

The NCAER Land Records and Services Index 2021

N-LRSI 2021

National Council of Applied Economic Research

Report 20210301	March 2021
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The NCAER Land Policy Initiative N-LRSI 2021

Major Findings

March 4, 2021



NCAER - Land Records and Services Index

N-LRSI gauges:

1. Digitisation of textual/spatial records and registration process
2. Ease of procuring land record copies
3. Quality of land records

N-LRSI 2020-21 enables comparison with findings of N-LRSI 2019-20 by using the same components and weights in scoring

N-LRSI Composition

TEXTUAL RECORD

- a. Digitisation of RoRs
- b. Availability of legally useable copies of RoRs



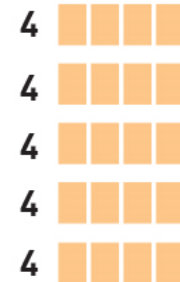
SPATIAL RECORD

- a. Digitisation of CMs
- b. Availability of legally useable copies of CMs



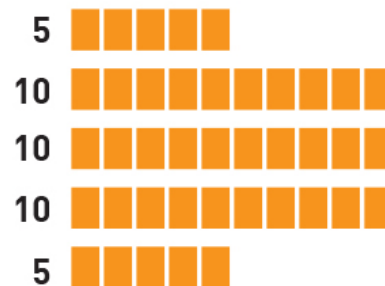
REGISTRATION

- a. Public Entry of Data
- b. Circle Rates
- c. Payment of Stamp Duty/Registration Fee
- d. Verification of Document by SRO
- e. Delivery of Registered Document



QUALITY OF LAND RECORDS

- a. Updating Ownership
- b. Joint Ownership
- c. Land Use
- d. Land Area/Extent
- e. Encumbrances



Maximum Points	100
Textual Record	20
Spatial Record	20
Registration	20
Quality of Records	40

Methodology & Sample Size

**COMPONENT 1:
EXTENT OF DIGITISATION
OF ROR, CM, CR**

**COMPONENT 2:
QUALITY OF LAND RECORD
AND SERVICES**

Samples checked in N-LRSI 2020-21

Parameters	States	Sample Plots
ROR	27	9,683
CM	17	11,552
CR	26	12,258*
Ownership	27	12,315
Land use	15	5,324
Land extent	11	3,605

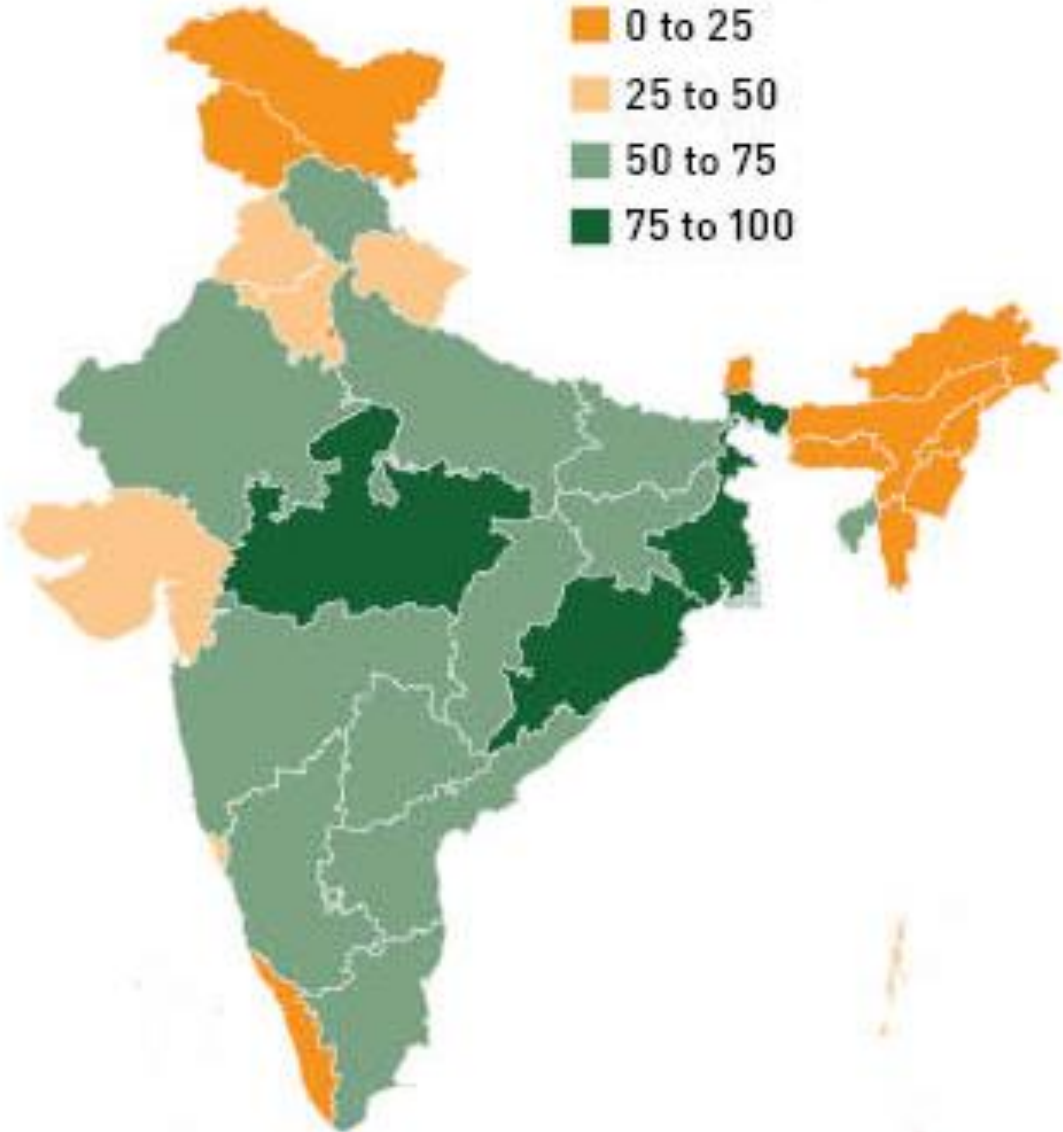
- Sample villages

- Table gives number of States/UTs test checked through samples for above parameters (64 points out of 100).
- Balance 36 points was ascertained from KCs and Desk Research

* ROR- Record of Rights; CM- Cadastral Maps; CR- Circle rates

N-LRSI Scores 2020-21

(out of 100)

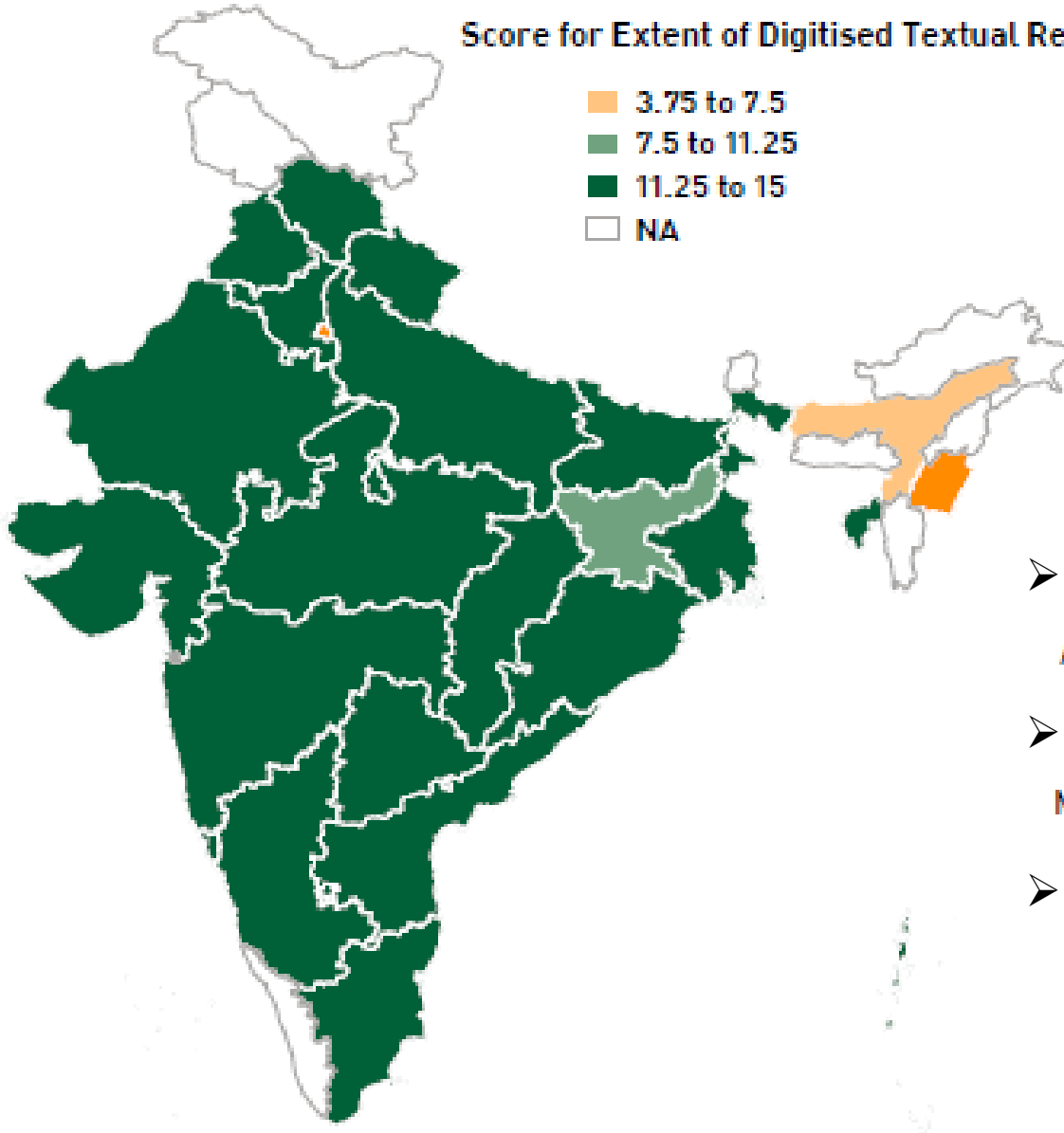
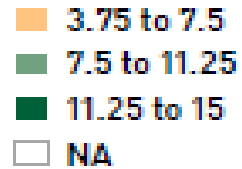


- All India mean score- 45.1 up from 38.7 (GR= 16.6%)
- 28 States/UTs have improved (out of 32); 2 have retained their scores; 2 shows marginal decline
- Top Performers: MP, WB, Odisha, Maharashtra, TN
- Most improved States/ UTs: Bihar, Karnataka, Tripura, WB, A.P, HP and Kerala

