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By

individual members/experts

for

discussion in the NAC and do not, in all cases,

reflect settled conclusions of the NAC

Modernising land administration

NAC

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NCMP Commitment

- “Revenue administration will be thoroughly modernized and clear land titles will be established.”

For Modernisation of land records & for providing clear titles

- Expand the existing scheme Computerization of Land Records (CLR) program with integration of title and deed registration, which lead to clear titles. The new scheme could be called CMLR (Comprehensive Modernisation of Land Records).

Objectives

- land records on web-sites.
- Office of Registrar to come under the Revenue Department of the State
- Registration and stamps, dealt with by the DEA to be handed over to the Land Resources Division in Rural Development Department.
- funding for computerization of the registration office, on a sharing basis with the State on 75: 25 basis.

- States to legalise “computerized” land records, on the lines of Karnataka, Tamil Nadu and Goa.
- Registration data of any property to be reflected in the land records available on the website
- Survey and Settlement operations be strengthened on a funding pattern of 75% and 25% from GOI and the States
- Officers heading this project to have stable tenures.

- Survey to be completed using the latest technology of digital and aerial surveys
- Agencies like Survey of India to take up pilot projects
- State level Land Records Training Institutes to be set up on a funding pattern of 75% and 25% from GOI and States
- All Sub-Divisional and Taluq (tahsil) offices should be linked to the District computers

Recommendations for State Government

- Transfer Registration and Stamps to the Revenue department to bring in the required convergence.
- Office of the Sub-Registrar should be merged with the office of the Tahsildar
- Institute a single, integrated, professional agency in every State for preparation and updating of land records by employing modern technology.
- Set up kiosks on a Public Private Partnership (PPP) basis called for viewing and taking printouts of Land Records
- Eliminate the use of stamp paper- GOI already working on online alternatives

Legal changes

- Laws to check division of marginal holdings to be repealed
- Leasing should be freely allowed from the big to small and from small to small in selected areas.
- Better enforcement of tribal land alienation
- Change in land use should be freely allowed
- Lastly, as against registration of deed first and correction of records later, registration should be done only after verification of title and genuineness of the transaction. In other words, government should register title and not merely a deed.

Providing clear titles

- For conversion of presumptive titles to conclusive titles, the draft records of rights be kept open for public inspection at the tahsil and through websites
- Scheme of conversion of (presumptive titles to land into conclusive titles) to be introduced on a pilot basis in 2 districts of each state, where revisional surveys have been completed very recently.
- Introduction of a system of social audits to check the quality of land records randomly across States and districts

Strengthen panchayats

- Transfer land & irrigation taxation powers to panchayats
- Link devolution with their performance & with transfer of powers
- Leverage Finance Commission & Development funds for Decentralisation
- Improve monitoring & audit mechanisms
- Encourage peer review & stakeholder audit
- Grade panchayats & give untied funds to the best
- Increase their powers and responsibilities in education, health, nutrition, watershed, and pastures
- MLA as block pramukh (panchayat samiti chief)

Thank you