Digital India Land Records Modernization Programme (Erstwhile NLRMP)

Presented by
D.C. Misra
Deputy Director General
National Informatics Centre
Mission Mode Project

A. Erstwhile NLRMP now rechristened Digital India Land Records Modernization programme
B. Very important MMP
C. Citizen is the key stakeholder
D. Linked to livelihood, shelter and security of common man
E. Recently converted to 100% centrally sponsored scheme
Major Components

A. Computerization of land records
   • Software Development
   • State Data Centre/ District / Sub division/ Tehsil level Data Centre/ PMU/ Connectivity / Modern record Rooms
   • Entry / Updation/ Mutation workflow
   • Cadastral Map digitization
   • Integration of textual & spatial data

B. Computerization of Registration
   • PR Workflow based Software Application
   • Documents Scanning/ Search retrieval

C. Survey/Resurvey
D. Integration of Land Records with property Registration
E. Development of core Geospatial Information System (GIS)
F. Capacity Development
G. Service Delivery
NIC’S INITIATIVES TO STRENGTHEN DILRMP

- Revamping of State specific Land Record software from existing client/Server technology to Web enabled with enhanced features i.e uniform coding, interlinking with BhuNaksha & PR, web services, DSC, ePayment gateway, SMS alerts, Disaster Recovery etc.
- Attempting a Common Generic web enabled Property Registration Software
- Development of web enabled BhuNaksha Ver 3.0 (cadastral Map management software)
- Establishing their linkages to facilitate better record management and service delivery
**Present Status**

- Computerization of Land Records- 30 States/UTs
- Computerization of Property Registration-25 States/UTs
- Stoppage of handwritten copy of Record of Rights (ROR)-19 States/UTs
- Interlinking of Land Records and Property Registration-11 States/UTs
- Availability of ROR on the Website-22 States/UTs
- Digitally signed copy of ROR-7 States/UTs
- Linkage with Adhaar – 5 States/UTs
- Bhunaksha customization done-15 States/UTs
- NLRMP MIS has been developed
- Capacity Building – 19 States

[Detailed Status]
Computerization of Land Records
## List of State LR Websites

<table>
<thead>
<tr>
<th>Website</th>
<th>State</th>
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<tr>
<td><a href="http://jami.tripura.gov.in">http://jami.tripura.gov.in</a></td>
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<td><a href="http://bhulekh.up.nic.in">http://bhulekh.up.nic.in</a></td>
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<td><a href="http://www.landrecords.mp.gov.in">http://www.landrecords.mp.gov.in</a></td>
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<td><a href="http://cg.nic.in/cg/lrc/">http://cg.nic.in/cg/lrc/</a></td>
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Computerization of Property Registration
BhuNaksha Implementation
Integration of LR & PR
RoR on Web
POSSIBLE INNOVATIONS/PRACTICES

1. Bhu-ID for unique identification of land parcels
2. Use of Aadhaar
3. Person-Parcel-Pixel linkage
Unique Bhu(Parcell)ID
NEED FOR BHU-ID

- Approx 94 crore land parcels across 6.33 lakh revenue villages
- Emphasis on Conclusive Land Titling
- Assign Parcel ID to every plot to identify it uniquely and unambiguously
BHU/Parcel-ID Generation

- Can be done from Longitude/Latitude of Geo-referenced Cadastral Maps
- Parcel ID can be derived from an interior coordinate of the polygon representing a land parcel
- Steps-
  1. Trace an east-west ray, lying half-way between the northern and southern extents of the polygon (Horizontal Divider).
  2. Find the longest segment of the horizontal divider that intersects the polygon
  3. Return the point that is half-way along said segment.
H / _ _ _ P _ _ _ / _ _ _ H = Horizontal segment
  \ / \ / \ / \ P = point-on-surface
/ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ \\ <-- southern extent

<-- northern extent
BHU/Parcel- ID Generation

5. Convert the returned point to WGS84 (EPSG:4326) coordinate reference system

   Cadastral maps after aerial survey and ETS survey are in UTM projection like WGS 84 / UTM zone 45N (EPSG:32645)

6. Multiply latitude and longitude by 100000 to get rid of decimal places (upto 5 decimal places) Will preserve precision up to cm.