Digitization of Record of Rights

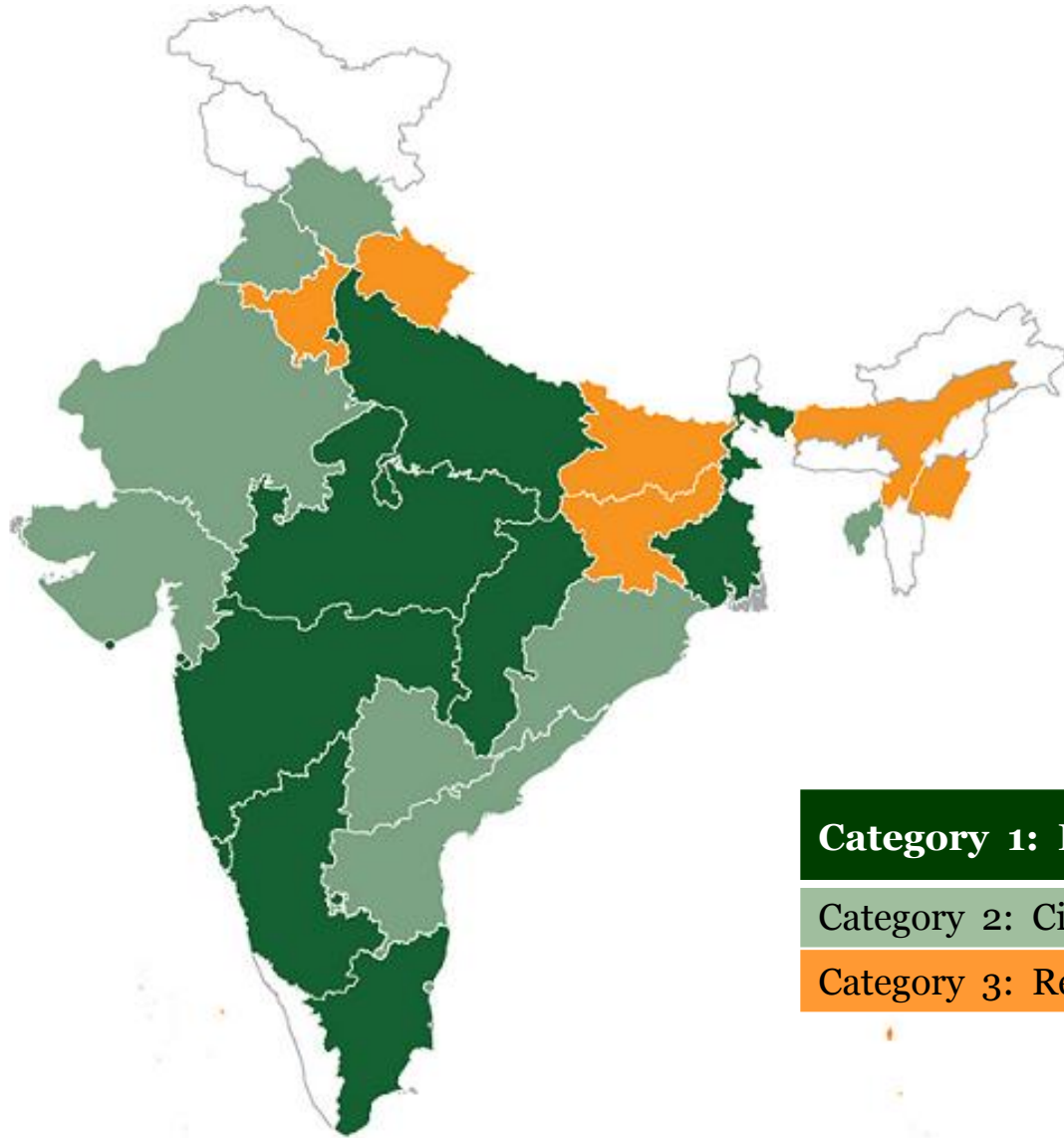
ROR Digitisation Scores 2020-21

Score for Extent of Digitised Textual Records (out of 15)



- Top scoring states are Odisha, Tripura, TN, WB, Goa, Bihar
- Bihar, West Bengal and Tripura showed maximum improvement.
- 22 States/UTs improved or retained their position; 5 States/UTs report decline

Availability of Legally Usable Copies of ROR 2020-21



- WB shifted from category to 3 to 1;
- Odisha from category 3 to 2

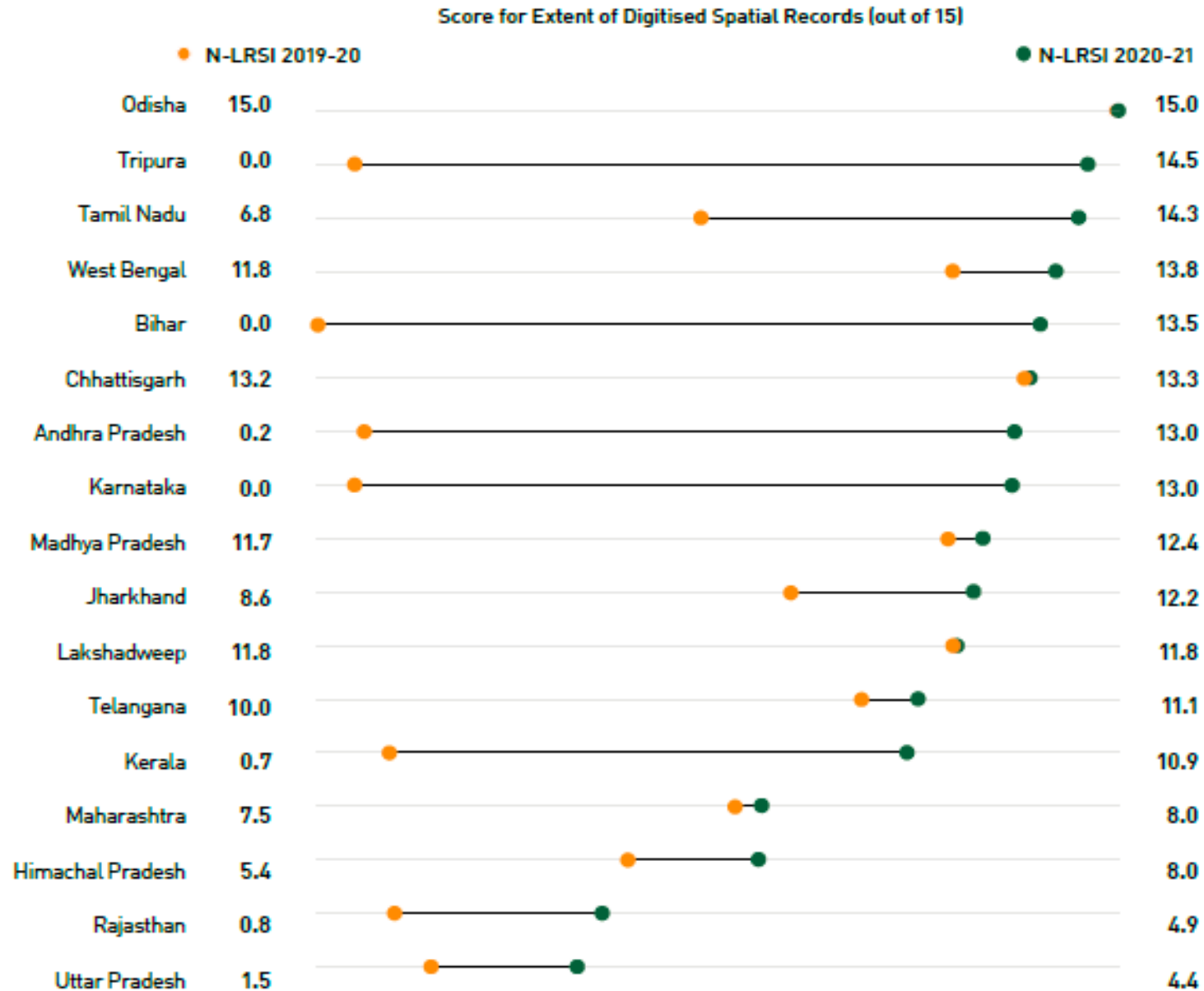
Category 1: Digitally Signed from their website (10)

Category 2: Citizen Service Centres (9)

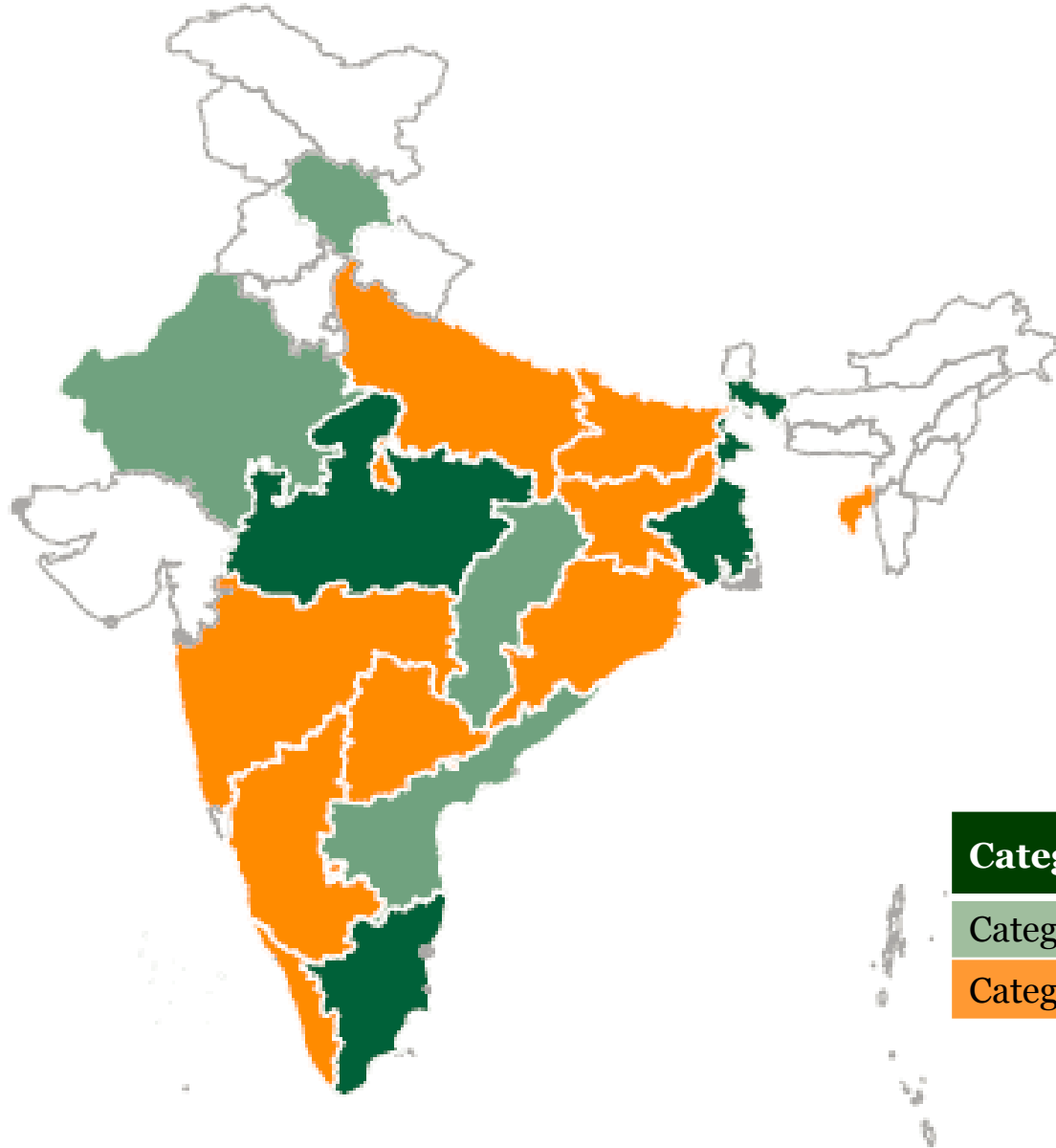
Category 3: Relevant Departments (8)

