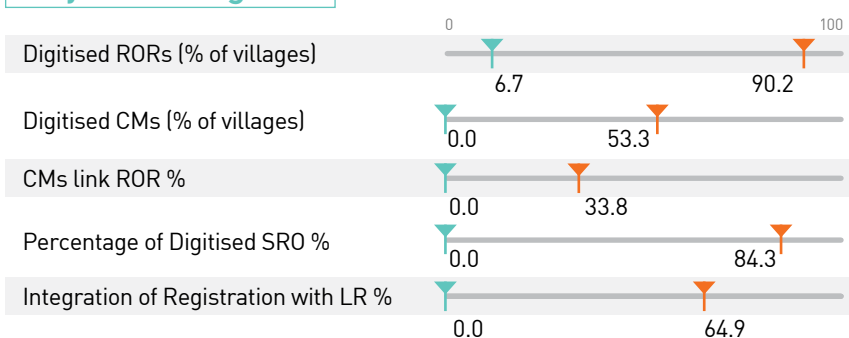
N-LRSI Score  
(out of 100)



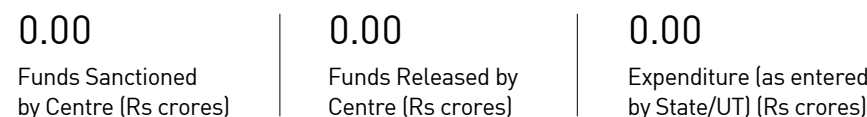
## Area with Land Records



## Physical Progress



## Financial Progress



● MARKS ALLOCATED ● MARKS OBTAINED

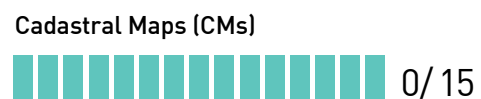
## Textual Records



Availability of legally useable copies of RoRs



## Spatial Records



Availability of legally useable copies of CMs



## Registration Process

Public Entry of Data



Circle Rates



Payment of Stamp Duty / Registration Fee



Verification of Document by SRO



Delivery of Registered Document



## Quality of Land Records

Updating of Ownership



Joint Ownership



Land Use



Extent



Encumbrances



## Textual Records

**Record of Rights (RORs)**

**Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards.

**Gaps:** The record is in a standardised format but yet to be digitised.  
**Long-term plans:** This may require decisions on systems to be set up, training to be imparted and procuring services of appropriate

agencies for technical support.

## Spatial Records

**Cadastral Maps (CMs)**

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and

procedures to incorporate modern cost effective modes of survey.  
**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up

situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** This may require decisions about procuring services for scanning, vectoring

and placing the digitised record in an appropriate data base system where digitization is yet to begin.

## Registration Process

**Gaps:** None of the five stages of the registration process is computerised as yet.

**Long-term plans:** This will require ensuring broad band internet availability at SRO level

to enable operation of a secure intranet programme. It will require taking other preparatory steps

for effective implementation of a holistic registration software like the NGDRS.

## Quality of Land Records

**Updating of Ownership**

**Gaps:** No link exists between RoR and registration process because neither is digitised.

**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link

update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Land Use**

**Gaps:** No provision for regular

**Encumbrances**

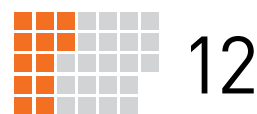
**Gaps:** No provision for entry of mortgages in RoR.

**Short/medium-term plans:** Provision required for this to be

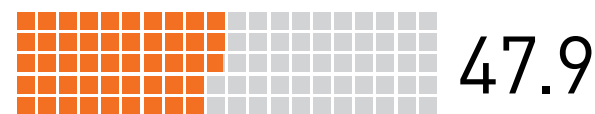
# LAKSHADWEEP



**N-LRSI Ranking**  
(out of 33)



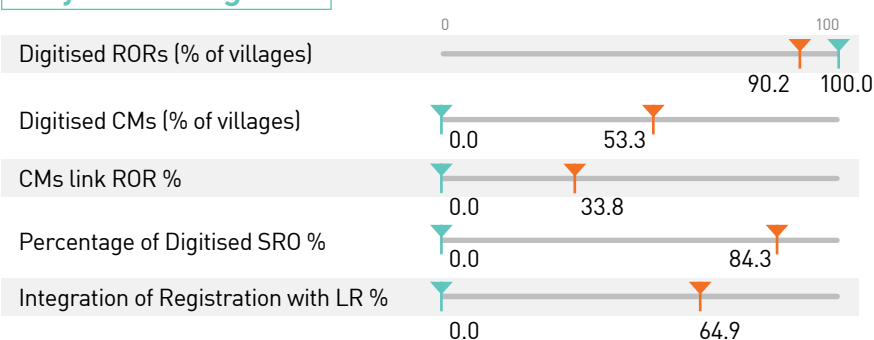
**N-LRSI Score**  
(out of 100)



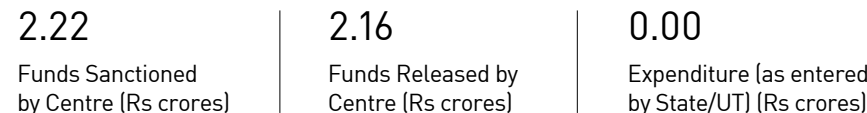
## Area with Land Records



## Physical Progress

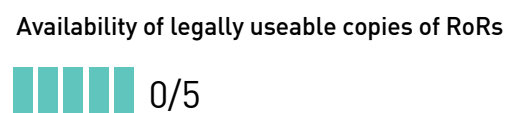
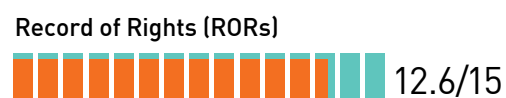


## Financial Progress

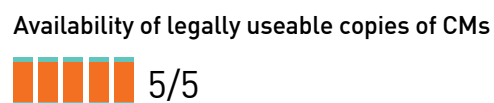
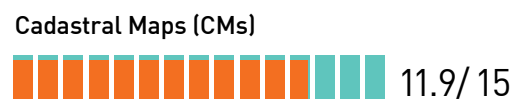


● MARKS ALLOCATED ● MARKS OBTAINED

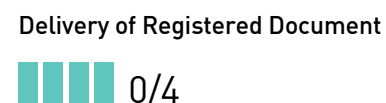
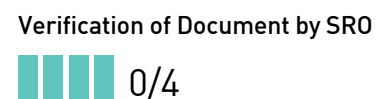
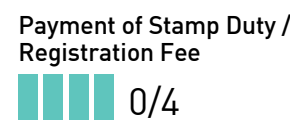
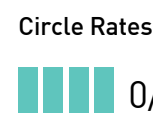
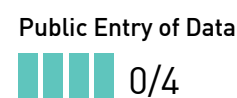
## Textual Records



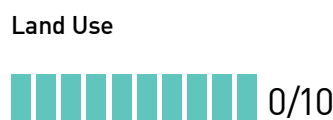
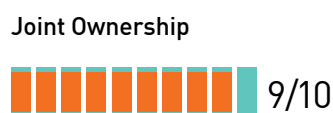
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

**Record of Rights (RORs)**  
**Gaps:** The Record is digitally available on a web portal but there are problems of access – language translation issues multiple administrative entries to be filled.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of RoRs**  
**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.  
**Long-term plans:** Appropriate

decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

**Cadastral Maps (CMs)**  
**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and

procedures to incorporate modern cost effective modes of survey.  
**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up

situations and urban areas.  
**Gaps:** The CMs are digitally available on a web portal but there are problems of access: (b) server often reports technical errors or multiple attempts required to access data, multiple

administrative entries to be filled.  
**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs

## Registration Process

**Registration Process**  
**Gaps:** None of the five stages of the registration process is computerised as yet.

**Long-term plans:** This will require ensuring broad band internet availability at SRO level to enable operation of a secure

intranet programme. It will require taking other preparatory steps for effective implementation of a holistic registration software like

the NGDRS.

## Quality of Land Records

**Updating of Ownership**  
**Gaps:** RoR digitised and available on the web but registration not yet computerised.  
**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.  
**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

areas recorded in RoR and on ground.  
**Long-term plans:** Rewrite provisions that give precedence to RoR entry in all cases in order to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No link for inheritance related changes to be noted in real time.  
**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Land Use**  
**Gaps:** No provision for regular update of use with complete details of built property.  
**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Encumbrances**  
**Gaps:** No provision for entry of mortgages in RoR.  
**Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.  
**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Joint Ownership**  
**Gaps:** Excessive incidence of joint ownership.  
**Long-term plans:** Consider legal changes of the kind introduced in Telengana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

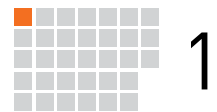
**Gaps:** No provision for entry in RoR of case instituted in a revenue court.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

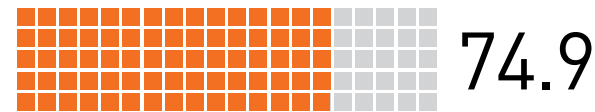
# MADHYA PRADESH



**N-LRSI Ranking**  
(out of 33)



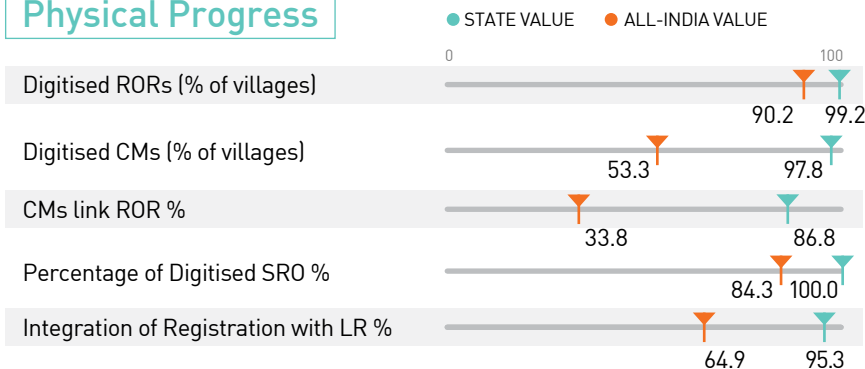
**N-LRSI Score**  
(out of 100)