7. Format latitude and longitude to integer values of length 7 each.

8. Concatenate latitude the resulting in a 14 digit long latitude longitude string.
Example [Regular Plot]

**Coordinates:** 361443.4539 2772979.4581, 361442.7532772976.4187, 361440.5761 2772965.9609, 361430.8707 2772960.3579

**Projection:** WGS 84 / UTM zone 45N (EPSG:32645)

**Step 1:**
*Horizontal Segment:* 361430.6151 2772974.33415, 361443.4539 2772974.33415
*Point on Parcel:* 361437.0404 2772972.3545

**Step 2:**
*Point in WGS84 Projection:* 85.6262108 25.066113

**Step 3:**
*Lon/Lat after multiplying by 100000:* 8562621.082506611

**Step 4:**
*Lon/Lat values after formatting to string of length 7:* 8562621 2506611

**Step 5:**
*Concatenated value (Parcel ID):* 85626212506611

[Parcel ID plotted at the point from which it is derived]
Example [Irregular Plot]

Coordinates: 361518.7302 2772989.996, 361518.3921 2772990.016, 361514.599 2772990.2359, 361509.9896 2772990.4959, 361508.4888 2772990.2759, 361506.9386
2772987.5465, 361505.2235 2772984.1772, 361504.3989 2772982.4475, 361504.0938 2772982.4475, 361503.2692 2772981.8076, 361502.156 2772977.3185, 361501.3479
2772976.1688, 361501.5871 2772976.0488, 361497.9754 2772965.6509, 361495.1223 2772966.0408, 361491.9642 2772966.1808, 361484.1554 2772967.7305, 361483.2401
2772967.7305, 361482.869 2772967.4905, 361481.294 2772967.9005, 361479.7603 2772968.3104, 361468.8923 2772971.1598, 361468.48 2772971.2698, 361468.3646
2772971.2998, 361467.6142 2772971.4497, 361466.6907 2772971.6297, 361467.2679 2772976.5587, 361463.046 2772977.1286, 361443.4539 2772979.4581, 361435.4471
2772980.3579, 361436.0491 2772983.3773, 361452.9448 2772980.8778, 361455.2042 2772980.5479, 361460.8114 2772979.778, 361463.5325 2772979.3981, 361469.0984
2772978.6383, 361470.0467 2772978.4083, 361469.2963 2772972.7295, 361475.2169 2772971.4697, 361477.3113 2772971.0198, 361480.6839 2772970.34, 361485.1696
2772969.3802, 361490.1253 2772968.6803, 361497.5548 2772967.5105, 361497.7198 2772968.4604, 361498.2557 2772971.5697, 361497.4312 2772972.6295, 361497.0189
2772973.1594, 361497.7115 2772973.6293, 361498.198 2772974.1092, 361498.8082 2772974.6991, 361499.8389 2772976.6987, 361500.1523 2772977.2986, 361501.6943
2772980.158, 361501.8839 2772980.5479, 361503.5908 2772984.0572, 361505.9574 2772988.2363, 361507.5076 2772990.6658, 361508.2415 2772991.4557, 361509.6762
2772991.7656, 361511.045 2772991.6856, 361514.9701 2772991.1357, 361516.8171 2772991.1357, 361518.0458 2772991.7656, 361518.9281 2772992.4655

Projection: WGS 84 / UTM zone 45N (EPSG:32645)

Step 1: Horizontal Segment: 361435.4471 2772979.0182, 361518.9281 2772979.0182

Point on Parcel: 361456.7345 2772979.0182

Step 2: Point in WGS84 Projection: 85.6264054 25.0661759

Step 3: Lon/Lat after multiplying by 100000: 8562640.54 2506617.59

Step 4: Lon/Lat values after formating to string of length 7: 8562640 2506617

Step 5: Concatenated value (Parcel ID): 85626402506617
EMBEDDED PLOTS
Plot No: 20/1 [Inner area in figure]

Coordinates: 697395.536001811 3146585.52782046, 697419.535998189 3146585.52782046, 697419.535998189 3146565.92517954, 697395.536001811 3146565.92517954

Projection: WGS 84 / UTM zone 45N (EPSG:32645)

Step 1:
Horizontal Bisector: 697395.5360 3146575.7265, 697419.5359 3146575.7265
Point on Parcel: 697407.5360 3146575.7265

Step 2:
Point in WGS84 Projection: 89.0155991 28.4307670

Step 3:
Lon/Lat after multiplying by 100000: 8901559.91 2843076.70

Step 4:
Lon/Lat values after formatting to string of length 7: 8901559 2843076

Step 5:
Concatenated value (Parcel ID): 89015592843076

Plot No 20/2 [Outer Area]

Coordinates WKT Representation:
POLYGON (((697382.536 3146550.7265, 697382.536 3146600.7265, 697432.536 3146600.7265, 697432.536 3146550.7265, 697382.536 3146550.7265), (697395.536001811 3146585.52782046, 697395.536001811 3146565.92517954, 697419.535998189 3146565.92517954, 697419.535998189 3146585.52782046, 697395.536001811 3146585.52782046)))