Digitization of Cadastral Maps

Changes in CM Digitisation Scores: 2020-21 over 2019-20



Availability of Legally Usable Copies of CMs 2020-21



- WB shifted from category to 3 to 1;
- HP shifted from category 3 to 2

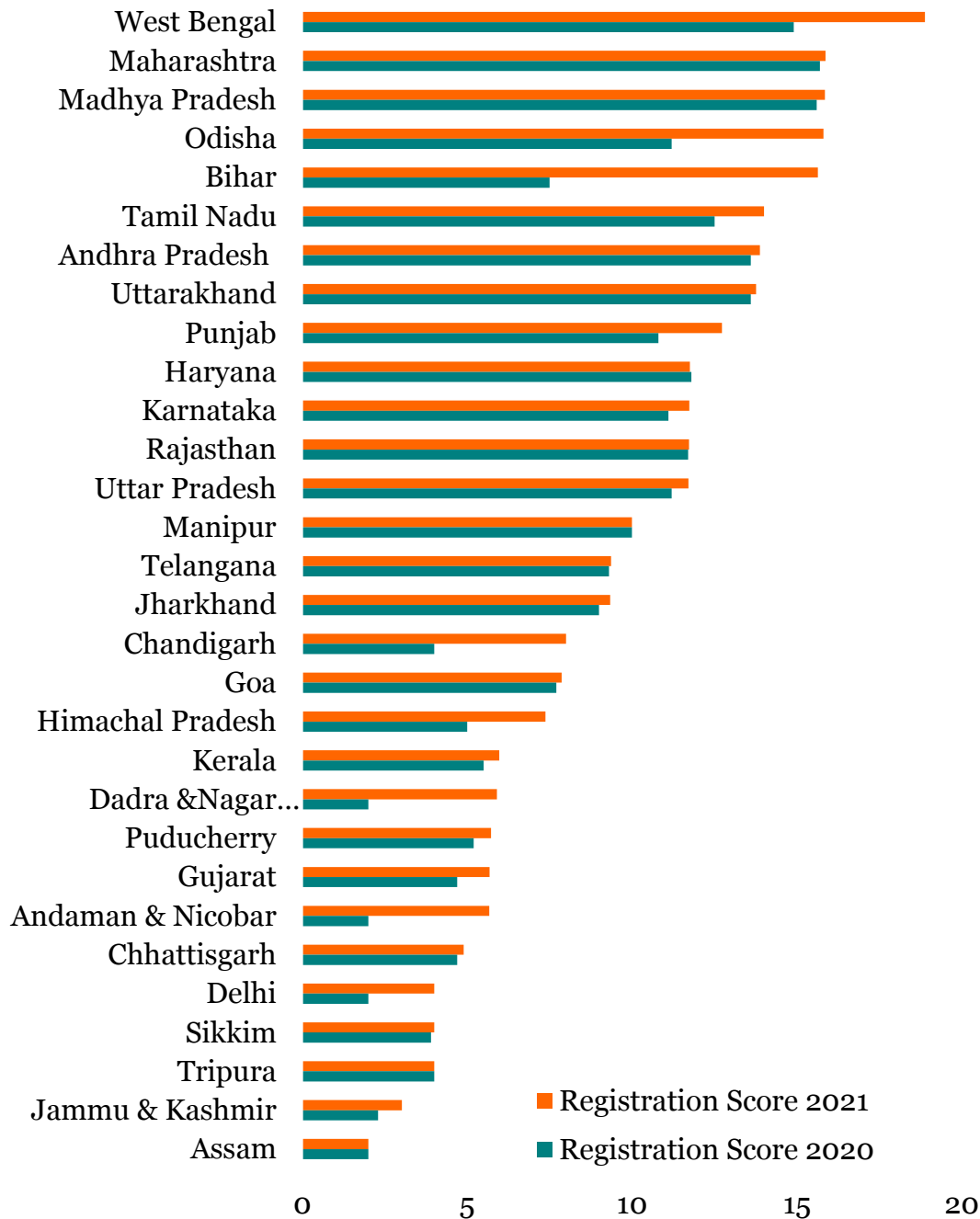
Category 1: Digitally Signed from their website (4)

Category 2: Citizen Service Centres (4)

Category 3: Relevant Departments (9)

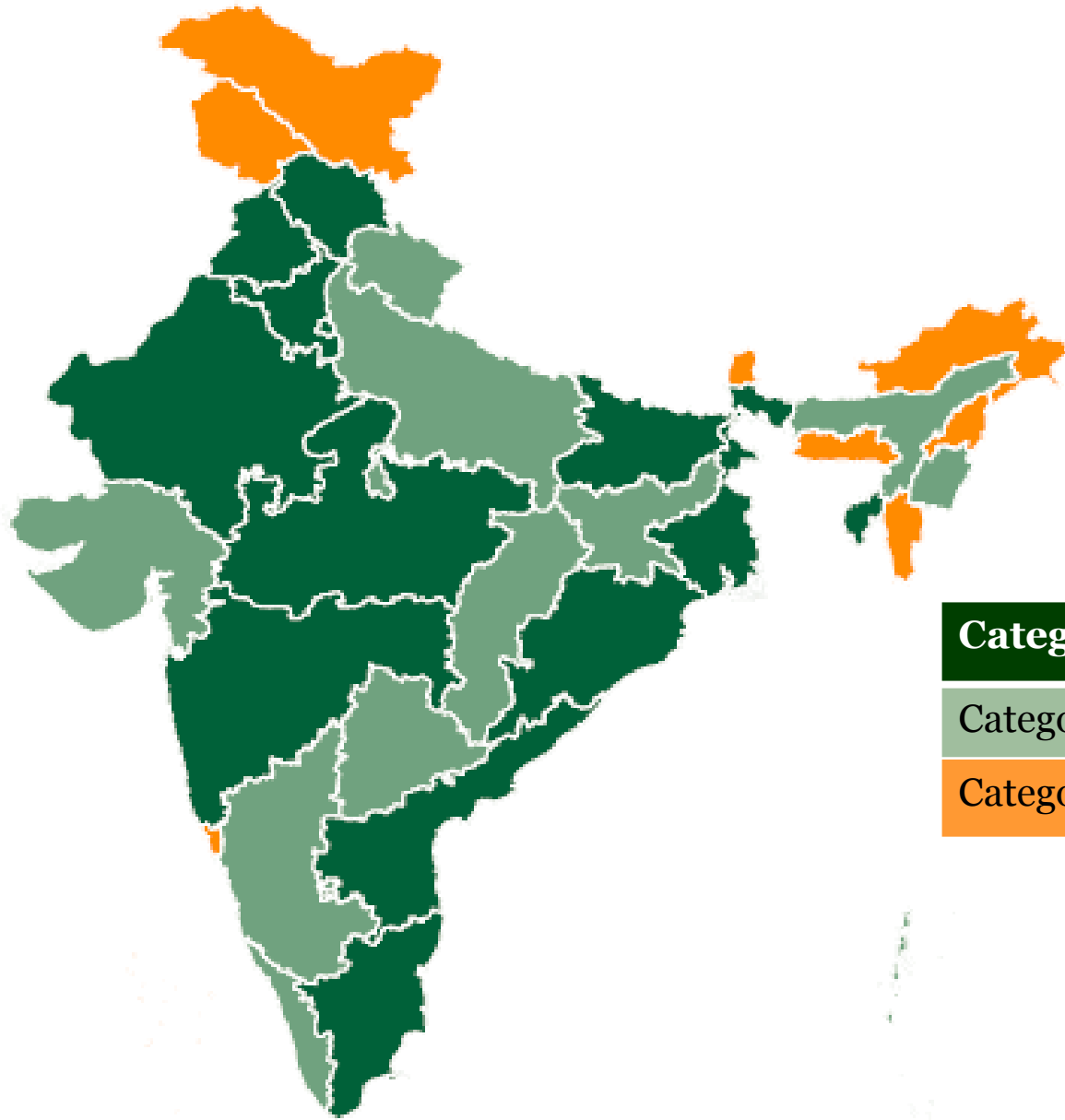
Digitization of Registration

Registration Process Digitisation Scores: Change: 2020-21 over 2019-20



- All India mean score increased by 17.1%: from mean of 8 points in 2020 to 9.5 in 2020-21.
- 25 States/UTs (out of 30) have improved their position
- Another 5 States/UTs have retained their position

Registration- Modes of Payment 2020-21



➤ Bihar, Punjab, HP and Delhi upgraded to category 1 in 2020-21

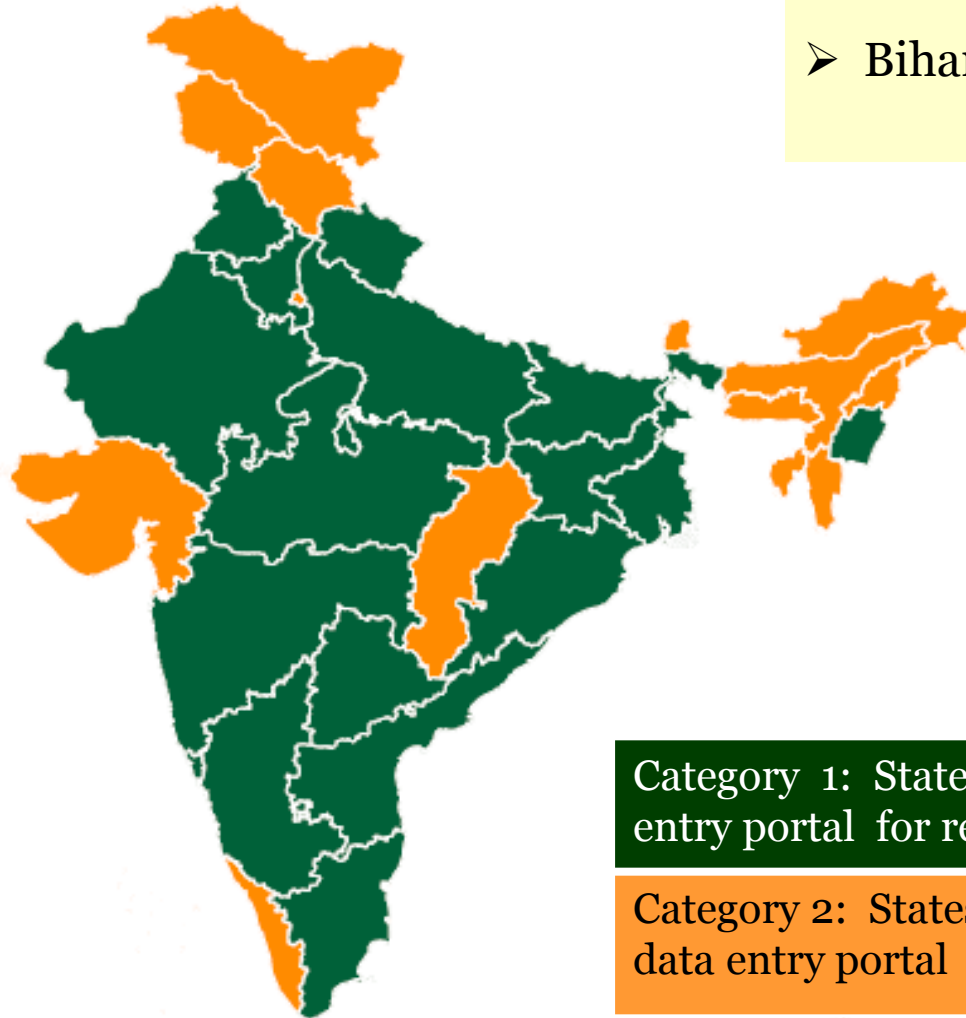
Category 1: Online Payment (13)

Category 2: E-stamping facility (14)

Category 3: Paper Stamps (9)