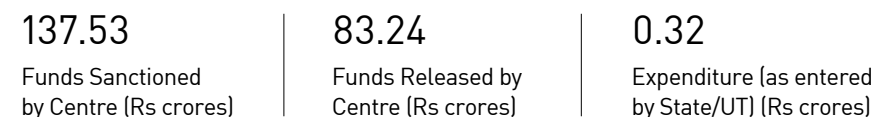
## Area with Land Records



## Physical Progress

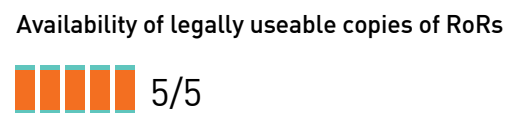
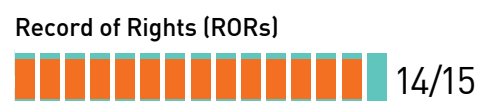


## Financial Progress

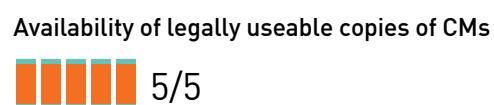
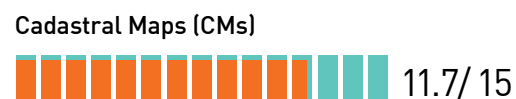


● MARKS ALLOCATED ● MARKS OBTAINED

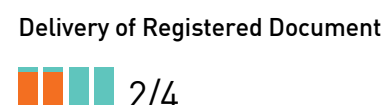
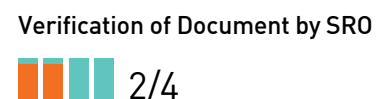
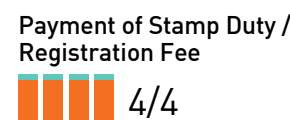
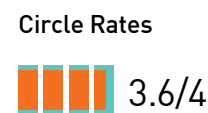
## Textual Records



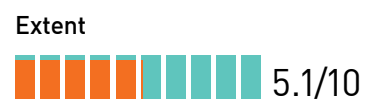
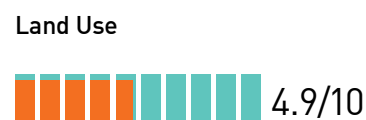
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

**Record of Rights (RORs)**  
**Gaps:** The Record is digitally available on a web portal but

there are problems of access: administrative mismatch.  
**Short/medium-term plans:**

Decisions are required on hardware upgrade and software improvement based on action

already taken in other States / UTs.

## Spatial Records

**Cadastral Maps (CMs)**  
**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and

procedures to incorporate modern cost effective modes of survey.  
**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up

situations and urban areas.

**Gaps:** CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch, (b) multiple administrative entries to

be filled.  
**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

## Registration Process

**Circle Rates**  
**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.  
**Short/medium-term plans:** Decisions are required on

hardware upgrade and software improvement based on action already taken in other States / UTs.

**Verification of Document by SRO**  
**Gaps:** No compulsory provision.

**Short/medium-term plans:** Compulsory provision for digital signature by competent authority at the time of registration.

**Delivery of Registered Document**  
**Gaps:** No compulsory provision.  
**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

## Quality of Land Records

**Updating of Ownership**  
**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.  
**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

is difficult.

**Gaps:** No provision for recording possession.  
**Long-term plans:** Introduce provision for recording contracts of possession of different kinds

**Land Use**  
**Gaps:** No provision for regular update of use with complete details of built property.  
**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Joint Ownership**  
**Gaps:** Excessive incidence of joint ownership.  
**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition

**Long-term plans:** Rewrite provisions that give precedence to RoR entry in all cases in order to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

**Encumbrances**  
**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.  
**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

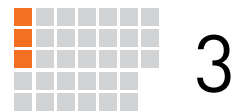
**Gaps:** Provision exists for entry in RoR of statutory restrictions on land use but software linkage absent or inadequately monitored about entry in real time.  
**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.



# MAHARASHTRA

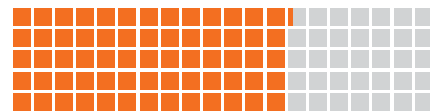


## N-LRSI Ranking (out of 33)



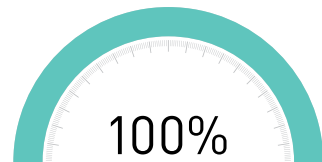
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## N-LRSI Score (out of 100)

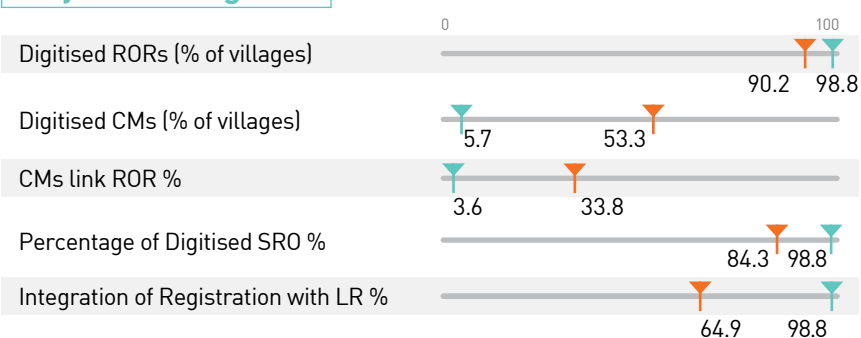


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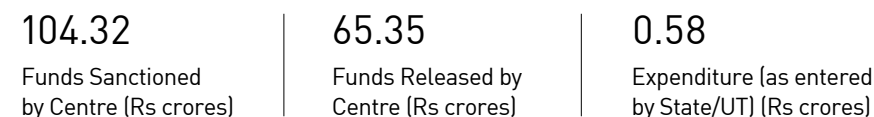
## Area with Land Records



## Physical Progress

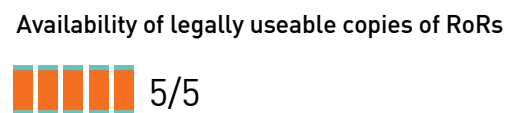
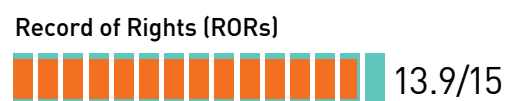


## Financial Progress

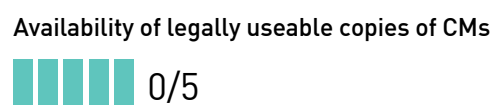
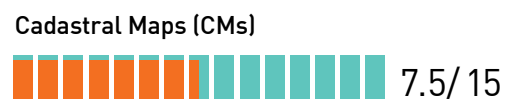


MARKS ALLOCATED MARKS OBTAINED

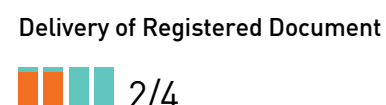
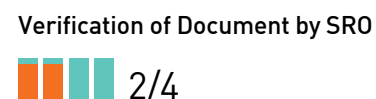
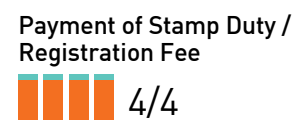
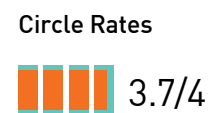
## Textual Records



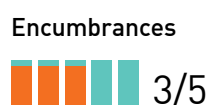
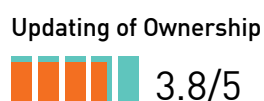
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

**Record of Rights (RORs)**  
**Gaps:** The Record is digitally available on a web portal but

there are problems of access: administrative mismatch.  
**Short/medium-term plans:**

Decisions are required on hardware upgrade and software improvement based on action

already taken in other States / UTs.

## Spatial Records

**Cadastral Maps (CMs)**  
**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.  
**Long-term plans:** (a) HRSI may prove suitable for rural areas (b)

More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** Expediting process of digitization were this is partially complete

**Gaps:** CMs are digitally available on a web portal but there are problems of access: administrative mismatch.  
**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of CMs**  
**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.  
**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Registration Process

**Circle Rates**  
**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.  
**Short/medium-term plans:** Decisions are required on

hardware upgrade and software improvement based on action already taken in other States / UTs.

**Verification of Document by SRO**  
**Gaps:** No compulsory provision.

**Short/medium-term plans:** Compulsory provision for digital signature by competent authority at the time of registration.

**Delivery of Registered Document**  
**Gaps:** No compulsory provision.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

## Quality of Land Records

**Updating of Ownership**  
**Gaps:** Both RoR and registration process digitised and used to generate note in RoR.  
**Long-term plans:** Consider introducing same day mutation by necessary legal changes.

Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.  
**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

**Land Use**  
**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Joint Ownership**  
**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners.

