It will drastically lower litigation related to land. Disputes on land take an average time of 20 years in the courts to be resolved. Litigation Land-related disputes accounted for two-thirds of all pending court cases in India. People have to keep the entire chain of transaction records, and a dispute in that chain causes ambiguity in ownership. Investors will purchase land without facing the risk that their ownership may be questioned or investment may go to waste. The idea is to promote an active land market. Infrastructure Unclear titling also create hurdles for infrastructure development leading to costly delays and inefficiency. In cities, urban local bodies depend on property taxes that can be levied properly only if there is clear ownership data available. Revenue Ambiguity in ownership also results in a black market for land transactions, which deprives the government of taxes. Why is conclusive land titling needed? In rural areas, access to agricultural credit is dependent on the ability to use land as collateral. Agricultural Credit Small and marginal farmers are often left at the mercy of unscrupulous moneylenders. Land use is also changing due to urbanisation and further expansion of such urban areas. The housing shortage in urban areas is expected to increase to two crore units by 2022. Urbanisation and housing shortage With the inner cities getting more crowded, new housing is now being provided at the city boundaries. Unclear land titles mean several of these new housing projects may get into land ownership disputes. generation of black money through benami transactions could be pre-empted and eliminated Benami transaction Land Authorities to be set up by each State government. They will appoint a Title Registration Officer to publish a draft list of land titles based on existing records. This will be a valid notice to all potential claimants, who will have to file their objections within a set period. TRO will then verify all the relevant claims and refer the case to a Land Dispute Resolution Officer (LDRO) for resolution. **CONCLUSIVE LAND** What does the model bill However, disputes which are already pending in courts cannot be resolved in this way. TITLING propose? Having considered and resolved all the disputed claims, the Land Authority will publish a Record of Titles. Over a three-year period, these titles and the decisions can be challenged before Land Titling Appellate Tribunals After a three-year period, entries in the Record of Titles will be considered conclusive proof of ownership. Further appeals can only be taken up in High Courts. Land records are often in the name of the grandparents of the current owner, with no proof of inheritance. Land records have not been updated for decades, especially in rural and semi-urban areas. What are the difficulties? Unless they are based on updated records, conclusive land titles could create even more problems. Record of rights being undertaken is primarily for agricultural land while responsibility for urban land lies with urban departments etc. still exist. Comprehensive village-level surveys with community involvement are a necessary precursor to the land titling process. Creation of a land record repository. Digitisation and integration of all records relating to titles and encumbrances. Local governments have to be provided with the resources or manpower to conduct such surveys. Institutional framework for leasing of land is required to be put in place. Way forward Country should have an integrated system or repository of land record for urban and rural areas. Formalising cadastral maps of all plots of land. Defining a structured timeline for timely resolution of property disputes and making public land disputes data etc. States should agree to the draft legislation.

The Centre wants to reform the country's land markets through a fundamental legal and procedural shift in how land titles are awarded. In 2020, NITI Aayog sent a Model Bill on Conclusive Land Titling to States. Land reforms in India are a State subject. Under the Digital India Land Records Modernization Programme, the government has achieved more than 90% digitisation of land records. The Centre is in the process of implementing the Digital India Land records implementation programme 2.0. A scheme for mapping of land parcels in rural inhabited areas using Drone technology is also underway. Objective is to ensure that phase-wise manner of mapping of land parcels across the country should be completed by 2024. India currently follows a system of presumptive land titling. Land records are maintained, with information on possession, which is determined through details of past transactions. Ownership, then, is established on the basis of current possession. What is the current system? Registration of land is actually a registration of transactions, such as sale deeds, records of inheritance, mortgage and lease. Holding registration papers does not actually involve the government or the legal framework guaranteeing the ownership title of the land. Land titles are presumptive The cost of registering property is high Why are land titles in India Registration of property is not mandatory for all transactions Poor maintenance of land records Records do not reflect the position on the ground Multiple entities deal with land registration and records Under a conclusive land titling system, land records designate actual ownership.

The title is granted by the government, which takes the responsibility for accuracy.

Any other claimant will have to settle disputes with the government, not the title holder.

Government may provide compensation to claimants in case of disputes, but the title

holder is not in any danger of losing ownership.

Introduction

Background

unclear?

What will change in the new