Registration Software Adoption: 2020-21

Data entry Portal for Registration

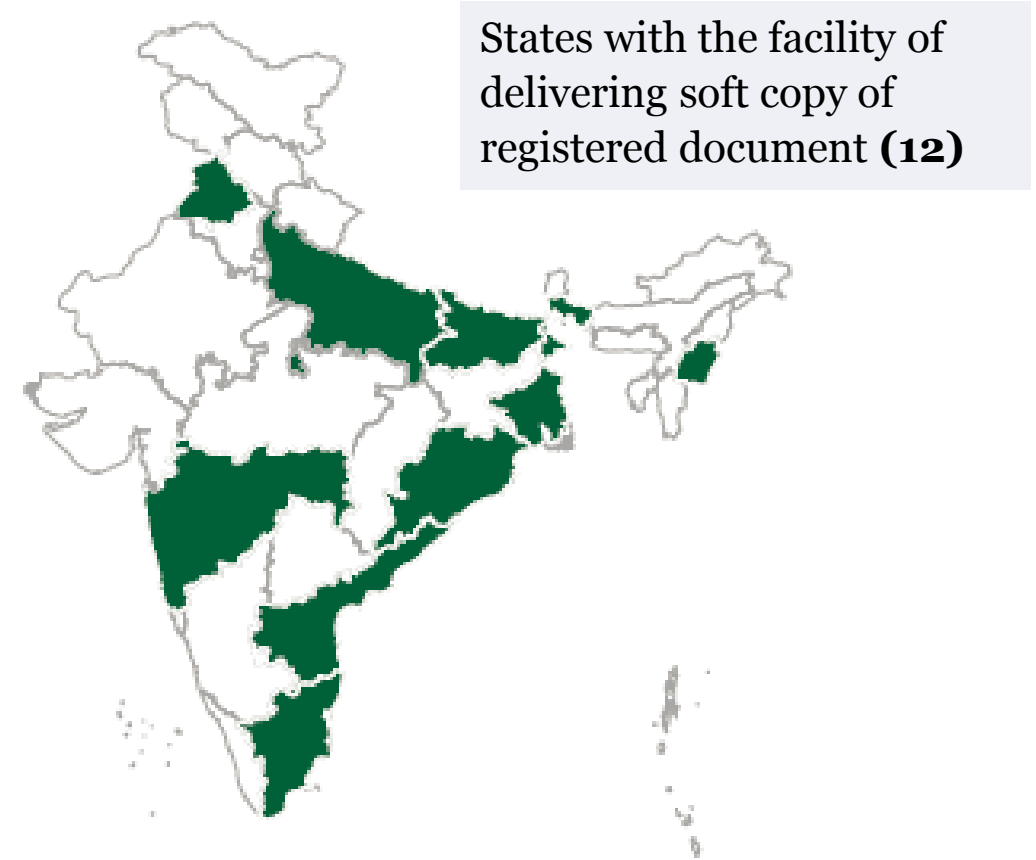
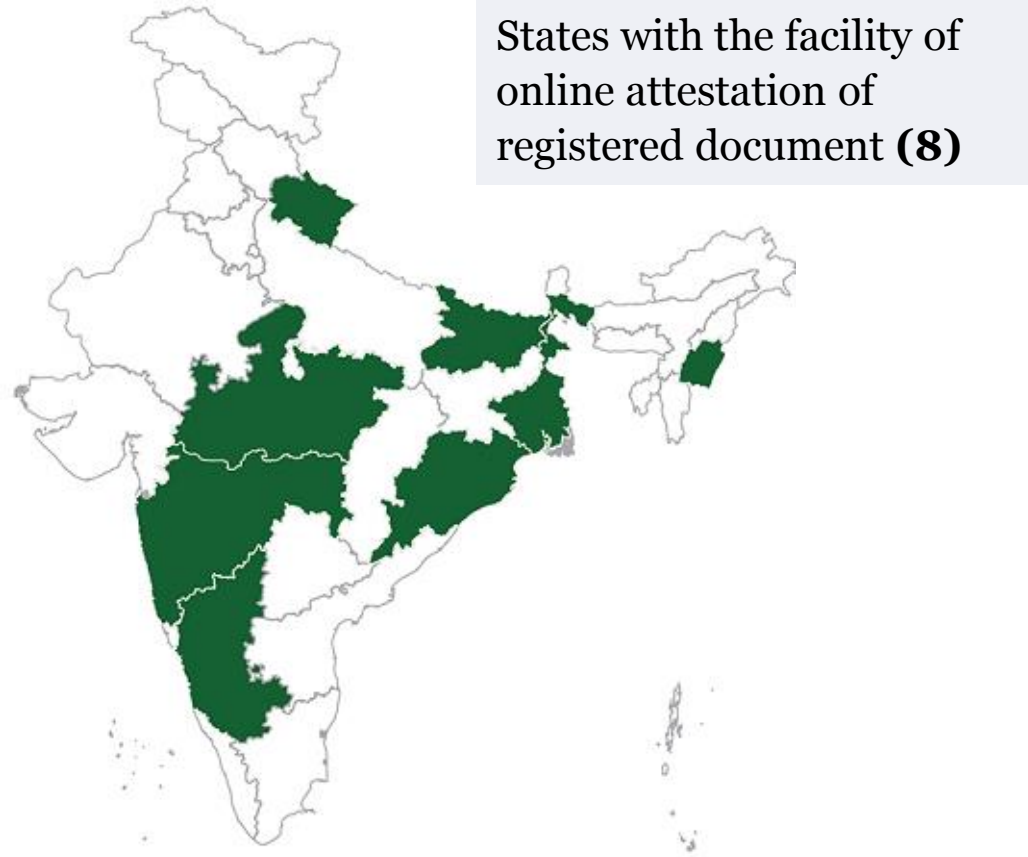


➤ Bihar and Odisha upgraded to Category 1 in 2020-21

Category 1: States/UTs with provision of public data entry portal for registration (17)

Category 2: States /UTs without provision of public data entry portal for registration (19)

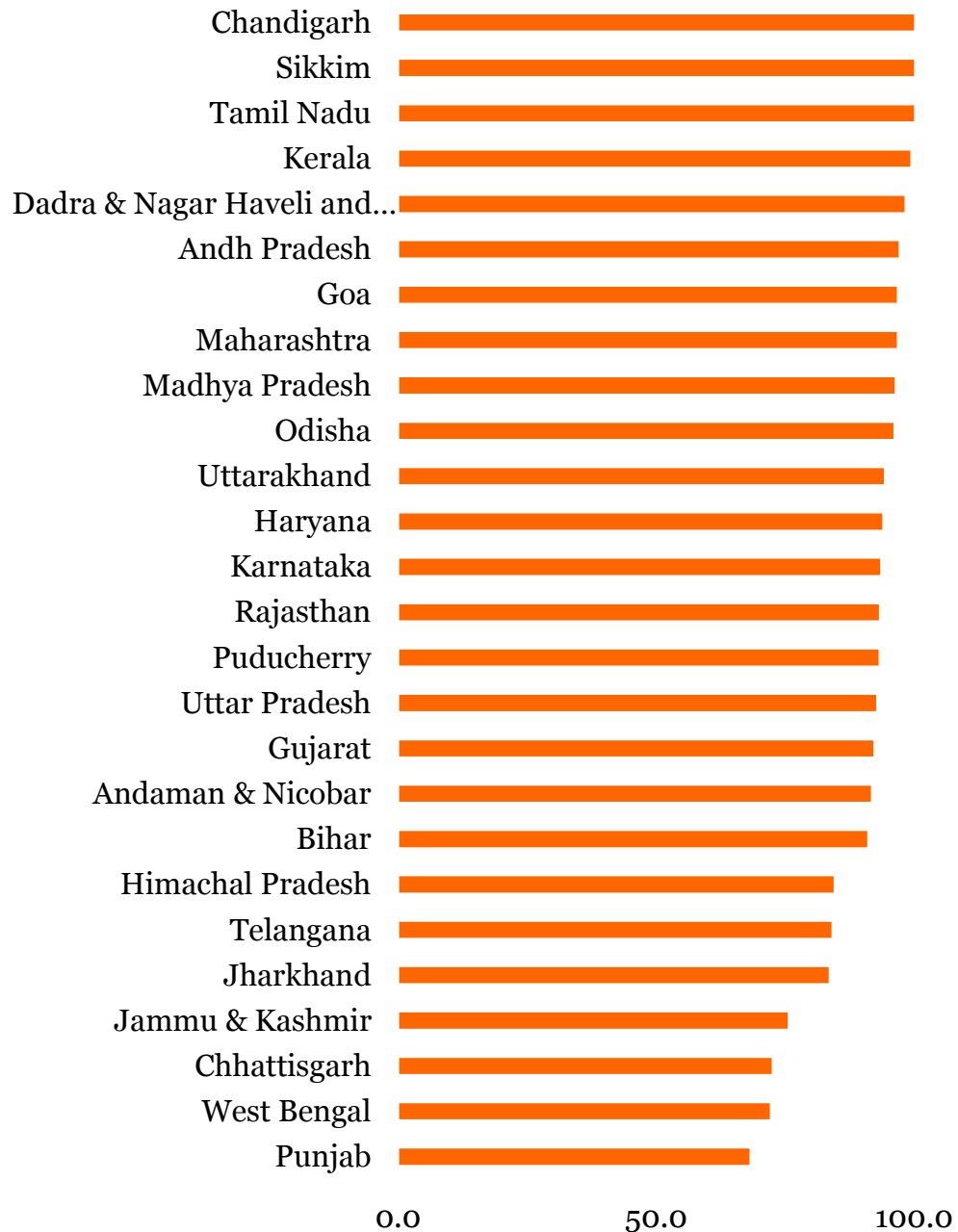
Registration Software Adoption: 2020-21



- West Bengal first state making compulsory provision for document to be digitally signed & delivered
- Bihar have added optional provision of online delivery of registered document

Circle Rates Availability Online

2020-21



- Test checks conducted – 26 States/UTs (Chandigarh, A&NI, DNH & DD added in 2020-21)
- Average availability of rates on the websites in 2021- 90%, up from 77.7% in 2019-20
- 25 States/UTs report have improved or retained their or position

Quality of Land Records

Measured by proxy indicators of:

