

Rebooting Land Administration in India:

A Leap beyond Legacy

Presented by:

B. K. Agarwal

India Land and Development
Conference 2025

Ahmedabad



LAND ADMINISTRATION SUBSYSTEMS

Deed Registration

- ❖ Identification of parties
- ❖ Confirmation of execution
- ❖ Certificate of Registration
- ❖ Keeping a copy in records
- ❖ Legal validity of transaction not examined
- ❖ Records not arranged as per parcel number

Record of Rights (Cadastral)

- ❖ Cadastral Maps for whole country
- ❖ Parcel-wise record of ownership
- ❖ Quasi-judicial process for updating records and dispute resolution
- ❖ Records are presumed to be true.
- ❖ Complex title disputes are resolved by civil courts.

WHERE ARE WE NOW ?

- Cumbersome process for registration and mutation
- Search of multiple records required to ascertain title
- Land disputes are major cause of civil litigation
- Large pendency of disputes before revenue officers.
- No Record of Rights in most urban areas
- Underutilized power of digitization

WHAT IS THE DESTINATION ?

- Reliable records of rights and transactions in land
- Easy access to information on rights in land
- Simple Process to register transactions and mutations
- Easy transfer of land as an economic asset
- Minimal litigation and quick resolution
- Easy availability of land-related services to the people.

LEAP BEYOND LEGACY

What can we do ?



REGISTRATION OF EVERY PROPERTY TRANSACTION

- All land transactions to be written and registered
- Remove all exemptions from registration
- Registration of Equitable Mortgages
- Registration of contract for sale
- Registration of pending litigation
- Registration of wills

INTEGRATION OF REGISTRATION AND RECORD OF RIGHTS

- Description of Property strictly as per record of rights
- Only owner(s) appearing in record of rights can transfer
- Pre-registration partition in case of sale of part of property
- Automatic Mutation after registration of deed

DISPUTE RESOLUTION

- No multiple duties to Land Revenue officials
- Remove multiple appeals, reviews, revisions from law
- Computerization of court work management
- Online Dispute Resolution
- Alternative Dispute Resolution Mechanism

RECORD OF RIGHTS IN URBAN AREAS

- Creation of record of rights for urban areas
- Incremental approach to create record of rights
- Responsibility of records to Municipal Body
- Integration of property tax and town planning with ROR

LAND RELATED SERVICES

- Easy Access to land data for land owners-Land Account
- Access to land data to private and public agencies
- Electronic Conveyancing
- Involve private sector in providing services to people



THANKS

B. K. AGARWAL



bk-agarwal.com



<https://www.linkedin.com/in/bkagarwal/>



brijkumaragarwal@gmail.com