Projection: WGS 84 / UTM zone 45N (EPSG:32645)

Step 1:
Horizontal Bisector: 697382.536 3146575.7265, 697432.536 3146575.7265
Point on Parcel: 697389.0360 3146575.7265

Step 2:
Point in WGS84 Projection: 89.0154103 28.4307698

Step 3:
Lon/Lat after multiplying by 100000: 8901540.03 2843076.98

Step 4:
Lon/Lat values after formatting to string of length 7: 8901541 2843076

Step 5:
Concatenated value (Parcel ID): 89015412843076
CIRCULAR PARCEL.

1. In GIS terminology circles are considered as a polygon.
2. Many adjacent vertices along the perimeter of the circle.

1. In such polygons also horizontal line segment and interior points can be extracted as in the examples given above.
USE OF AADHAAR PERSON-PARCEL-PIXEL LINKAGE
BHUNAKSHA
INDIAN CADASTRAL MAPPING SOLUTION

Bhunaksha is a cadastral mapping software developed by NIC

Features

- Developed using Free and Open source software.
- Platform independent
- Web, Desktop and Mobile Application
- Facilitates Dividing plot maps, Printing, Merging and more..
- Can take input from multiple sources: Shape file, ArcInfo files, Survey Data, FMB Ladder Data...
- Supports Geo-Referencing legacy maps
BHUNAKSHA 3.0 (INDIAN CADAstral Map Management Tool)
Person Parcel Pixel Linking

Geo-referenced cadastral maps interlinked with Aadhar updated ROR data facilitates person parcel pixel linkage through bhunaksha

District - Krishna, Mandal- Vijaywada Rural & Village - Nunna
USE OF AADHAAR
PERSON-PARCEL-PIXEL LINKAGE
Jind Pilot Project – Haryana
AADHAR AUTHENTICATION
AADHAR BASED REGISTRATION: FIRST PARTY DETAILS
SECOND PARTY DETAILS:
**Witness Details:**

![Image of Witness Details]

### District: जंद

**Registration No.: 314**

**Registration Year:** 2015-2016

**Book No.: 3**

**Deed:** WILL

**Sub-Deed:** WILL [01]

**Village/City:** जंद [0001]

#### Property Details

#### Fee Details

#### Witnesses

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<tr>
<th>Name</th>
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[Save]
Aadhar Authentication of Parties and Witnesses

[Image of Aadhar authentication software interface with a screen showing successful Aadhar authentication]
प्रलेख
(ENDORSEMENT REPORT)

शंभू का नाम WILL
पहलो/वर्ग-पहली विभ. पांच/शंभू नीन्द

राशि जिस पर स्पन्दन डूबू तरह 1,500,000.00 रुपये
रखिकायन कोड की राशि 200.00 रुपये

Drafted By: सुदूर वर्मा
Service Charge: 200 रुपये

यह प्रलेख आज वित्त 14/10/2015 दिन 6:22:00प.म. पर सी/ऑफिसी/सुलगरी शलाय
पुज/पुजी/पति श्री/ऑफिसी/सुलगरी को किया गया। यह प्रलेख निर्माण के द्वारा पुस्तक का गया।

हस्ताक्षर अनुसुधकार

श्री कृष्ण

उपरोक्त कारणों से हम इस प्रलेख के गया को सुनिश्चित कर दिया है। यह प्रलेख श्री/ऑफिसी/सुलगरी द्वारा पुज/पुजी/पति को किया गया। निर्माण श्री/ऑफिसी/सुलगरी मुख्य
पुज/पुजी/पति श्री/ऑफिसी/सुलगरी के कारण निर्माण जोड़ा ने को है।

लाखों के 1 को हम विन्दुदार/अन्विन्परण के रूप में जाना है यह प्रलेख लाखों के 2 को पहुँचना करता है।

पीरिक 14/10/2015
Benefits of the System

- **Benefits to Govt.**
  - Land Reforms: Benami, illegal registration, impersonation will be avoided
  - Fraud BPL etc may be identified in future
  - Banks can be integrated for loan against land
  - Data mining can be done on the basis of Aadhar database parameters for policy making
  - Requirement of witnesses can be exempted for Aadhar authenticated registration