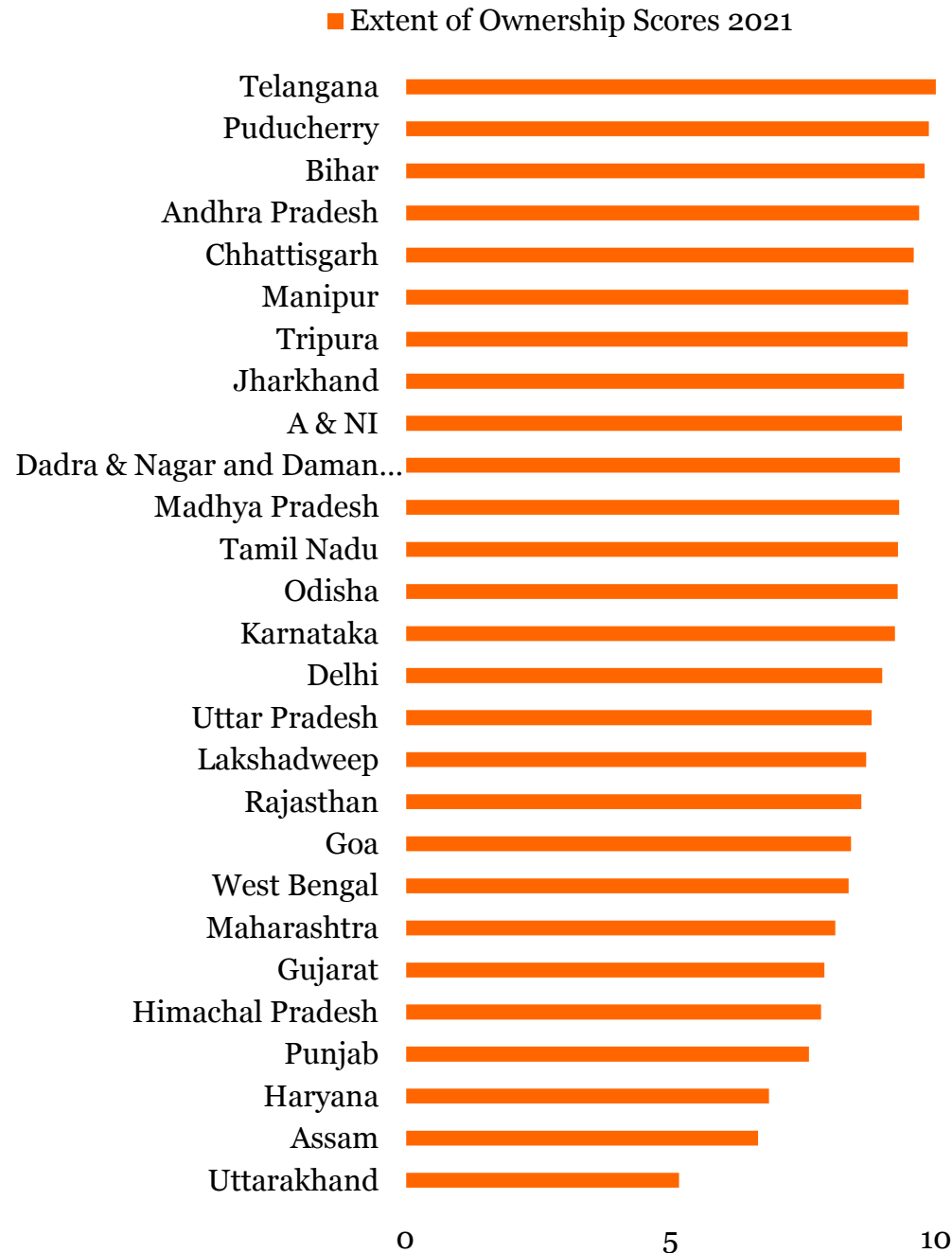
- ✓ **Updating ownership**
- ✓ **Extent of joint ownership**
- ✓ **Land use**
- ✓ **Land area**
- ✓ **Encumbrances**

Updating Ownership: 2020-21 over 2019-20

Integration: Registration and Land Records	No. of States/ UTs 2020-21	No. of States/ UTs 2019-20
States with no linkage between RoR and registration (nil)	12	13
States where SROs can only view RoRs online (1.25)	3	5
States where SROs send SMS/e-mail to revenue office (2.5)	11	11
States where an automatic note is generated in the RoR (3.75)	10*	7
States with mutation attested on the same day (5)	0	0
Total	36	36

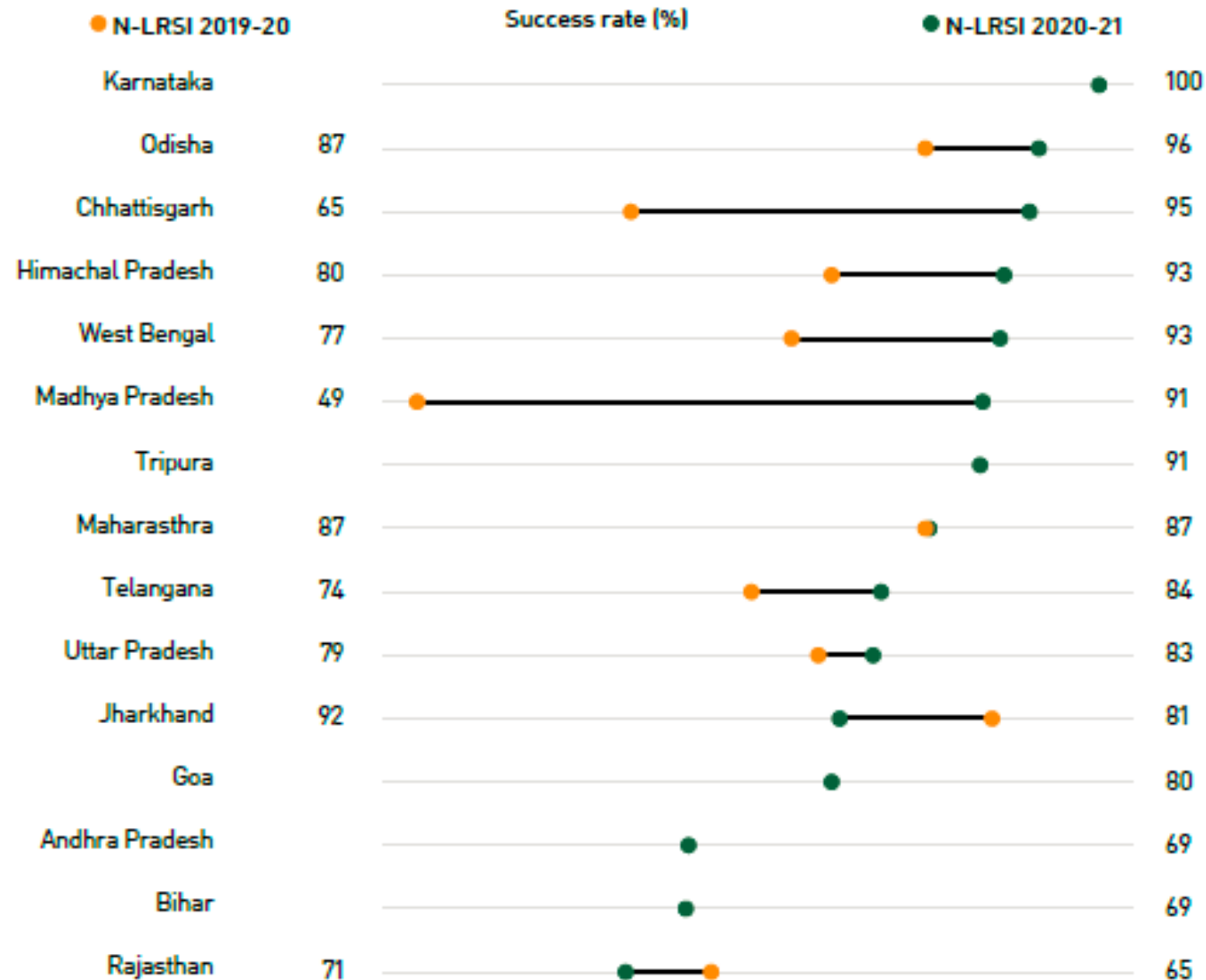
*Bihar, Odisha and Sikkim added

Scores for Joint Ownership: 2020-21



- Test checks conducted - 27 States/UTs
- All India mean score 2020-21 (8.7) – marginally improved over 2019-20 (<2%)
- 17 States/UTs improved or retained their position
- 10 States/UTs reported marginal decline





















Changes in Scores for Land Use (2021 over 2020)



Out of 10 scores

- Test checks conducted in 15 States (10 in 2019-20)
- Additions in 2020-21: AP, Bihar, Karnataka, Goa, and Tripura.
- The average land use consistency increased to 87.9 per cent in 2020-21 compared to 76 per cent in N-LRSI 2019-20.

Changes in Scores for Land Extent (2020-21 over 2019-20)

	N-LRSI 2020-21	N-LRSI 2019-20	Change in score
Lakshadweep	 7	 8	↓
Odisha	 5	 6	↓
Tamil Nadu	 4	 7	↓
Chhattisgarh	 4	 5	↓
Rajasthan	 4	 5	↓
Madhya Pradesh	 5	 5	↔
Jharkhand	 3	 6	↓
Himachal Pradesh	 3	 1	↑
Andhra Pradesh	 3	 8	↓
Maharashtra	 4	-	-
Bihar	 1	-	-

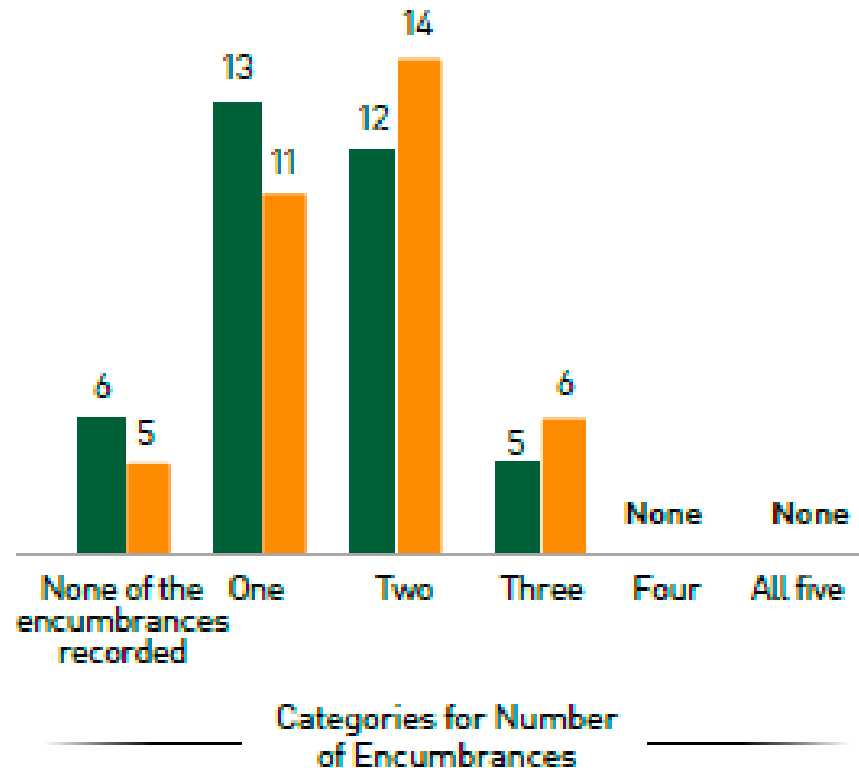
Out of 10 scores

- Test checks conducted in 11 States/UTs in 2020-21 (it was 9 in 2019-20).
- New additions in 2020-21— Maharashtra and Bihar

Encumbrances (2020-21 over 2019-20)