**Encumbrances**  
**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

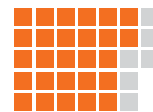
**Gaps:** Provision exists for entry in RoR of statutory restrictions on land use but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time

# MANIPUR

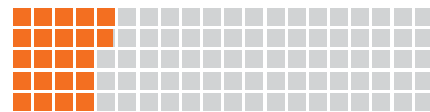


**N-LRSI Ranking**  
(out of 33)



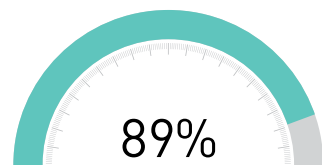
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**N-LRSI Score**  
(out of 100)

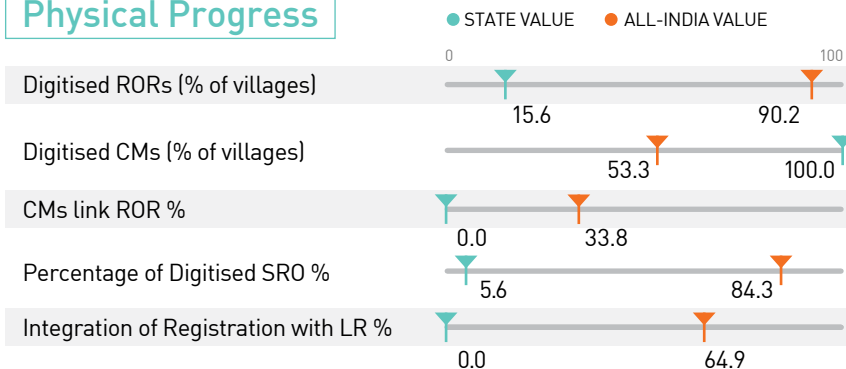


21.9

## Area with Land Records



## Physical Progress

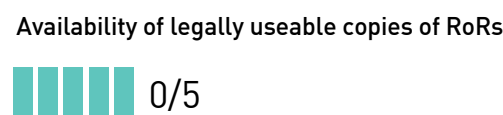
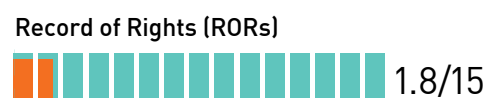


## Financial Progress

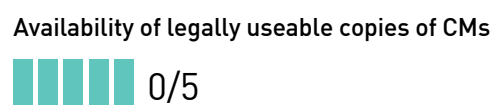
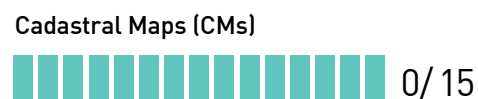
2.25	1.69	1.69
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

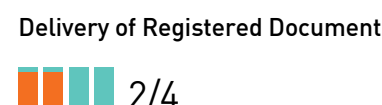
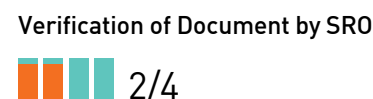
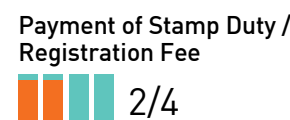
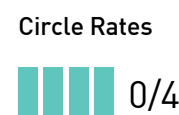
## Textual Records



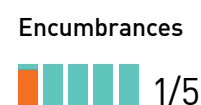
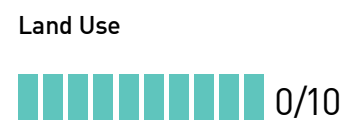
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access: administrative mismatch.

**Short/medium-term plans:**

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and

procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up

situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitization were this is partially complete.

**Gaps:** CMs are digitised but not made available on a publicly accessible portal.

**Long-term plans:** This may require decisions on systems to update the record.

## Registration Process

### Circle Rates

**Gaps:** Circle Rates not yet made available on the web.

**Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment

system like e-GRAS.

### Verification of Document by SRO

**Gaps:** No compulsory provision.

**Short/medium-term plans:** Compulsory provision for digital signature by competent authority at the time of registration.

### Delivery of Registered Document

**Gaps:** No compulsory provision.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

## Quality of Land Records

### Updating of Ownership

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

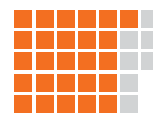
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

# NCT OF DELHI

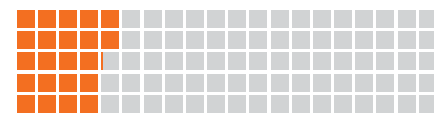


**N-LRSI Ranking**  
(out of 33)



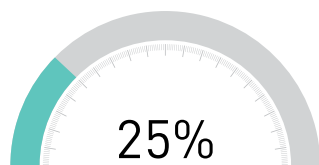
26

**N-LRSI Score**  
(out of 100)

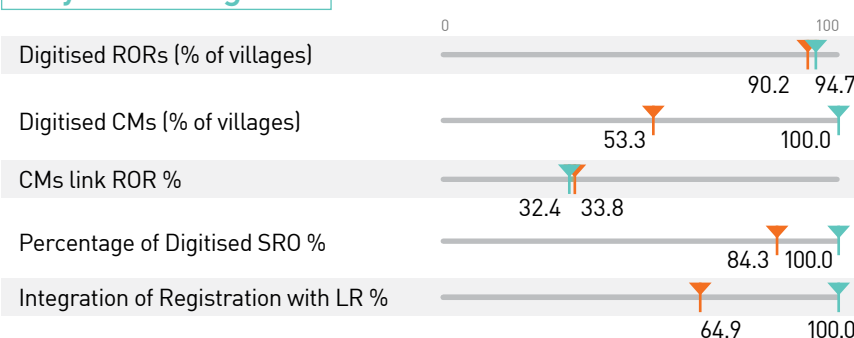


22.1

## Area with Land Records



## Physical Progress

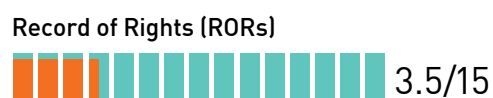


## Financial Progress

3.09	1.32	0.00
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

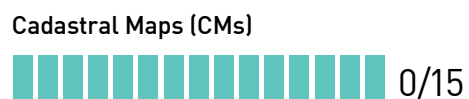
## Textual Records



Availability of legally useable copies of RoRs



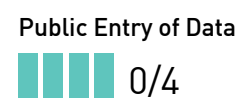
## Spatial Records



Availability of legally useable copies of CMs



## Registration Process



Circle Rates



Payment of Stamp Duty / Registration Fee



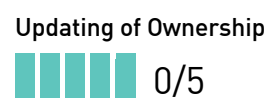
Verification of Document by SRO



Delivery of Registered Document



## Quality of Land Records



Joint Ownership



Land Use



Extent



Encumbrances



## Textual Records

### Record of Rights (RORs)

**Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards.

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) multiple attempts required to access data, (c) multiple administrative entries to be filled.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may

require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging

(LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** This may require decisions about procuring services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

this feature.

### Circle Rates

**Gaps:** Circle Rates not yet made available on the web.

**Long-term plans:** This step

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

### Updating of Ownership

**Gaps:** RoR digitised and available on the web but registration not yet computerised.

**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link

voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs

### Joint Ownership

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise

so that these details can be viewed automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Long-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

**Long-term plans:** Software linkage to be provided where possible to enable this entry in real time.

**Gaps:** Provision exists for entry in RoR of case instituted in a civil court but software linkage absent or inadequately monitored about entry in real time.

**Long-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

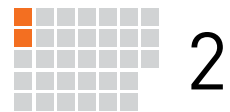
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.





**N-LRSI Ranking**  
(out of 33)



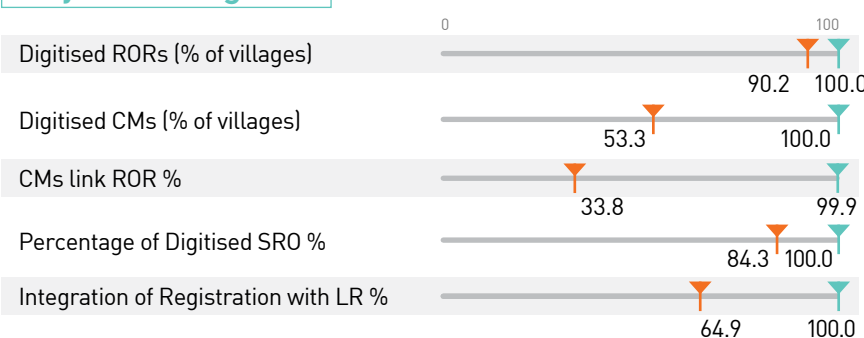
**N-LRSI Score**  
(out of 100)



## Area with Land Records



## Physical Progress

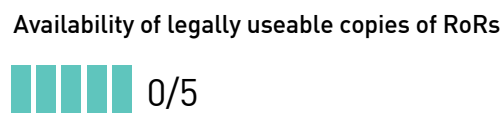
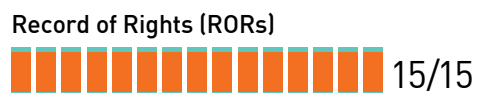


## Financial Progress

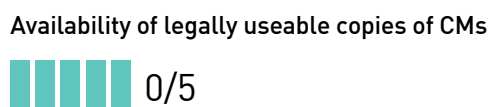
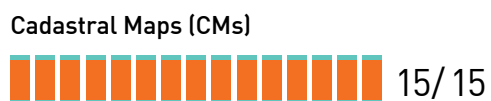
151.70	96.25	26.56
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

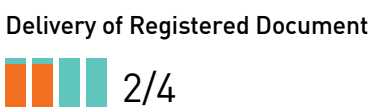
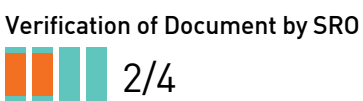
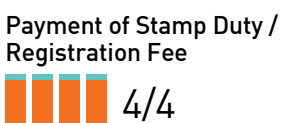
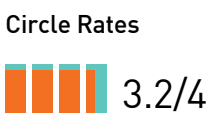
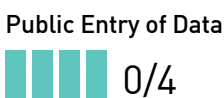
## Textual Records



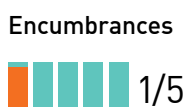
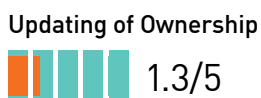
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) language translation issues for the web portal.

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may

require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be

necessary in all densely built-up situations and urban areas.

### Availability of legally useable copies of CMs

**Gaps:** Systems to update are still not considered adequate so the

record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

the web but there are problems of access: (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Verification of Document by SRO

**Gaps:** No compulsory provision for digital signature by competent authority at the time of registration.

**Short/medium-term plans:** Compulsory provision for digital signature by competent authority at the time of registration.

