



NATIONAL GEOSPATIAL KNOWLEDGE-BASED LAND SURVEY OF URBAN HABITATIONS - GEOGRAPHY

NEWS: Recently, the Government launched a pilot project, the **National Geospatial Knowledge-based Land Survey of Urban Habitations (NAKSHA)**.

WHAT'S IN THE NEWS?

About

- **Announced in 2024-25 Budget.**
- **Aim:** To standardise record-keeping, simplify processes and bring transparency in land transactions.
- **Budget:** Rs 5,000 crore for the first phase.
- **Features:**
 - Creating updated digitised land records in 150 cities across the country in the next year.
 - To link each land parcel with details about the owner of the land and the type of development on it.
 - Cover the entire urban area in the country within a period of 5 years.
- **Background:** As per the 2023-24 Economic Survey, nearly 40% of India's population is expected to be living in urban areas by 2030.
 - Streamlining land and property record systems is essential for the planned development of cities.
 - Only a few states such as Karnataka, Maharashtra and Gujarat have a system of urban land record management in place.
 - Most cities are having outdated land records due to the involvement of multiple agencies.
- **Other Initiatives:** There has been the successful implementation of two crucial Central government schemes — the Digital India Land Records Modernization Programme (DILRMP) and the Survey of Villages and Mapping with Improved Technology in Village Areas (SVAMITVA) scheme.
 - These schemes aimed to modernise land records in rural areas for agricultural land parcels and residential areas.