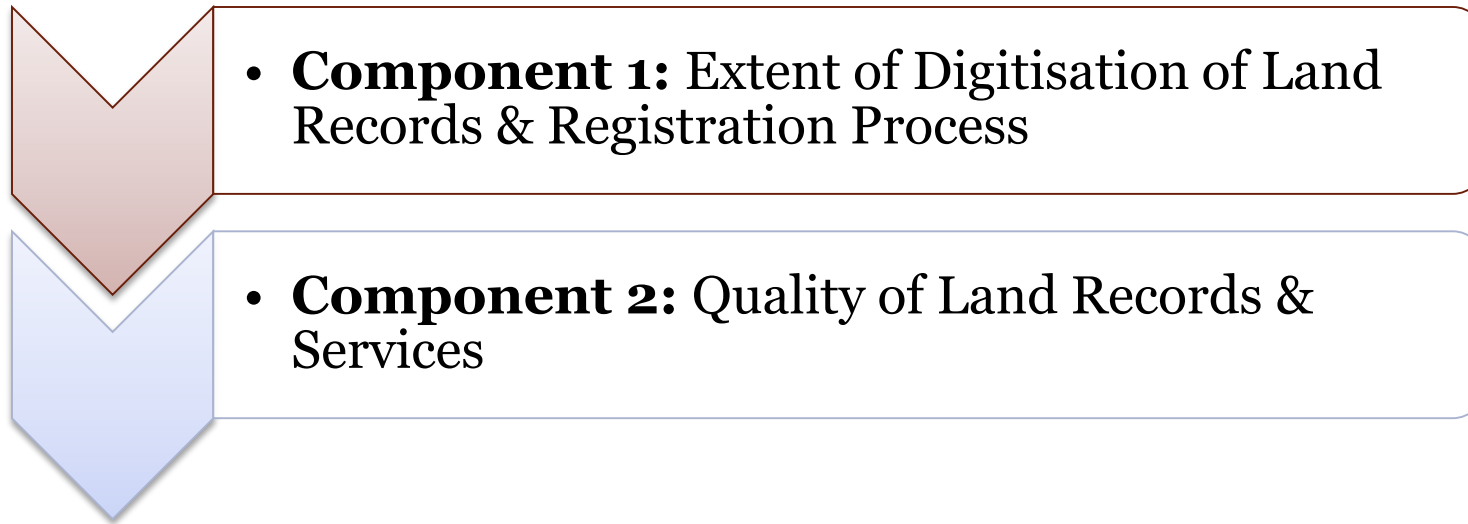
Number of States/UTs

■ 2020-21 ■ 2019-20

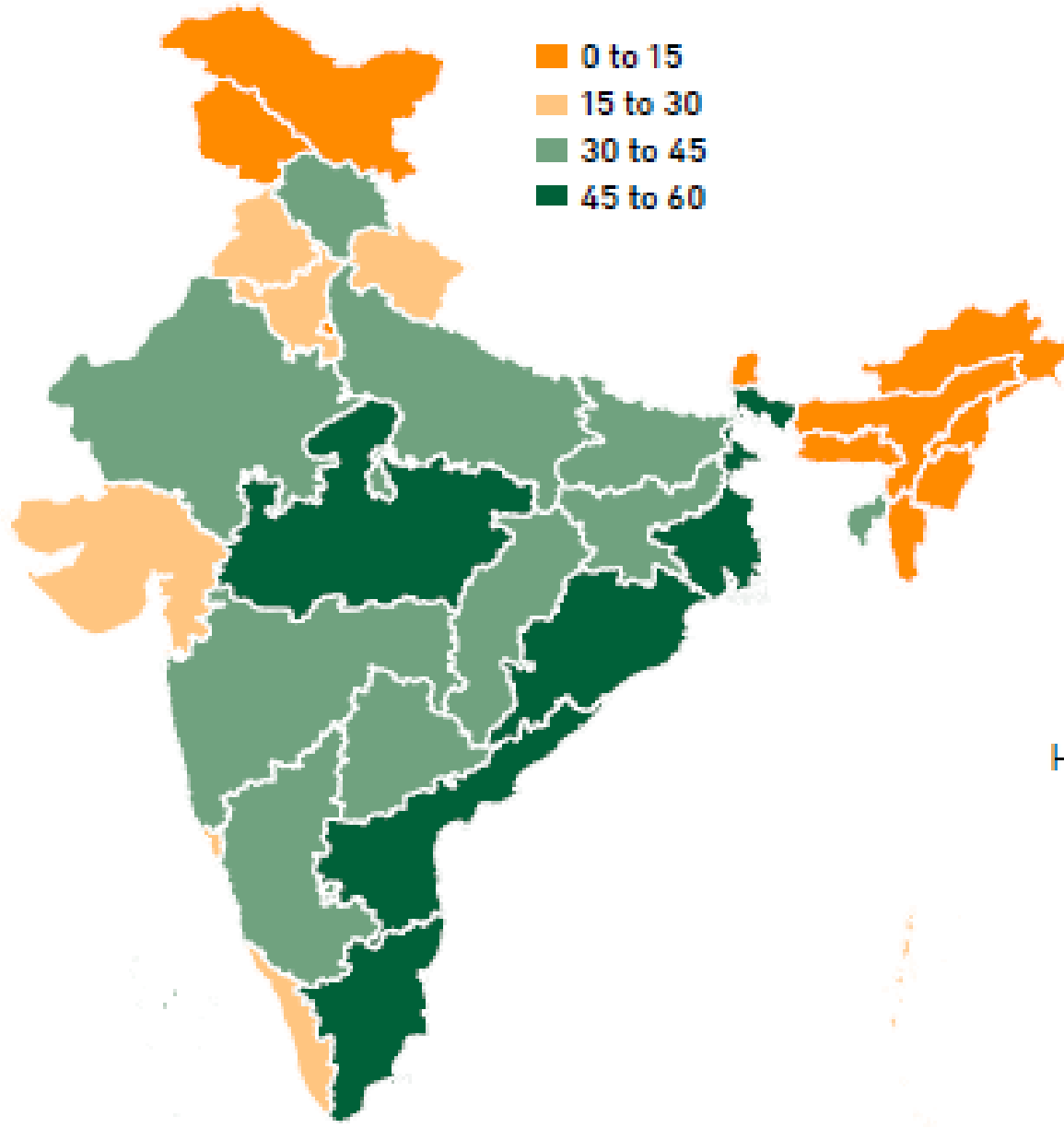


- Sikkim & Tripura-earlier 2 now 1;
- West Bengal earlier 3 now 1;
- Bihar earlier 1 now none

Overall Scores for Index Components

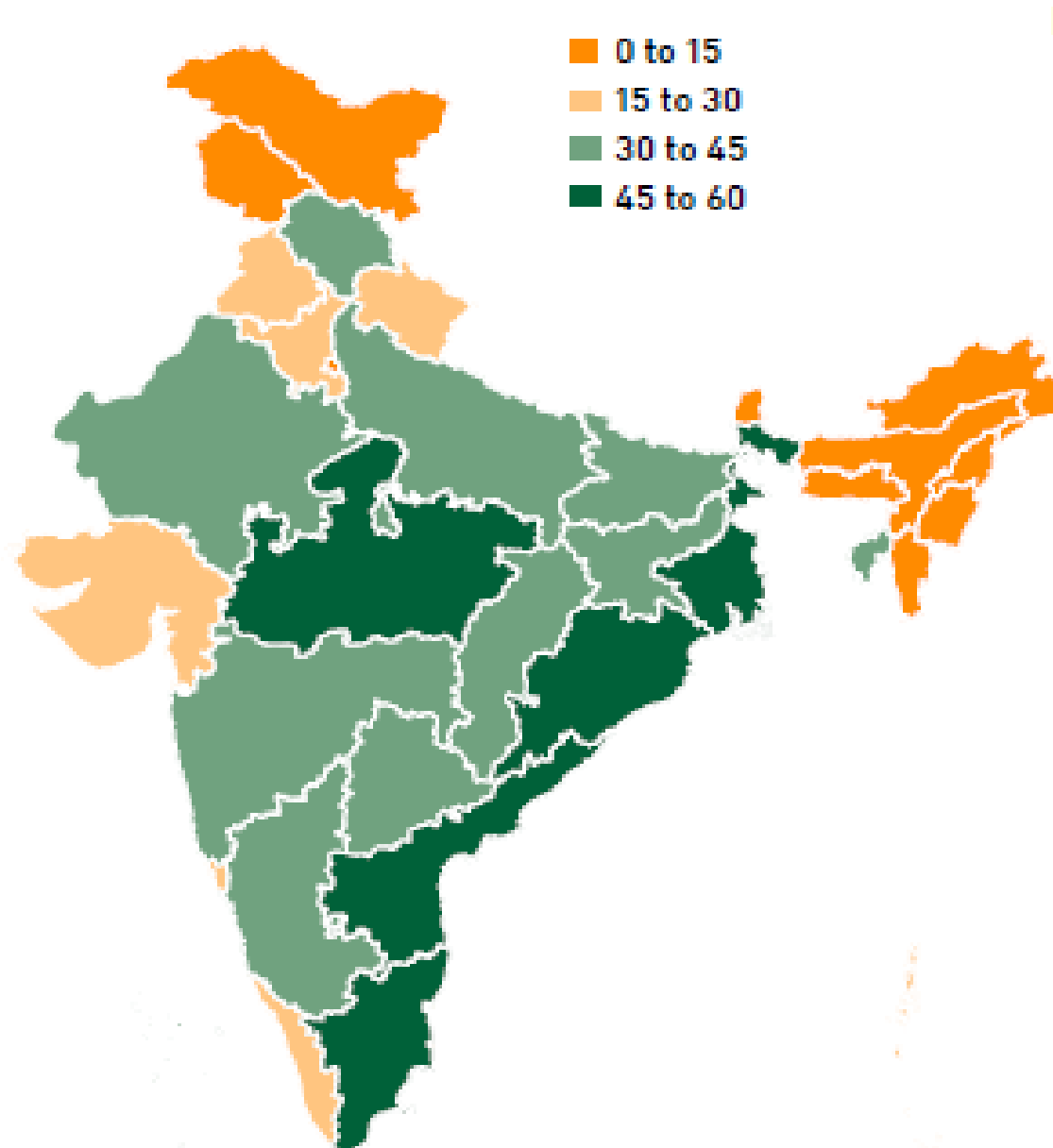
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- The diagram consists of two vertically stacked, downward-pointing arrow shapes. The top arrow is light red and points to a rounded rectangular box containing the text for Component 1. The bottom arrow is light blue and points to a rounded rectangular box containing the text for Component 2.
- **Component 1:** Extent of Digitisation of Land Records & Registration Process
 - **Component 2:** Quality of Land Records & Services

Scores 2020-21 : Extent of Digitization (out of 60)



- All India mean score increased by from 24.6 to 29.6 in 2020-21
- 28 States/UTs (out of 31) improved or retained their position
- Top 5 Performers: WB, TN, MP, Odisha, AP
- Most Improved: Bihar, WB, Tripura, Karnataka, AP