- **Benefits to Public:**
  - Aadhar based biometric authentication ensures that only true owner will be able to make transactions on the land holding
  - Generally Public don’t know the Khasra and Khewat numbers of their land, this system will facilitate them for sms/web based information availability registered with their Aadhar number.
  - Except Aadhar number, no separate Proof of Address (PoA) & Proof of Identity (PoI) is required by the parties to establish their identity and authenticity
The pictorial workflow of integrated property registration, jamabandi, mutations, cadastral maps and RoR e-Service delivery is depicted below in Figure.
The National Land Records Modernization Programme (NLRMP) is launched by the Government of India in August 2008, aimed at modernizing the management of land records, minimize scope of land property disputes, enhance transparency in the land records maintenance system, and facilitate moving eventually towards guaranteed conclusive titles to immovable properties in the country. The major components of the programme are computerization of all land records including mutations, digitization of maps and integration of textual and spatial data, survey/re-survey and updation of all survey and settlement records including creation of original cadastral records wherever necessary, computerization of registration and its integration with the land records maintenance system, development of core Geospatial Information System (GIS) and capacity building.

The main objective of the NLRMP is to develop a modern, comprehensive and transparent land records management system in the country with the aim to implement the conclusive land-tiling system with title guarantee, which will be based on four basic principles, i.e., (i) a single window to handle land records including the maintenance and updating of textual records, maps, survey and settlement operations and registration of immovable property, (ii) the —mirror— principle, which refers to the fact that cadastral records mirror the ground reality, (iii) the —curtain— principle which indicates that the record of title is a true depiction of the ownership status, mutation is automated and automatic following registration and the reference to past records is not necessary, and (iv) title insurance, which guarantees the title for its correctness and indemnifies the title holder against loss arising on account of any defect therein.
**Fund distribution modules**

1. DoLR Proposal submission
2. DoLR Fund Release
3. State received Fund
4. Is there Tehsil/SRO component?
   - Yes: Fund distribute Tehsil/SRO
     - SRO Expenditure
     - Consolidation/reports
   - No: State/District expenditure
     - Tehsil Expenditure

- Fund distribution
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**Total** | 30 | 18 | 4 | 12 | 10 | 1 | 7

WB has entered all components (7) followed by HR (6), Sik(5) & Bih, Goa, HP, MP, MH, TR, UK (4)
NOTIFICATION ON ACCEPTANCE OF CONSENT BASED ADHAAR AUTHENTICATION

F. No. 27012/8/2015-LRD,
Government of India
Ministry of Rural Development
Department of Land Resources
(Land Reforms Division)

To,

Principal Secretary- In-charge Registration Department,
All States/Administrators- all UTs

Subject: Acceptance of consent based Aadhaar authentication services offered by UIDAI as a valid method of collecting the information mentioned in section 32-A of the Registration Act, 1908.

Sir,

With reference to the meetings held under the Chairmanship of Secretary, Department of Land Resources on 04th November, 2015 and 17th November, 2015, the Department of Land Resources would like to thank all the attendees for their presence and valuable inputs on the use of consent-based Aadhaar authentication services to facilitate the identification process under the Registration Act, 1908.

As was evident from the discussion and pilot programmes underway, the adoption of these services brings with it fivefold advantages: (a) over 93 crore Aadhaar numbers have been generated in the country so far and it is one of the easiest forms of proof of identity available to executants; (b) consent based Aadhaar authentication services provide a cost-effective and fully-auditable method of fulfilling the requirements under section 32-A of the Registration Act, 1908, (c) it eliminates the inconvenience to the potential registrant of dipping his fingers in ink to provide ink based fingerprints on hardcopy which are also far more difficult to verify (d) in a consent-based Aadhaar authentication, the government itself acts as a witness to identify the registrant, thereby doing away with the need for additional witnesses; (e) the use of this service in the future can enable the introduction of digitally signed documents which may be stored securely in digital lockers.
In this context, State Governments/Inspector General of Registration in the States may examine the option of modifying the procedure followed by them for registration of documents, to incorporate the consent-based Aadhaar authentication services of the UIDAI while collecting fingerprints and photographs under section 32-A of the Registration Act, 1908. A copy of the Model draft rules in this regard are attached herewith, which could be considered and adopted with such modification as required and adopted in accordance with the Registration Act, 1908 as amended from time to time in its application to States/UTs.

