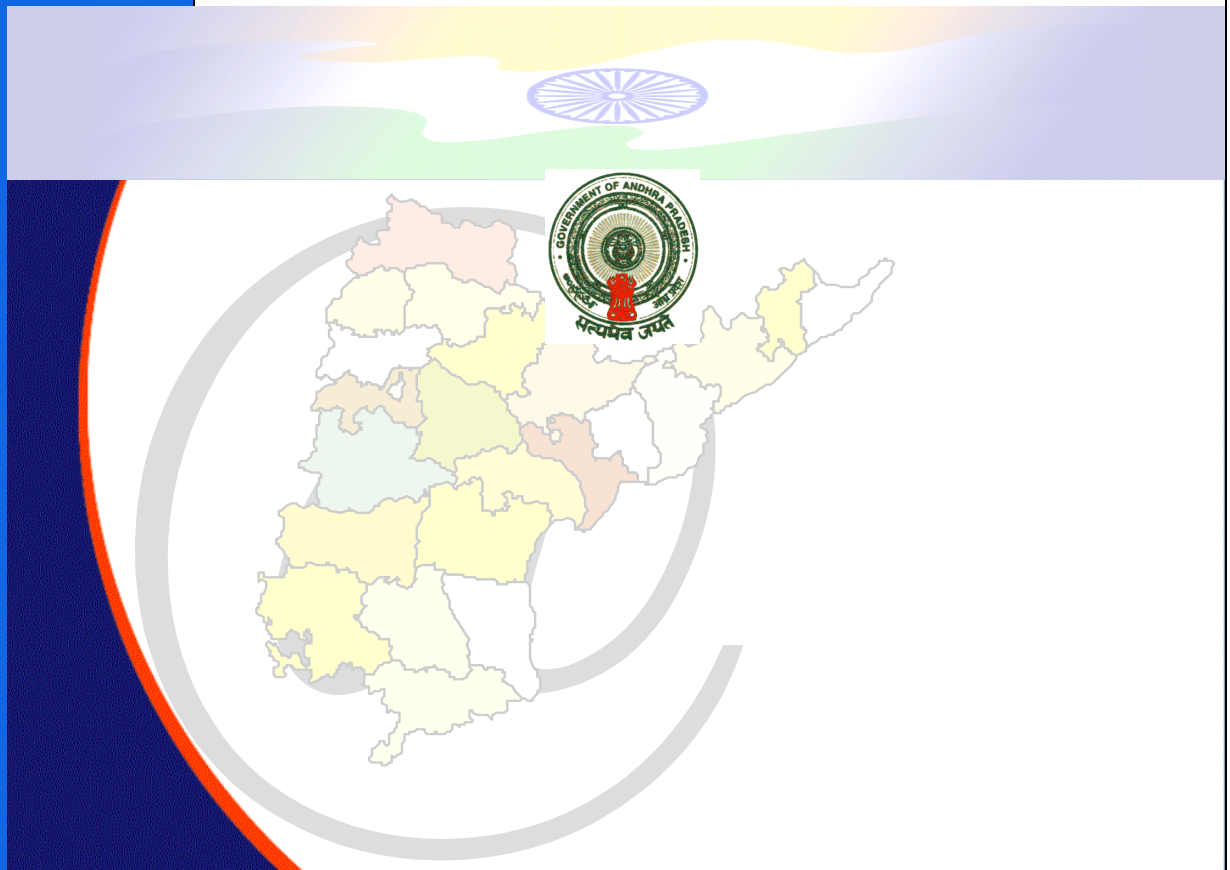


**Commissionerate of Survey, Settlements
and Land Records
Government of Andhra Pradesh**



**Integrated Land Information System
(ILIS) – A Concept Paper**

1 Introduction

Land is the essence of human civilization. It has been one of the most sought after possessions in developing countries such as ours wherein, the survivability, status etc is linked to the extent of an individual's land property.

The importance of Land information cannot be overemphasized. Land records provide the basis for:

- Recognition of owner's title, boundaries, & usage
- Collection of all land and property based levies, like Property Tax, Vacant Land Tax, Water Tax, NALA Tax etc.
- Planning by Govt. for developmental and welfare activities
- Database for various govt. & non -govt. users

In Andhra Pradesh, the creation and maintenance of records/information relating to land and property ownership is done under the auspices of four different entities:

- Survey and Land Records Department**, which conducts cadastral surveys and creates and maintains basic records for each village;
- The Revenue Department** which administers Land Records by way of updation of titles;
- The Registration Department**, which undertakes registration of deeds pertaining to transactions of land involving sale, purchase, gift etc.
- The Urban and Rural Local Bodies**, which maintain ownership information necessary to collect property taxes, and undertake planning and developmental activities within Panchayat and municipal towns.