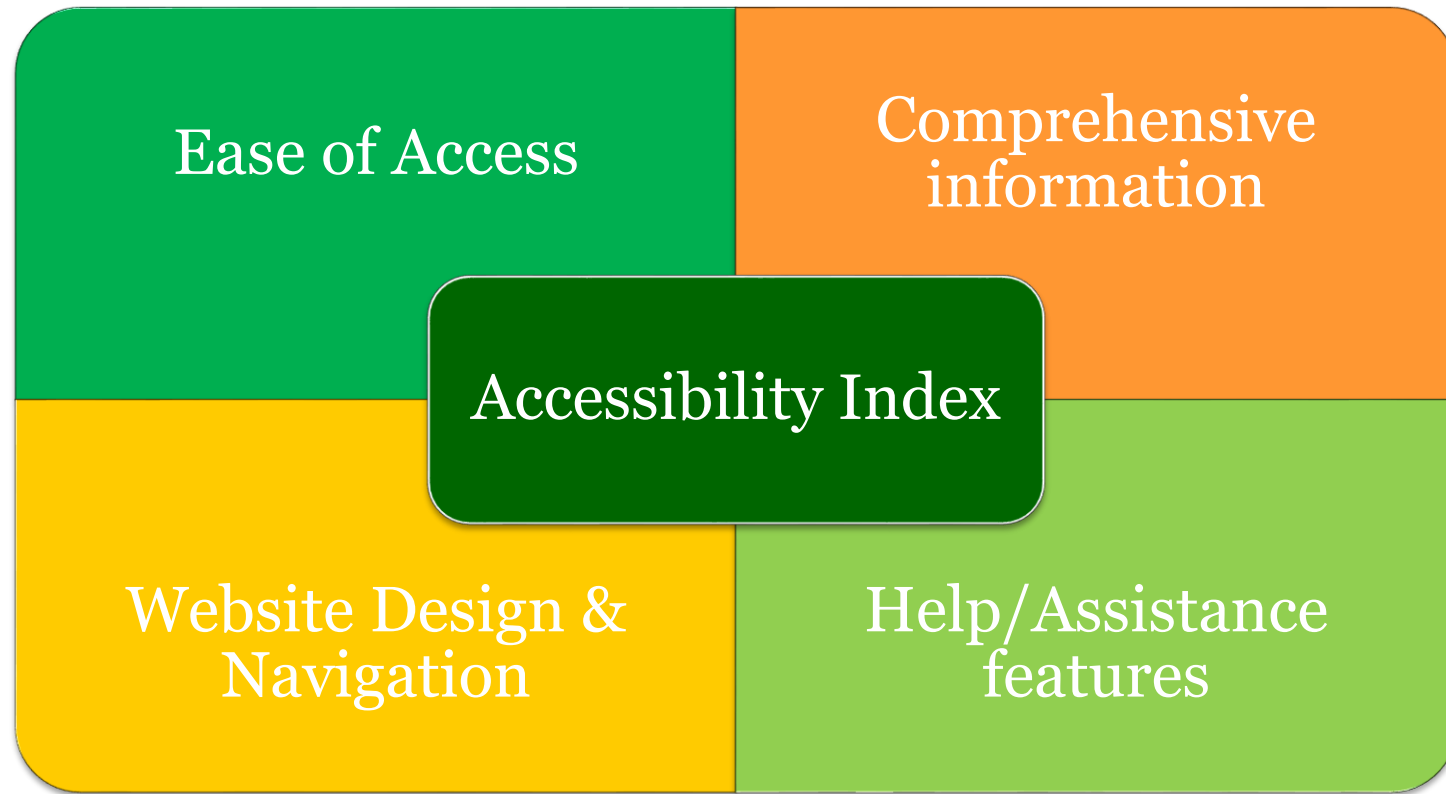
Scores 2020-21 : Quality of Land Records (out of 40)



- All India mean score increased from 15.1 to 16.4 in 2020-21.
- 24 States/UTs have improved or retained their position (out of 32); 8 States/UTs report decline
- Most improved States/UTs: Karnataka, Bihar, Tripura, Goa, MP