### Delivery of Registered Document

**Gaps:** No compulsory provision for delivery of soft copy of registered document.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation

partition where voluntary partition is difficult.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

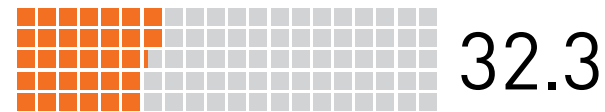
# PUDUCHERRY



**N-LRSI Ranking**  
(out of 33)



**N-LRSI Score**  
(out of 100)



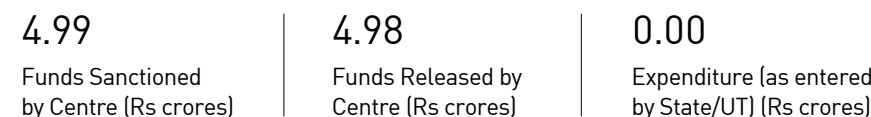
## Area with Land Records



## Physical Progress

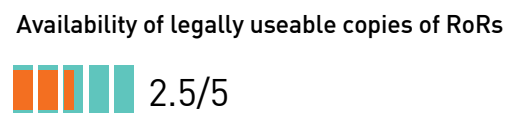
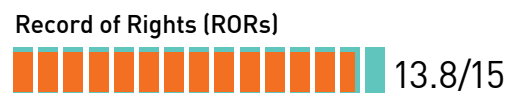


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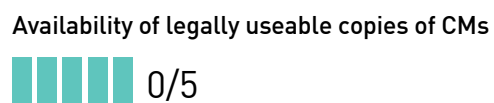
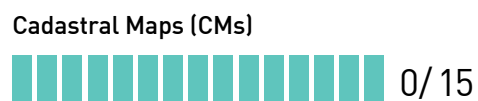


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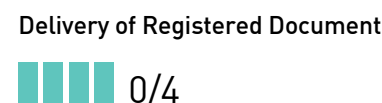
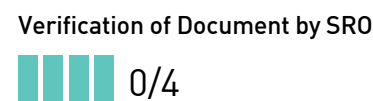
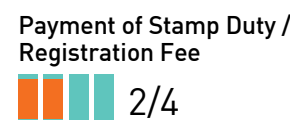
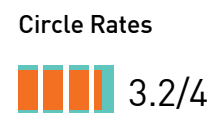
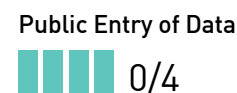
## Textual Records



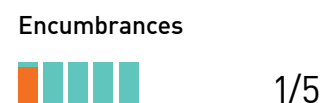
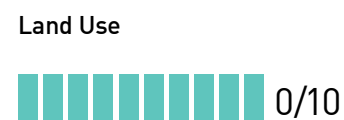
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) multiple administrative entries to be filled.

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** (a) Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available

legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern

cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised. Long-term plans: Expediting process of digitization were this is partially complete

**Gaps:** The CMs are digitised but not made available on a publicly

accessible portal.

**Long-term plans:** This may require decisions on systems to update the record.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.

**Long-term plans:** Provide web portal link for the same.

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

this feature.

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable

## Quality of Land Records

### Updating of Ownership

**Gaps:** RoR digitised and available on the web but registration not yet computerised.

**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

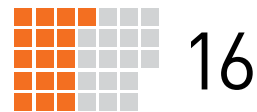
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

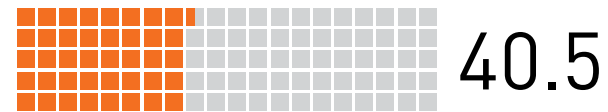
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time



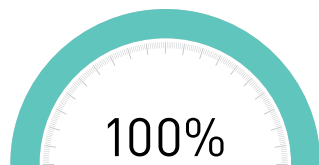
**N-LRSI Ranking**  
(out of 33)



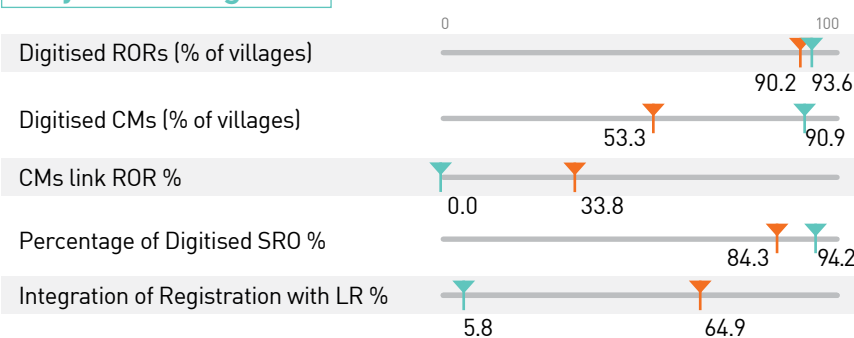
**N-LRSI Score**  
(out of 100)



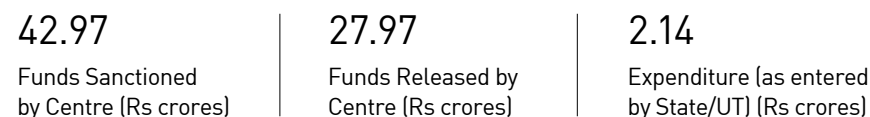
## Area with Land Records



## Physical Progress

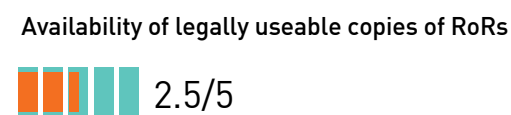
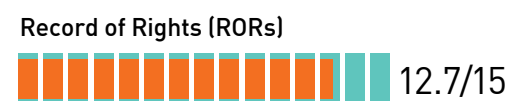


## Financial Progress

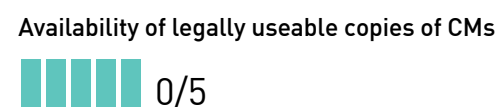
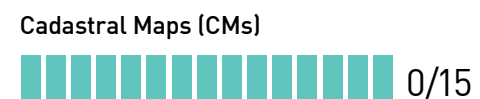


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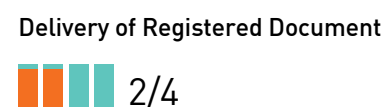
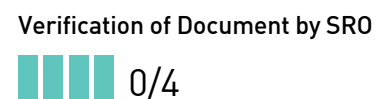
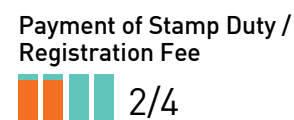
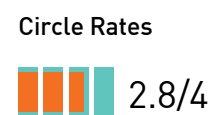
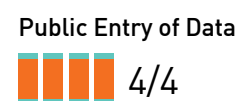
## Textual Records



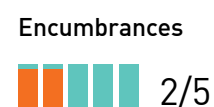
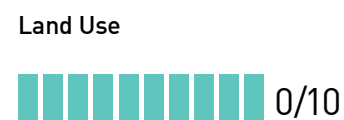
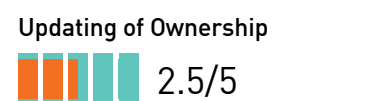
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities

with suitable modifications / safeguards.

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) language translation issues, multiple administrative entries to be filled, read only copies available, etc.

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Legally useable copies

are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available legally useable copies.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may

prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitization were this is

partially complete

**Gaps:** The CMs are digitised but not made available on a publicly accessible portal.

**Long-term plans:** This may require decisions on systems to update the record.

**Gaps:** Digitised CMs available

on a web portal but only as scanned copies/pdf files and not in a vectorised format or without linkage to the RoR.

**Long-term plans:** This may require decisions on vectorizing the record / creating systems for linkage and procuring services for this purpose.

## Registration Process

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: language translation issues, complex procedures, etc.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Delivery of Registered Document

**Gaps:** No compulsory Provision.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.

**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be

established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Long-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

**Long-term plans:** Software linkage to be provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

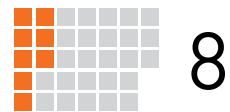
**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.



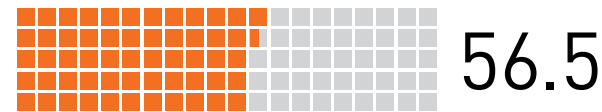
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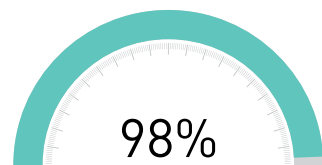
**N-LRSI Ranking**  
(out of 33)



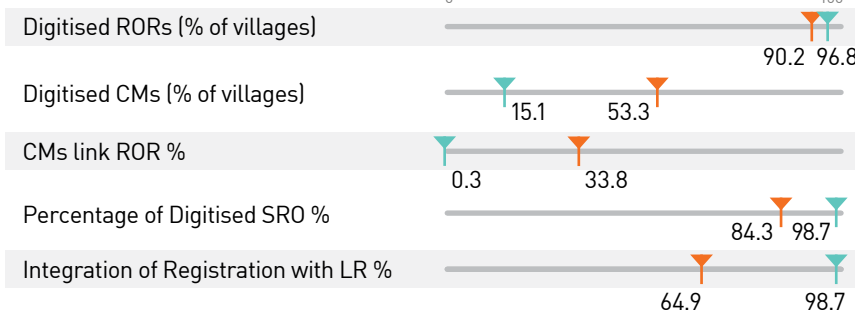
**N-LRSI Score**  
(out of 100)



## Area with Land Records



## Physical Progress

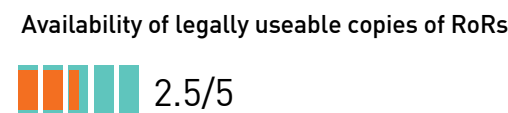
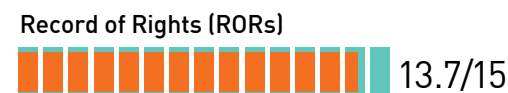


## Financial Progress

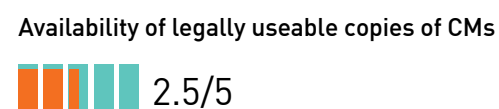
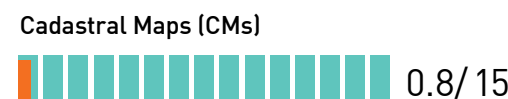
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Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

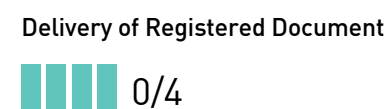
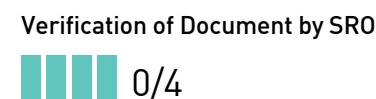
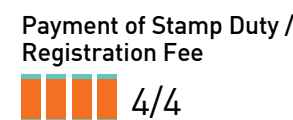
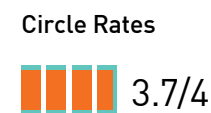
## Textual Records



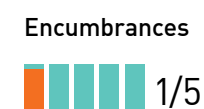
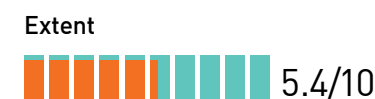
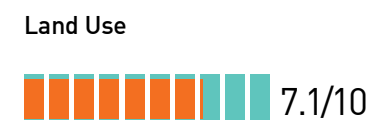
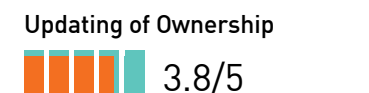
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal

or development authorities with suitable modifications / safeguards.