Broader Challenges of Urban Land Records in India

- **Lack of Robust Urban Land Record Systems:**



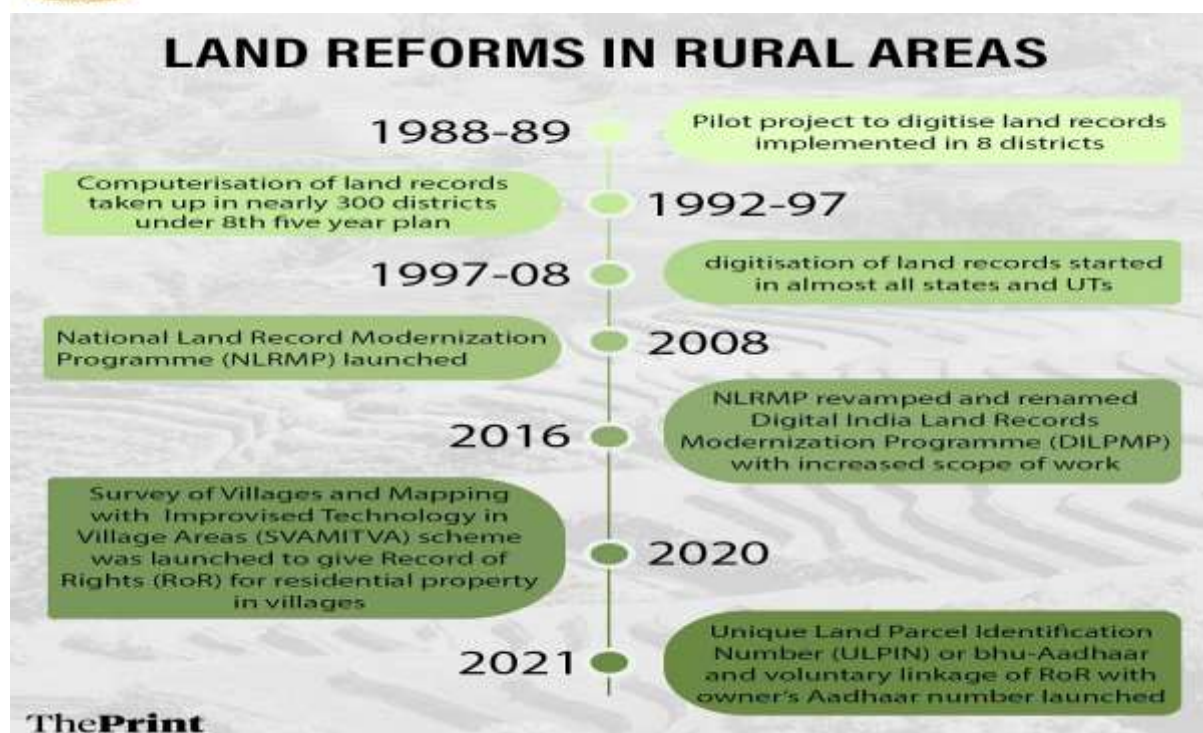
PL RAJ IAS & IPS ACADEMY

MAKING YOU SERVE THE NATION

- Most cities lack accurate and updated land record management systems.
- Only a few states like Karnataka, Maharashtra, and Gujarat have streamlined urban land records.
- **Frequent Transactions and Complexity:**
 - Unlike rural areas with less frequent transactions, urban areas face challenges such as:
 - Frequent property transactions.
 - Fraudulent registrations.
 - Rapid changes in land use and development.
- **Disconnection Between Registration and Mutation Processes:**
 - While property registration has been streamlined through computerization, property mutation is often not updated regularly.

Government Initiatives to Modernize Urban Land Records

- **Union Budget 2024-25:**
 - The Union Finance Minister announced a nationwide push to digitize urban land and property records.
 - The initiative aims to standardize record-keeping, simplify processes, and bring transparency to land transactions.
- **NAKSHA Pilot Project:**
 - Launched in October 2024, the National Geospatial Knowledge-based Land Survey of Urban Habitations (NAKSHA) focuses on creating updated, digitized urban land records.
 - Initial phase: Covering 150 cities across India with a budget of ₹5,000 crore.
 - Objective: To link each land parcel with its ownership details and the type of development on it.
- **Building on Successful Rural Schemes:**
 - NAKSHA draws inspiration from:
 - **Digital India Land Records Modernization Programme (DILRMP):** Modernized land records for rural agricultural parcels.
 - **SVAMITVA Scheme:** Mapped rural residential areas using advanced technology.



Importance of Urban Land Record Reforms

- **Economic and Demographic Shifts:**
 - By 2030, nearly 40% of India's population is expected to reside in urban areas, as per the 2023-24 Economic Survey.
 - Large-scale investments in urban areas necessitate streamlined land record systems for planned development.
- **Challenges of Uncertainty in Urban Land Titles:**
 - Unclear land titles and records create anxiety and legal disputes in property transactions.
 - Proper systems can ensure legal recognition of ownership, protect citizens' rights, and reduce disputes.
- **IIHS Policy Brief Recommendations:**
 - A 2022 policy brief by the Indian Institute for Human Settlements (IIHS) highlighted the following needs:
 - Improved urban land and property record systems to ensure citizens' legal protection.
 - Transparent systems to address anxieties in the transaction process.
 - Reduction in land-related disputes in the long term.



Expected Benefits of Reforms

- **Transparency and Efficiency:**
 - Digitized records will simplify processes, reduce fraud, and make transactions more efficient.
- **Legal and Economic Security:**
 - Linking land parcels with ownership details ensures legal recognition and helps citizens secure their property rights.
- **Planned Urban Development:**
 - Accurate and updated records support planned city growth and enable better infrastructure investment.
- **Citizen Empowerment:**
 - Streamlined systems empower landowners by reducing uncertainties and providing clear legal frameworks.

Achievements under DILRMP

- It was restructured as a **Central Sector Scheme in 2016 to establish a modern and transparent land records management system.**
- **Achievements:**
 - **Around 95%** of land records have been computerized.
 - Digitization of cadastral maps has reached 68.02% at national level.
 - 87% of Sub-Registrar Offices (SROs) have been integrated with land records.

Source: <https://theprint.in/india/governance/how-centres-naksha-scheme-will-overhaul-outdated-urban-land-records-with-drones-digital-maps/2427270/?clientId=663c631856e840159e994170&mobileView=false>