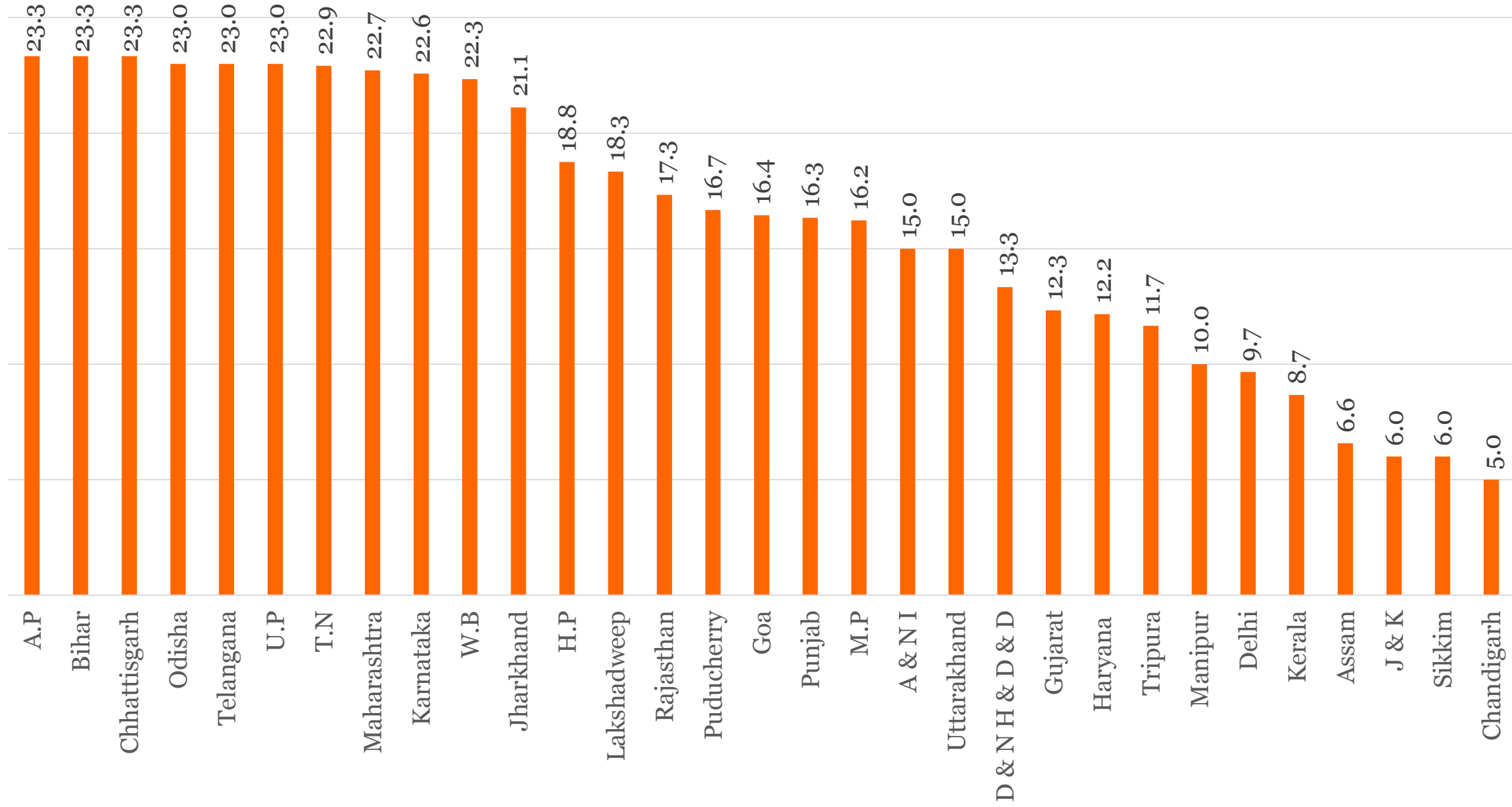
Accessibility Index

Accessibility Index - Methodology

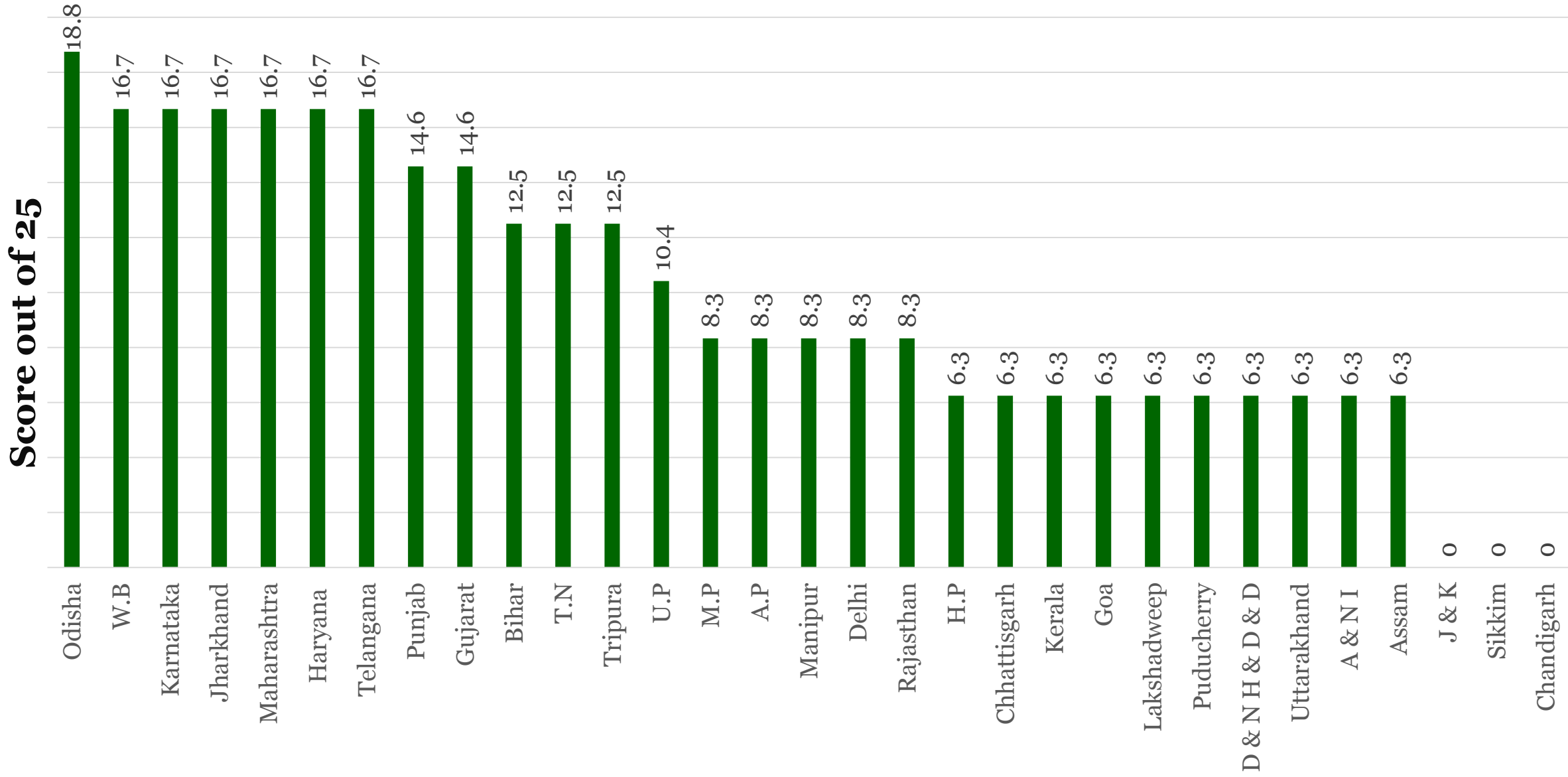


Ease of Access Scores

Score out of 25

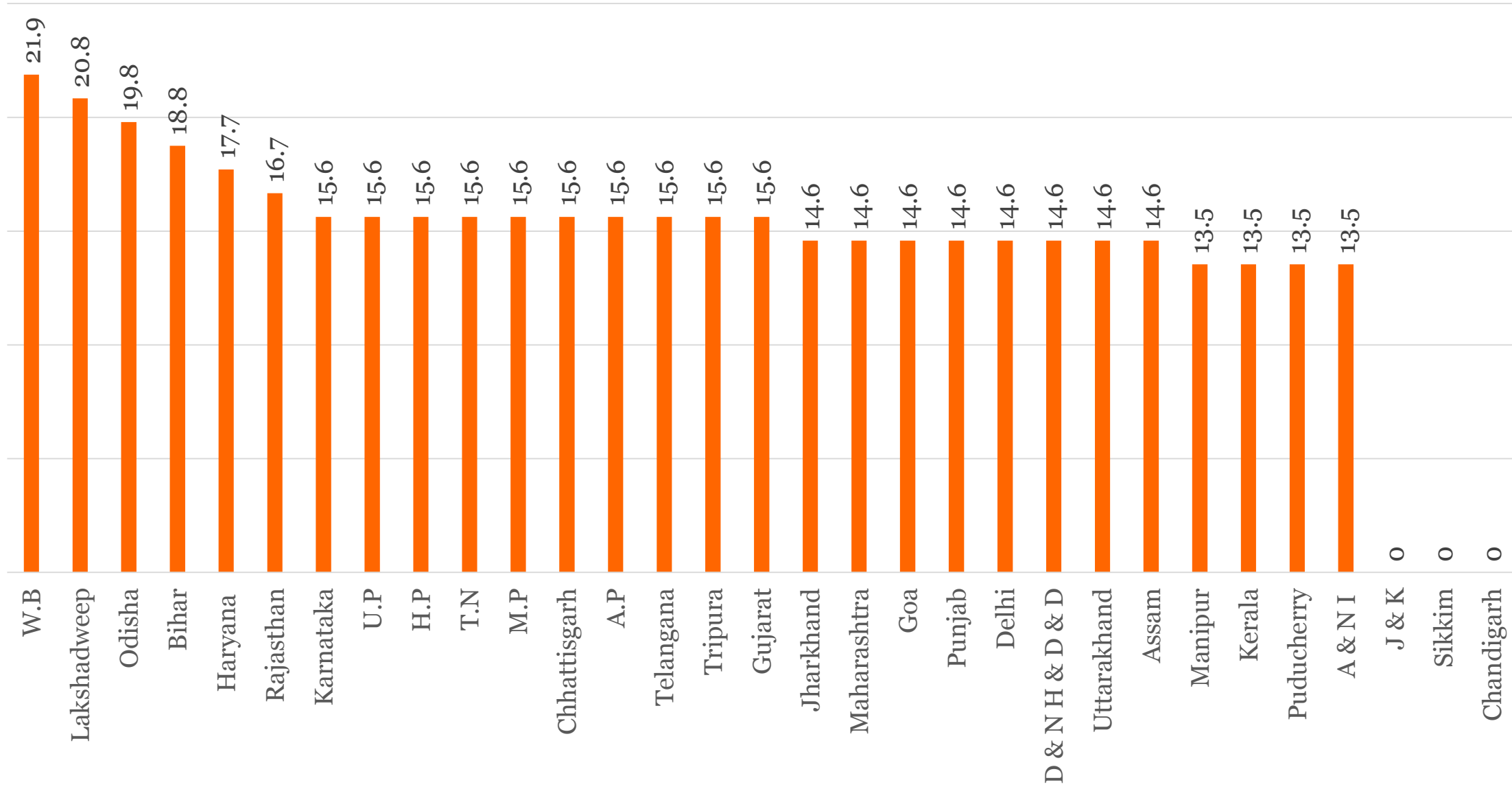


Comprehensive Information Scores



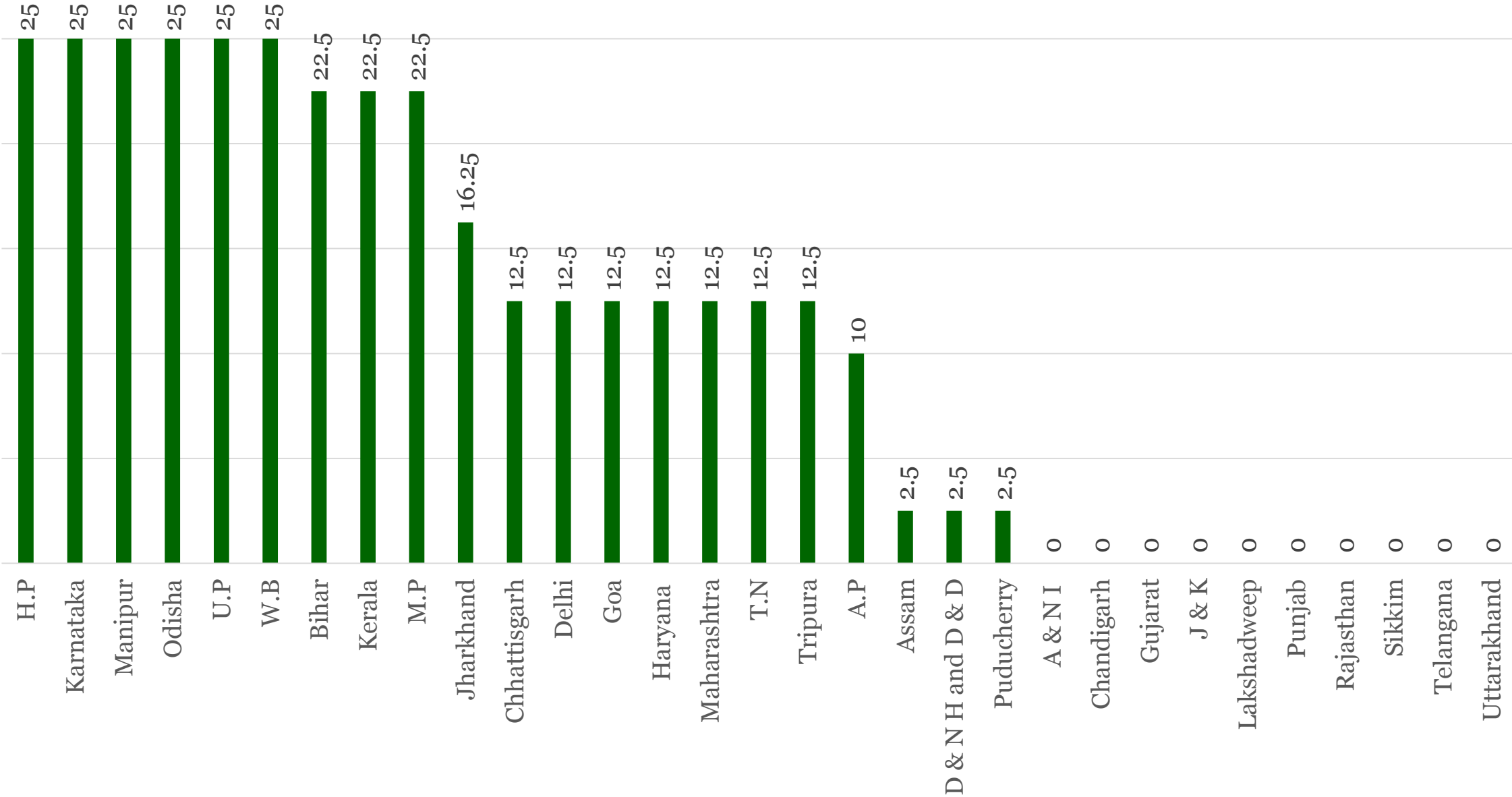
Website Design & Navigation Scores

Score out of 25

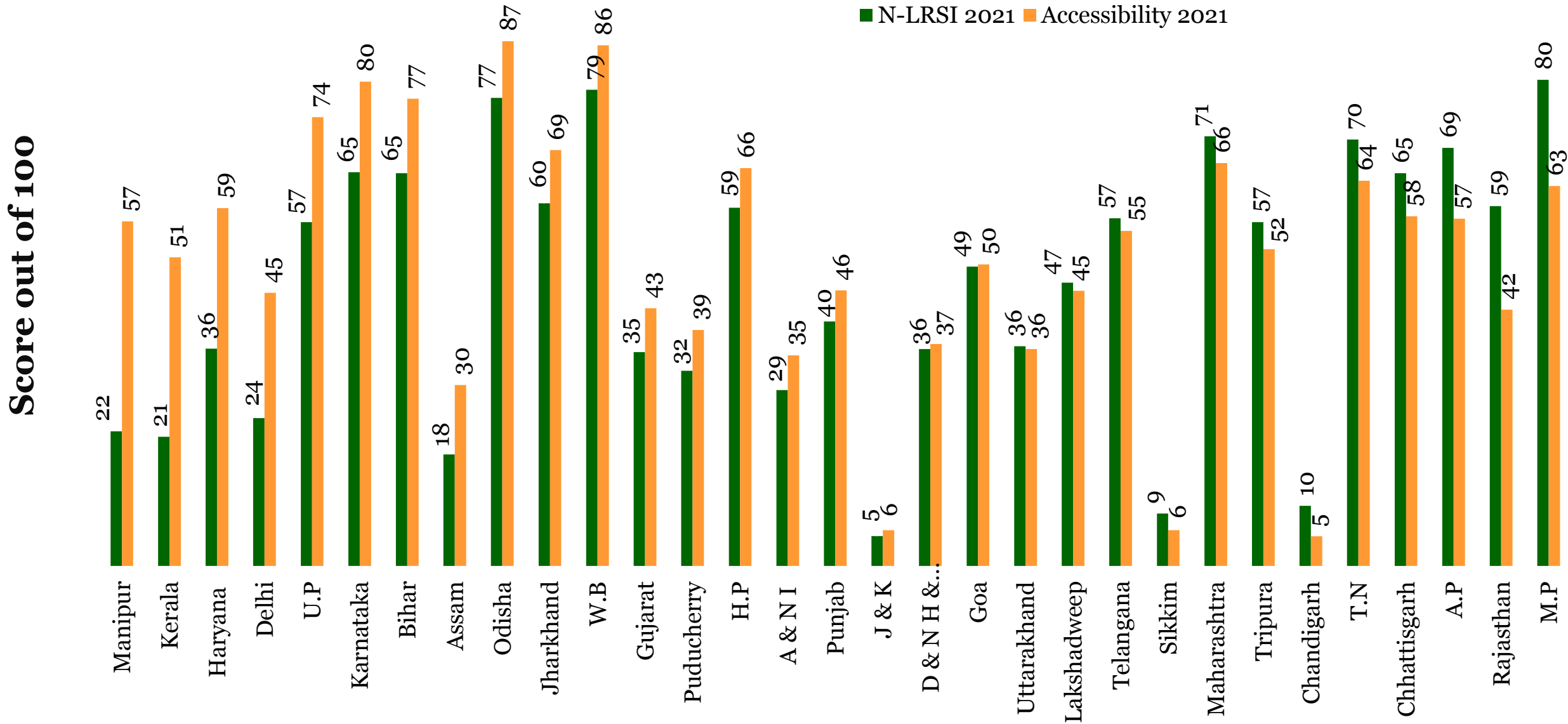


Help/Assistance Scores

Score out of 25



N-LRSI Vs. Accessibility Index



Summing up

- 1. N-LRSI index:** Overall mean scores improved by **more than 16%** from 38.7 in 2020 to 45.1 in 2020-21.
 - 28 States/UTs showing positive change.
 - In 2019-20 only one state scored more than 70 points and now there are 5.
- 2. Extent of digitisation of land records:** All India mean score has increased by **25%** from 24.6 to 29.6 in 2020-21.
 - 28 States/UTs have improved or retained their position in 2020-21 out of 31.
- 3. Quality of land records:** Mean score increased by **10.3%** from 15.1 to 16.4 in 2020-21.
 - 24 states/UTs have either improved or retained their position in 2020-21 out of 32.
 - Decline reported in land extent and recording of encumbrances in present round.
- 4. Accessibility:** Progress in digitisation in contrast with poor accessibility is found in some well-performing States/UTs like MP, AP and Rajasthan

Summing up

5. NACER India Land Portal: **Demo**

6. Future Directions:

- N-LRSI 2020-21 intend to integrate supply side directions with demand side. The client survey will act as a reality check on the value of the digitisation efforts for the public.
- The improvement has been most visible in the measurement of the extent of digitisation of the records and registration process -areas which can be achieved relatively swiftly but have finite limits.
- The N-LRSI 2020-21 highlights the shortcomings in ease of access to and navigability on websites, these can also be addressed expeditiously to benefit users.
- A progressive reduction in the weight attached to the extent of digitisation while maintaining the emphasis on quality parameters, may also merit consideration.

Thanks!

Questions and Discussion