**Gaps:** The Record is digitally available on a web portal but there are problems of access (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data.

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Legally useable copies are not being made available on

the web for unspecified reasons and there is no system to receive payments for making available legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging

(LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised. **Long-term plans:** Expediting process of digitization was this is partially complete

**Gaps:** The CMs are digitally available on a web portal but there are problems of access:

(a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data, (c) language translation issues, complex procedures, multiple administrative entries to be filled, read only copies available, etc.

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of CMs

**Gaps:** (a) Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Registration Process

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action

already taken in other States / UTs.

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Delivery of Registered Document

**Gaps:** No provision for delivery of

soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised and used to generate note in RoR.

**Long-term plans:** Consider introducing same day mutation by necessary legal changes.

**Gaps:** No provision for recording possession.

**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

provisions that give precedence to RoR entry in all cases in order to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time

possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time

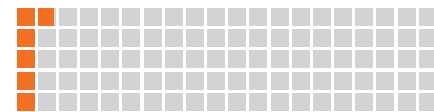


**N-LRSI Ranking**  
(out of 33)



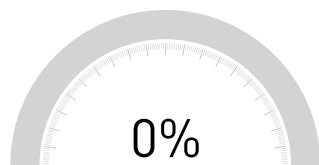
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**N-LRSI Score**  
(out of 100)

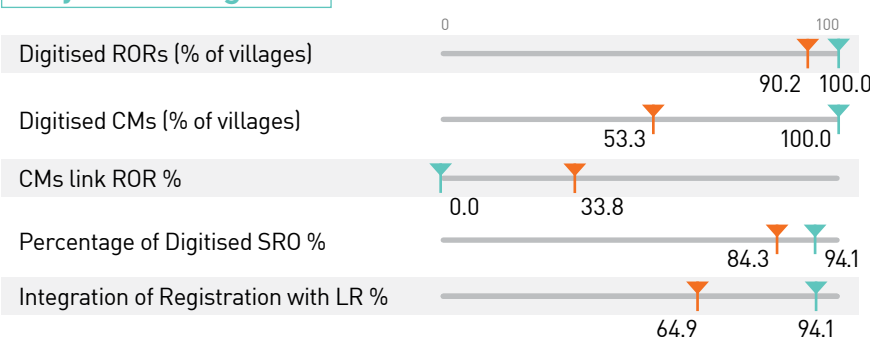


5.9

## Area with Land Records



## Physical Progress

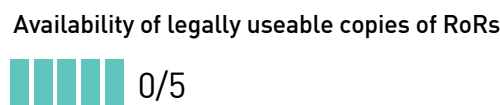
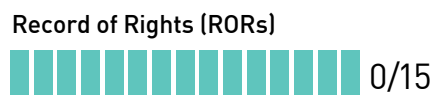


## Financial Progress

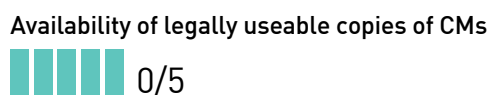
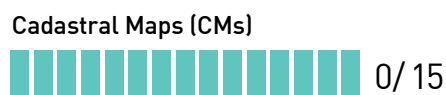
13.69	12.77	3.55
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

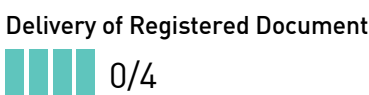
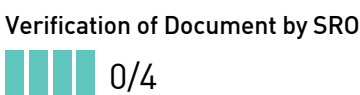
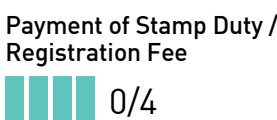
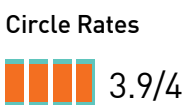
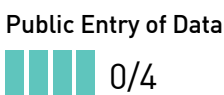
## Textual Records



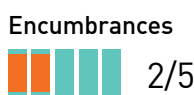
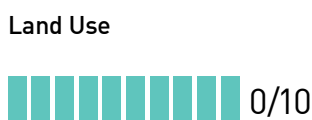
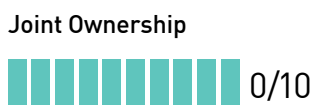
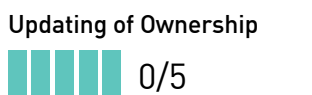
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

**Record of Rights (RORs)**  
**Gaps:** The Record is digitised but not made available on a publicly

accessible portal.  
**Short/medium-term plans:** This may require decisions on systems

to update the record.

## Spatial Records

**Cadastral Maps (CMs)**  
**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may

require some changes in rules and procedures to incorporate modern cost effective modes of survey.  
**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be

necessary in all densely built-up situations and urban areas.  
**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** This may require decisions about procuring

services for scanning, vectoring and placing the digitised record in an appropriate data base system where digitization is yet to begin.

## Registration Process

**Public Entry of Data**  
**Gaps:** No provision for online entry of data relating to the registration being sought.  
**Long-term plans:** Provide web portal link for the same.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Circle Rates**  
**Gaps:** Circle Rates available on the web but there are problems of access: administrative mismatch.

**Payment of Stamp Duty / Registration Fee**  
**Gaps:** No system of e-stamps or online payment of stamp duty and registration fee available.  
**Long-term plans:** Immediately

introduce an online payment system like e-GRAS. Introduce e stamps immediately if online payments likely to take time.

**Verification of Document by SRO**  
**Gaps:** No provision for digital signature by competent authority at the time of registration.  
**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable

this feature.

**Delivery of Registered Document**  
**Gaps:** No provision for delivery of soft copy of registered document.  
**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

**Updating of Ownership**  
**Gaps:** No link for inheritance related changes to be noted in real time.  
**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Land Use**  
**Gaps:** No provision for regular update of use with complete details of built property.  
**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through

**Encumbrances**  
**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.  
**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.  
**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but

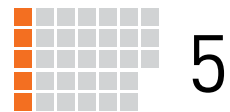
software linkage absent or inadequately monitored about entry in real time.  
**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time

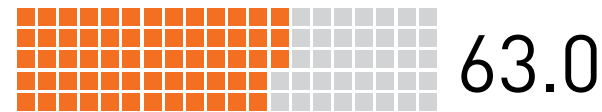
# TAMIL NADU



**N-LRSI Ranking**  
(out of 33)



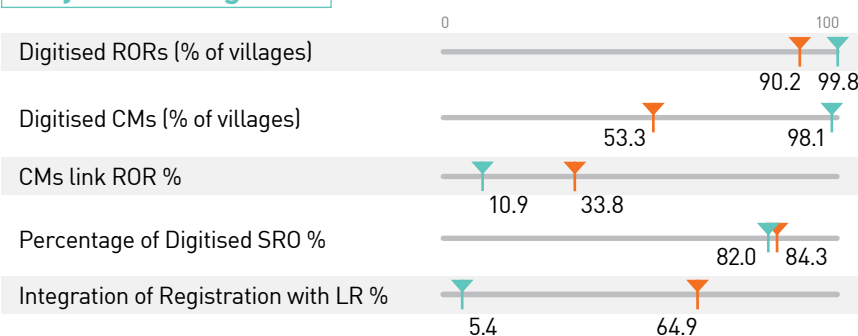
**N-LRSI Score**  
(out of 100)



## Area with Land Records



## Physical Progress

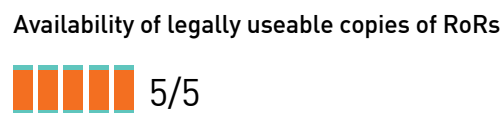
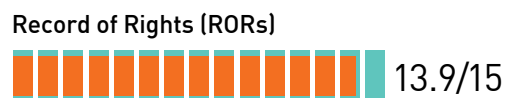


## Financial Progress

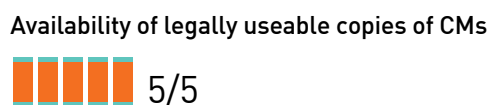
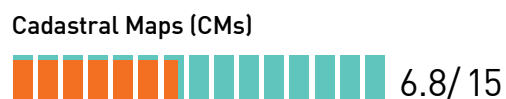
47.98	32.10	19.34
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

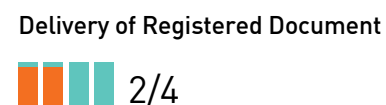
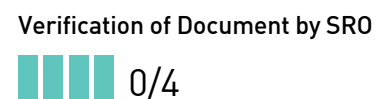
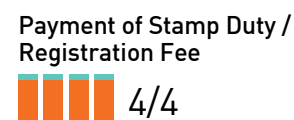
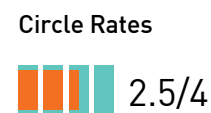
## Textual Records



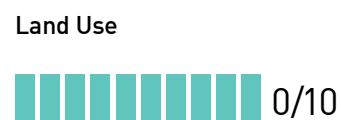
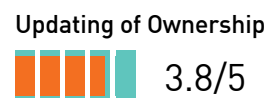
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

**Record of Rights (RORs)**  
**Gaps:** The Record is digitally available on a web portal but

there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to

access data.  
**Short/medium-term plans:** Decisions are required on hardware upgrade and software

improvement based on action already taken in other States / UTs.