Encl: As above

Copy for information and necessary action to-
(1) Inspector General of Registration, all States/UTs,
(2) Director General, NIC, A Block, CGO Complex, Lodhi Road, New Delhi 110003
(3) Director General, UIDAI, 9th Floor, Tower-1, Jeevan Bharti Building, Cannaught Circus, New Delhi 110001

(H S Meena)
Joint Secretary
Telefax 011-23062351
ROAD AHEAD

- Upgrade to Web Based technology
- Common Generic SW for Property Registration
- Linkages with property Registration system
- Cloud Infrastructure
- Gender disaggregation of data
- Linkage with Land acquisition, Banks, Agriculture, Judiciary
- Linking with Aadhaar,
- Multi Tenancy,
- UNICODE Compliance,
- SMS/email notifications
- Support of Open APIs
- Porting of legacy data without disrupting the ongoing operations.
Thank You!
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<tr>
<th>S. No.</th>
<th>Activity</th>
<th>States/UTs who have completed the Activity</th>
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<td>1.</td>
<td>Computerization of Property Registration (25 States/UTs)</td>
<td>Andhra Pradesh, Assam, Bihar, Gujarat, Goa, Haryana, Himachal Pradesh, Jharkhand, Karnataka, Kerala, Maharashtra, Odisha, Punjab, Rajasthan, Sikkim, Tamil Nadu, Telangana, Tripura, Uttar Pradesh, Uttarakhand, West Bengal, Chandigarh, Dadra Nagar Haveli, Delhi and Puducherry, Daman and Diu</td>
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<td>2.</td>
<td>Integration of Land Records and Property Registration (11 States/UTs)</td>
<td>Andhra Pradesh, Gujarat, Haryana, Himachal Pradesh, Karnataka, Maharashtra, Odisha, Tripura, Telangana and Puducherry (Partial), West Bengal (Partial)</td>
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<td>3.</td>
<td>Computerization of Land Records (30 States/UTs)</td>
<td>Andhra Pradesh, Chhattisgarh, Gujarat, Goa, Haryana, Himachal Pradesh, Karnataka, Madhya Pradesh, Maharashtra, Odisha, Punjab, Rajasthan, Sikkim, Telangana, Tamil Nadu, Tripura, Uttar Pradesh, Uttarakhand, Dadra &amp; Nagar Haveli, Daman &amp; Diu, Puducherry, Bihar, Jharkhand, Kerala, Assam, Manipur (Partial) and West Bengal (Partial), A &amp; N, Mizoram, Delhi</td>
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<td>4.</td>
<td><strong>Stoppage of manual issue of Record of Rights (RORs)</strong> (19 States/UTs)</td>
<td>Chhattisgarh, Gujarat, Goa, Haryana, Karnataka, Madhya Pradesh, Maharashtra, Andhra Pradesh, Odisha, Punjab, Sikkim, Tamil Nadu, Telangana, Tripura, Uttar Pradesh, Uttarakhand, West Bengal (partial), Chandigarh and Puducherry</td>
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<td>5.</td>
<td><strong>RORs on the Web</strong> (22 States/UTs)</td>
<td>Andhra Pradesh, Chhattisgarh, Gujarat, Goa, Haryana, Himachal Pradesh, Karnataka, Madhya Pradesh, Maharashtra, Odisha, Punjab, Rajasthan, Tamil Nadu, Telangana, Tripura, Uttar Pradesh, Uttarakhand, Dadra Nagar Haveli and Puducherry, West Bengal, Bihar, Jharkhand</td>
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<td>6.</td>
<td><strong>Bhu-naksha customization done</strong> (15 States/UTs)</td>
<td>Assam, Bihar, Chhattisgarh, Haryana, Himachal Pradesh, Jharkhand, Madhya Pradesh, Maharashtra, Nagaland, Odisha, Rajasthan, Sikkim, Tripura, Uttar Pradesh, Mizoram</td>
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<td>7.</td>
<td><strong>Digitally Signed RORs</strong> (7 States/UTs)</td>
<td>Goa, Karnataka, Andhra Pradesh, Telangana, Uttar Pradesh, Tripura, Rajasthan</td>
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<td>Integration of Bhunaksha with ROR and as a service to the public on the website (7 States/UTs)</td>
<td>Madhya Pradesh, Chhattisgarh, Tripura, Odisha, Uttar Pradesh, Jharkhand, Himachal Pradesh</td>
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<td>10.</td>
<td>Capacity building (16 States/UTs)</td>
<td>Gujarat, Sikkim, West Bengal, Puducherry (UT), Uttarakhand, Odisha, Haryana, Himachal Pradesh, Maharashtra, Tripura, Arunachal Pradesh, Rajasthan, Nagaland, Mizoram, Andaman &amp; Nicobar, Lakshadweep</td>
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<td>11.</td>
<td>Project yet to start (9 States/UTs)</td>
<td>Lakshadweep, Chandigarh, Meghalaya, Nagaland, Arunachal Pradesh, Jammu &amp; Kashmir</td>
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