## Spatial Records

**Cadastral Maps (CMs)**  
**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.  
**Long-term plans:** (a) HRSI may

prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** Expediting process of digitization were this is

partially complete

**Gaps:** CMs are digitised and vectorised and made available on a web portal but not in mosaic format.

**Long-term plans:** Services will need to be procured for creating mosaics from the digitised CMs.

**Gaps:** The CMs are digitally

available on a web portal but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data.

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

## Registration Process

**Circle Rates**  
**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data.  
**Short/medium-term plans:**

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Verification of Document by SRO**  
**Gaps:** No provision for digital signature by competent authority

at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

**Delivery of Registered Document**  
**Gaps:** No compulsory provision for

delivery of soft copy of registered document.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

## Quality of Land Records

**Updating of Ownership**  
**Gaps:** Both RoR and registration process digitised and used to generate note in RoR.  
**Long-term plans:** Consider introducing same day mutation by necessary legal changes.

**Gaps:** No provision for recording possession.  
**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Land Use**  
**Gaps:** No provision for regular update of use with complete details of built property.  
**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

**Joint Ownership**  
**Gaps:** Excessive incidence of joint ownership.  
**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

provisions that give precedence to RoR entry in all cases in order to provide that where Cadastral Maps reflect ground reality and there is no moral hazard of encouraging encroachment of public or common lands, the map area may be given legal precedence.

**Encumbrances**  
**Gaps:** No provision for entry of mortgages in RoR.  
**Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR

of case instituted in a civil court.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

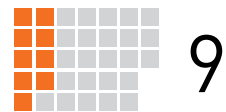
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.  
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.



# TELANGANA



**N-LRSI Ranking**  
(out of 33)



9

**N-LRSI Score**  
(out of 100)



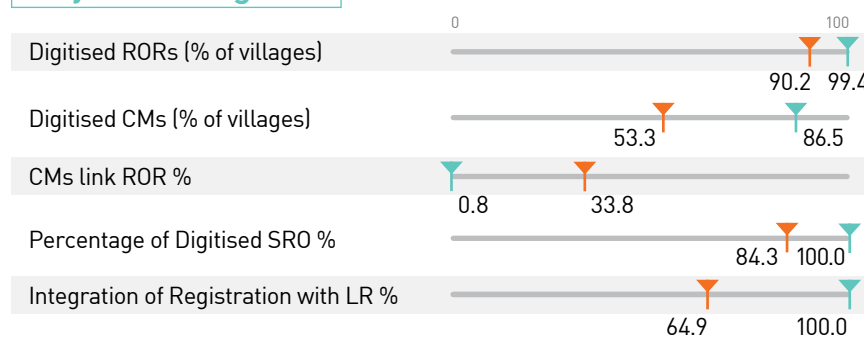
55.3

## Area with Land Records



## Financial Progress

## Physical Progress



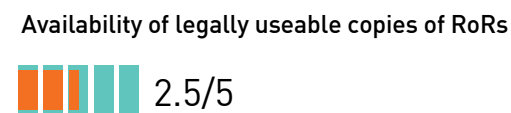
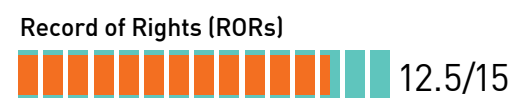
139.75  
Funds Sanctioned  
by Centre (Rs crores)

83.85  
Funds Released by  
Centre (Rs crores)

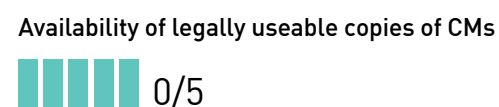
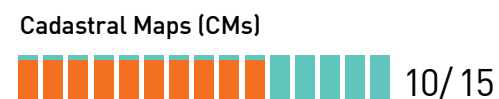
0.00  
Expenditure (as entered  
by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

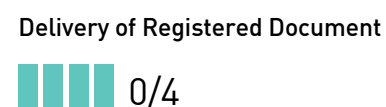
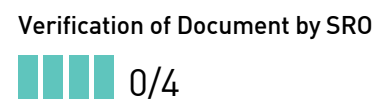
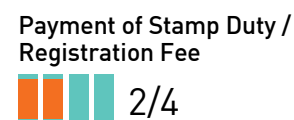
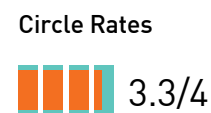
## Textual Records



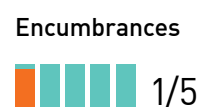
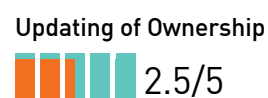
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) language translation issues, multiple administrative entries to

be filled, etc.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available

legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b)

More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised. Expediting process of digitisation were this is partially complete

### Availability of legally useable

### copies of CMs

**Gaps:** The CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) server often reports technical errors or multiple attempts required to access data, (c) language translation issues, read only copies available, etc.

**Long-term plans:** Decisions are required on hardware upgrade and

software improvement based on action already taken in other States / UTs.

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Registration Process

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation

accurate.

**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed

automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Long-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

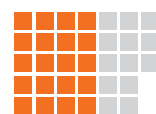
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Long-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time

# TRIPURA

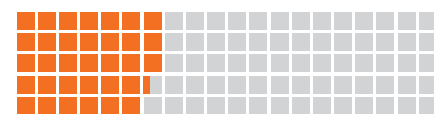


**N-LRSI Ranking**  
(out of 33)



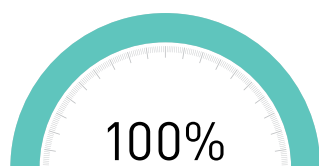
20

**N-LRSI Score**  
(out of 100)

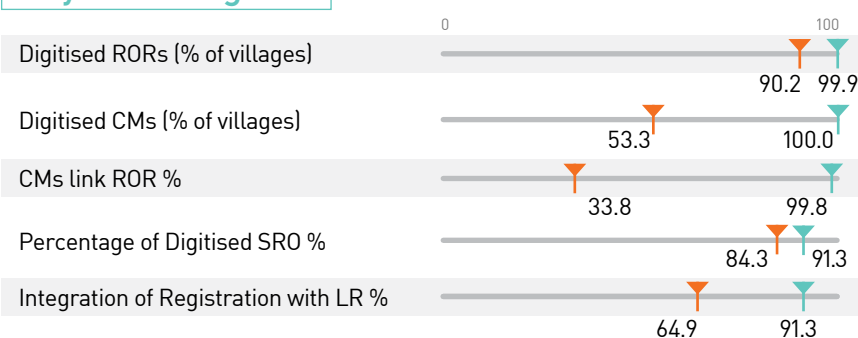


33.4

## Area with Land Records



## Physical Progress

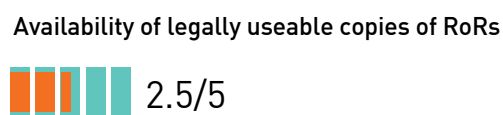
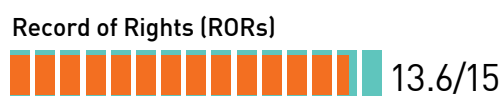


## Financial Progress

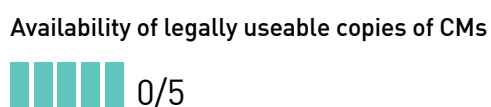
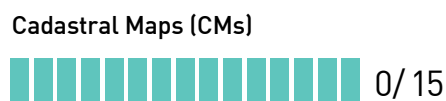
32.64	25.06	0.34
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

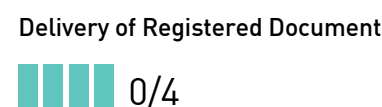
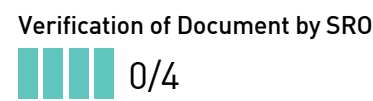
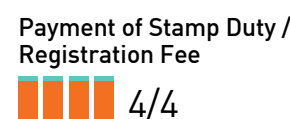
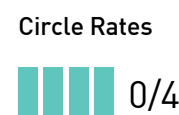
## Textual Records



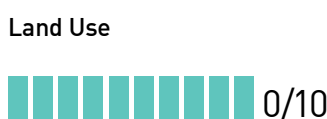
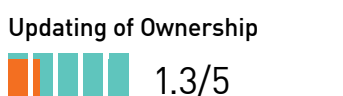
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) language translation issues, complex procedures, multiple administrative entries to be filled,

read only copies available, etc.  
**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Legally useable copies are not being made available on the web for unspecified reasons (b) there is no system to receive payments for making available legally useable copies.

**Short/medium-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.  
**Long-term plans:** (a) HRSI may

prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** Expediting

process of digitization were this is partially complete.

**Gaps:** CMs are digitised but not made available on a publicly accessible portal.

**Long-term plans:** This may require decisions on systems to update the record.

**Gaps:** Digitised CMs available on a web portal but only as scanned copies/pdf files and not in a vectorised format or without linkage to the RoR.

**Long-term plans:** This may require decisions on vectorising the record / creating systems for linkage and procuring services for this purpose.

## Registration Process

### Public Entry of Data

**Gaps:** No provision for online entry of data relating to the registration being sought.  
**Long-term plans:** Provide web portal link for the same.

### Circle Rates

**Gaps:** Circle Rates not yet made available on the web.  
**Long-term plans:** This step can be undertaken independent of the introduction of a holistic registration software like the NGDRS.

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.  
**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Delivery of Registered Document

**Gaps:** No provision for delivery of soft copy of registered document.  
**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.  
**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.  
**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Joint Ownership

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

### Short/medium-term plans:

Software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

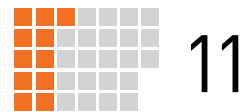
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

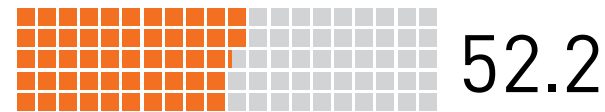
# UTTAR PRADESH



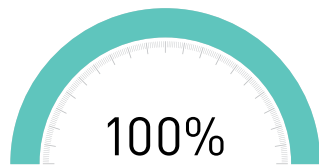
**N-LRSI Ranking**  
(out of 33)



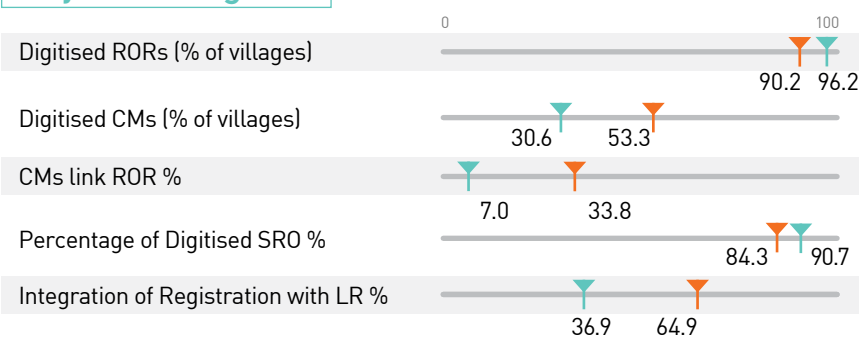
**N-LRSI Score**  
(out of 100)



## Area with Land Records



## Physical Progress

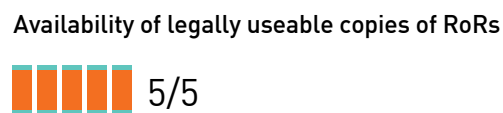
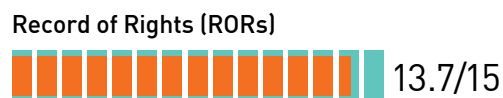


## Financial Progress

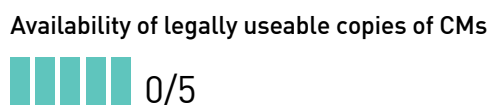
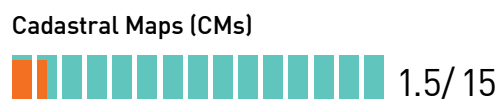
32.10	18.53	1.73
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

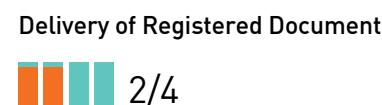
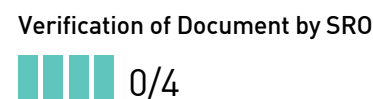
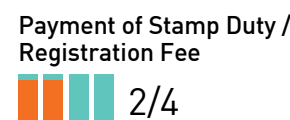
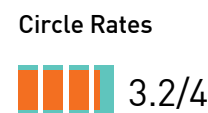
## Textual Records



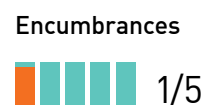
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal sanctity to data bases of municipal or development authorities with suitable modifications / safeguards.

### Availability of legally useable copies of RoRs

**Gaps:** The Record is digitally available on a web portal but there are problems of access: administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may

prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.

**Long-term plans:** Expediting process of digitization were this is

partially complete

**Gaps:** The CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch.

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of CMs

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Registration Process

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

### Verification of Document by SRO

**Gaps:** No provision for digital signature by competent authority at the time of registration.

**Long-term plans:** Immediately adopt a holistic registration software like the NGDRS to enable this feature.

### Delivery of Registered Document

**Gaps:** No compulsory provision for delivery of soft copy of registered document.

**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised and used to generate note in RoR.

**Long-term plans:** Consider introducing same day mutation by necessary legal changes.

in Telangana and if not practical then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Joint Ownership

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced

### Encumbrances

**Gaps:** No provision for entry of mortgages in RoR.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

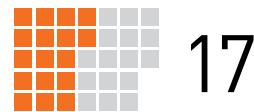
**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.



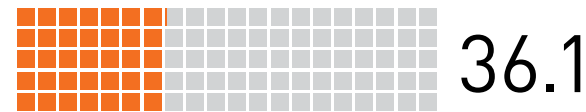
# UTTARAKHAND



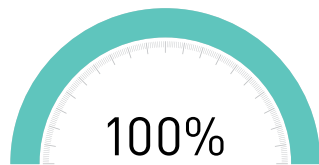
**N-LRSI Ranking**  
(out of 33)



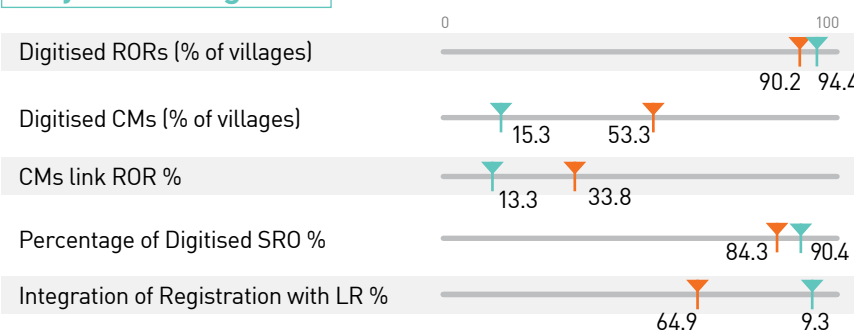
**N-LRSI Score**  
(out of 100)



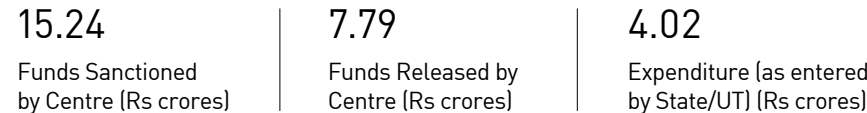
## Area with Land Records



## Physical Progress

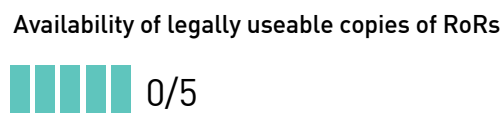
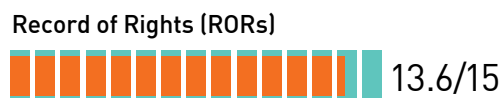


## Financial Progress

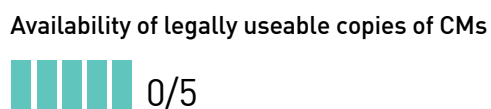
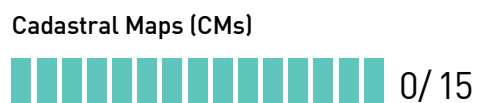


● MARKS ALLOCATED ● MARKS OBTAINED

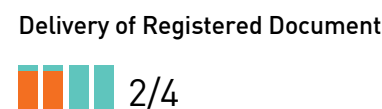
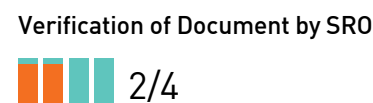
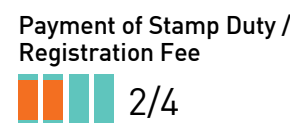
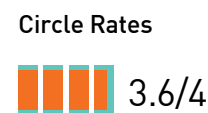
## Textual Records



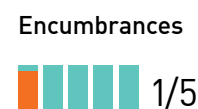
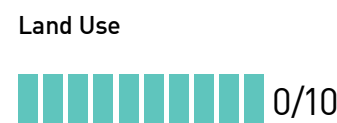
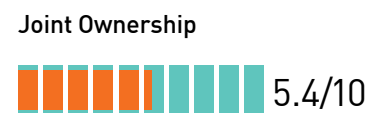
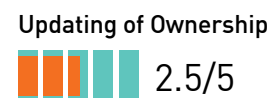
## Spatial Records



## Registration Process



## Quality of Land Records



## Textual Records

### Record of Rights (RORs)

**Gaps:** Urban property record is only available in various data bases that are not conferred any legal sanctity as presumptive title registers (which is the case with RoRs).

**Long-term plans:** Requires policy decisions on conferring legal

sanctity to data bases of municipal or development authorities with suitable modifications / safeguards

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

**Availability of legally useable copies of RoRs**

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.  
**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and

procedures to incorporate modern cost effective modes of survey.  
**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up

situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** Expediting process of digitization were this is partially complete.

**Gaps:** The CMs are digitised but not made available on a publicly accessible portal.  
**Long-term plans:** This may require decisions on systems to update the record.

## Registration Process

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch.

**Short/medium-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Payment of Stamp Duty / Registration Fee

**Gaps:** System of e-stamps available for payment of stamp duty and registration fee but not direct online payment.

**Long-term plans:** Immediately introduce an online payment system like e-GRAS.

### Verification of Document by SRO

**Gaps:** No compulsory provision for digital signature.  
**Short/medium-term plans:** Compulsory provision for digital signature by competent authority at the time of registration.

### Delivery of Registered Document

**Gaps:** No compulsory provision for delivery of soft copy of registered document.  
**Short/medium-term plans:** Compulsory provision for delivery of soft copy of registered document.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.

**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

then at the least incentivise voluntary partition by owners. Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** No provision for recording possession.  
**Long-term plans:** Introduce provision for recording contracts of possession of different kinds.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval

### Joint Ownership

**Gaps:** Excessive incidence of joint ownership.

**Long-term plans:** Consider legal changes of the kind introduced in Telangana and if not practical

/ completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** Provision for entry of mortgages in RoR but no automatic process of noting in digitised RoR. In some states / UTs banks are allowed to create the charge in the RoR.

**Short/medium-term plans:** Mortgages should ideally be registered with a nominal fee and automatically noted in RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

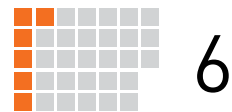
**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

# WEST BENGAL



**N-LRSI Ranking**  
(out of 33)



6

**N-LRSI Score**  
(out of 100)

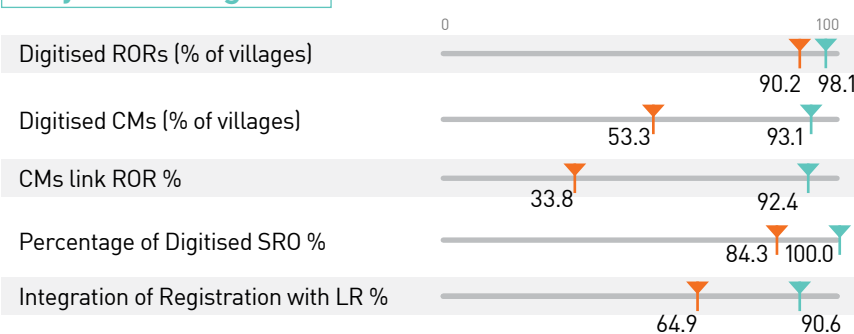


61.8

## Area with Land Records



## Physical Progress

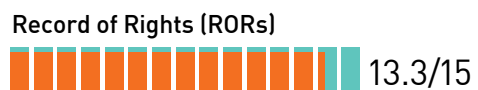


## Financial Progress

102.56	75.31	34.47
Funds Sanctioned by Centre (Rs crores)	Funds Released by Centre (Rs crores)	Expenditure (as entered by State/UT) (Rs crores)

● MARKS ALLOCATED ● MARKS OBTAINED

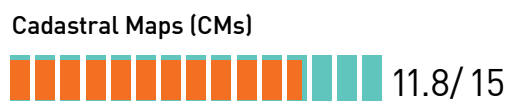
## Textual Records



**Availability of legally useable copies of RoRs**



## Spatial Records



**Availability of legally useable copies of CMs**



## Registration Process



**Circle Rates**



**Payment of Stamp Duty / Registration Fee**



**Verification of Document by SRO**



**Delivery of Registered Document**



## Quality of Land Records



**Joint Ownership**



**Land Use**



**Extent**



**Encumbrances**



## Textual Records

### Record of Rights (RORs)

**Gaps:** The Record is digitally available on a web portal but there are problems of access – (a) administrative mismatch (b) read only copies available.

### Short/medium-term plans:

Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of RoRs

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.  
**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b)

More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be necessary in all densely built-up situations and urban areas.

**Gaps:** CMs are available in hard copy format and not yet digitised.  
**Long-term plans:** Expediting process of digitization were this is partially complete

**Gaps:** The CMs are digitally available on a web portal but there are problems of access: (a) administrative mismatch (b) complex procedures, multiple administrative entries to be filled.

**Long-term plans:** Decisions are required on hardware upgrade and software improvement based on action already taken in other States / UTs.

### Availability of legally useable copies of CMs

**Gaps:** Systems to update are still not considered adequate so the record on the web and that in the office may not match.

**Long-term plans:** Appropriate decisions required to make this operational based on action already taken in other States / UTs.

## Registration Process

### Circle Rates

**Gaps:** Circle Rates available on the web but there are problems of access: (a) administrative mismatch (b) multiple attempts required to access data, (c) complex procedures.

**Short/medium-term plans:** Decisions are required on

hardware upgrade and software improvement based on action already taken in other States / UTs.

### Verification of Document by SRO

**Gaps:** No compulsory provision for digital signature by competent authority at the time of registration.

### Short/medium-term plans:

Compulsory provision for digital signature by competent authority at the time of registration.

### Delivery of Registered Document

**Gaps:** No compulsory provision for delivery of soft copy of registered document.

### Short/medium-term plans:

Compulsory provision for delivery of soft copy of registered document.

## Quality of Land Records

### Updating of Ownership

**Gaps:** Both RoR and registration process digitised but only being used to view RoR / send message to revenue officials by SRO.  
**Short/medium-term plans:** Need to upgrade to at least a note in RoR and consider introducing same day mutation.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

Simplify processes for effecting partition where voluntary partition is difficult.

**Gaps:** Provision for recording possession exists but actual records do not appear to be accurate.

**Long-term plans:** Consider recording contracts of different kinds specially rent of built up property and lower registration rates for this purpose to create appropriate incentive.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval

/ completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** No provision for entry of mortgages in RoR. Provision required for this to be done.

**Short/medium-term plans:** If it is noted in a separate register as in Tamil Nadu then that should be linked to the RoR.

**Gaps:** Provision exists for entry in RoR of case instituted in a revenue court but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this entry in real time.

**Gaps:** Provision exists for entry in RoR of case instituted in a civil

court but software linkage absent or inadequately monitored about entry in real time.

**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** Provision exists for entry in RoR of land acquisition proceedings when started but software linkage absent or inadequately monitored about entry in real time.

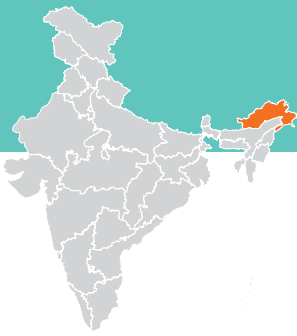
**Short/medium-term plans:** Software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time

# ARUNACHAL PRADESH\*

\*Not part of N-LRSI ranking



## Textual Records

### Record of Rights (RORs)

**Gaps:** Written record is either not available at all or not yet in a

standardised format that may be amenable to digitisation.

**Long-term plans:** May require

decisions on systems to be set up, training to be imparted and procuring services of appropriate

agencies for technical support.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about

mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be

necessary in all densely built-up situations and urban areas.

## Registration Process

**Gaps:** None of the five stages of the registration process is computerised as yet.

**Long-term plans:** This will require ensuring broad band internet availability at SRO level

to enable operation of a secure intranet programme. It will require taking other preparatory steps

for effective implementation of a holistic registration software like the NGDRS.

## Quality of Land Records

### Updating of Ownership

**Gaps:** No link exists between RoR and registration process because neither is digitised.

**Long-term plans:** Undertake computerisation of registration with easily available software and provide necessary link.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular

update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** No provision for entry of mortgages in RoR.

**Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate

register as in Tamil Nadu then that should be linked to the RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

# MEGHALAYA\*

\*Not part of N-LRSI ranking



## Textual Records

### Record of Rights (RORs)

**Gaps:** Written record is either not available at all or not yet in a

standardised format that may be amenable to digitisation.

**Long-term plans:** May require

decisions on systems to be set up, training to be imparted and procuring services of appropriate

agencies for technical support.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about

mode of conduct of survey and procuring relevant services. It may require some changes in rules and procedures to incorporate modern cost effective modes of survey.

**Long-term plans:** (a) HRSI may prove suitable for rural areas. (b) More accurate modes like drone or Light Detection and Ranging (LIDAR) based surveys may be

necessary in all densely built-up situations and urban areas.

## Registration Process

**Gaps:** No stage of the registration process is computerised as yet.

**Long-term plans:** This will

require ensuring broad band internet availability at SRO level to enable operation of a secure

intranet programme. It will require taking other preparatory steps for effective implementation of a

holistic registration software like the NGDRS.

## Quality of Land Records

### Updating of Ownership

**Gaps:** No link exists between RoR and registration process because neither is digitised.

**Long-term plans:** Digitise the land record and Registration process.

**Gaps:** No link for inheritance related changes to be noted in real time.

**Long-term plans:** Consider linking data bases of birth and death with RoRs either through Aadhar numbers or where relevant through genealogical tables.

### Land Use

**Gaps:** No provision for regular update of use with complete details of built property.

**Long-term plans:** Rewriting of instructions to relevant department officials is needed to enable this to become a responsibility which can be monitored through modern technology. At the same time linkages are required to be established between data bases of map / real estate project approval / completion certificates and RoRs so that these details can be viewed automatically.

### Encumbrances

**Gaps:** No provision for entry of mortgages in RoR.

**Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate register as in Tamil Nadu then

that should be linked to the RoR.

**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time



# MIZORAM\*

\*Not part of N-LRSI ranking



## Textual Records

### Record of Rights (RORs)

**Gaps:** Written record is either not available at all or not yet in a

standardised format that may be amenable to digitisation.

**Long-term plans:** May require

decisions on systems to be set up, training to be imparted and procuring services of appropriate

agencies for technical support.

## Spatial Records

### Cadastral Maps (CMs)

**Gaps:** Survey to be conducted where no CMs are available or CMs are available but not in a usable state. This requires decisions about

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**Gaps:** No stage of the registration process is computerised as yet.

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holistic registration software like the NGDRS.

## Quality of Land Records

### Updating of Ownership

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**Long-term plans:** Digitise the land record and Registration process.

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### Land Use

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### Encumbrances

**Gaps:** No provision for entry of mortgages in RoR.

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**Gaps:** No provision for entry in RoR of case instituted in a revenue court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this in real time.

# NAGALAND\*

\*Not part of N-LRSI ranking



## Textual Records

### Record of Rights (RORs)

**Gaps:** Written record is either not available at all or not yet in a

standardised format that may be amenable to digitisation.

**Long-term plans:** May require

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agencies for technical support.

## Spatial Records

### Cadastral Maps (CMs)

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**Short/medium-term plans:** Provision required for this to be done. If it is noted in a separate

register as in Tamil Nadu then that should be linked to the RoR.

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**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of case instituted in a civil court.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of land acquisition proceedings when started.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.

**Gaps:** No provision for entry in RoR of statutory restrictions on land use.

**Short/medium-term plans:** Provision required to be made and software linkage provided where possible to enable this entry in real time.