The current system of land information management in Andhra Pradesh suffers from a number of shortcomings as pointed out below:

1. A large number of the field maps, containing the measurement information of land boundaries is missing, while another large portion of the paper records containing the field maps are in poor condition rendering them unusable
2. The maintenance and regular updation of paper records is cumbersome and time consuming. Hence, this is leading to irregular updates, resulting in a situation, where the records do not portray the correct picture on ground, regarding the ownership and property boundaries.

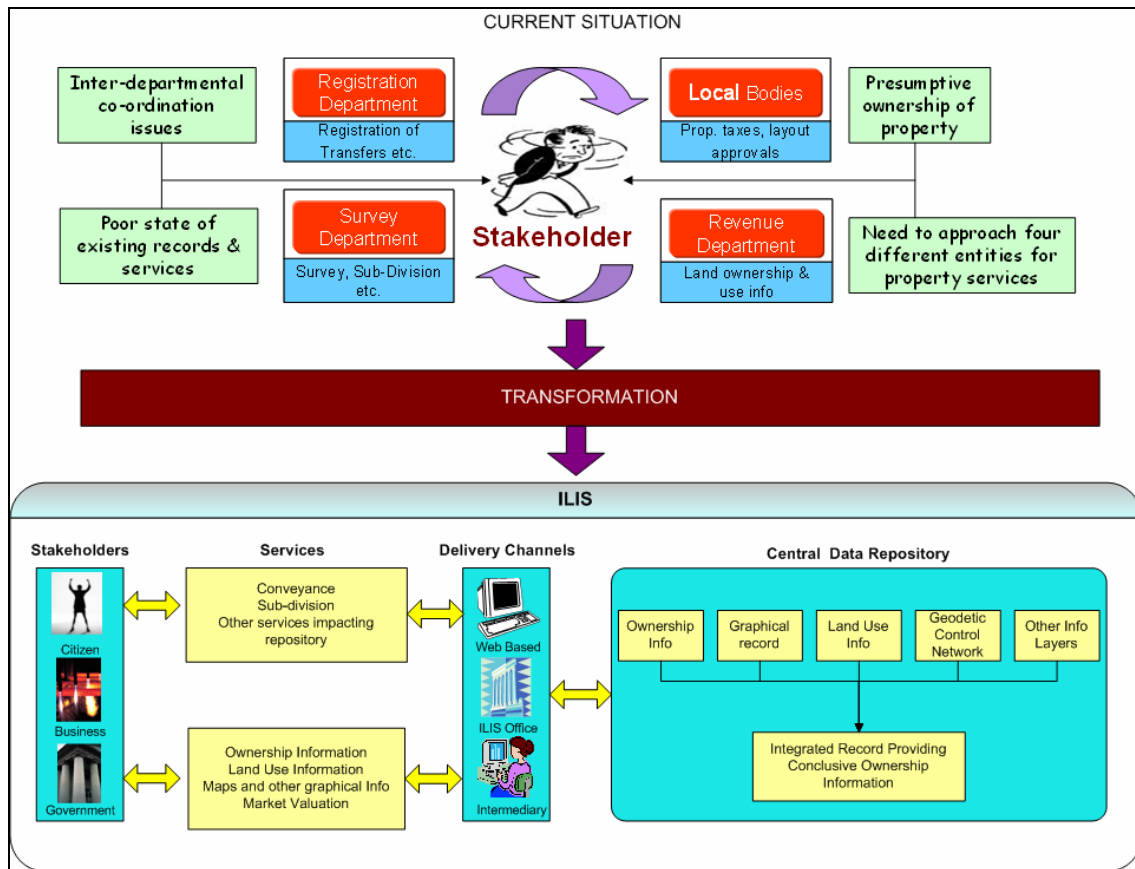
3. Both graphical and textual information existing with the survey and revenue departments (in the FMBs and adangal/pahanis) have not been fully updated for long and have thus become obsolete.
4. Resurveys have not been conducted in large parts of A.P for very long periods of time (more than 40 years) contributing to the obsolescence of the existing records.
5. The Registration and Stamps department does not have a legal obligation to verify ownership during the registration of sale transaction. The registration process does not confer on the buyer any legal rights of ownership.
6. For valuation purposes, Registration department identifies each property on the basis of the location address given to it (i.e. character based data capture & processing). Some times sub-divisions of the property are captured as '10/1' or '10/1/A' etc. (if we assume that '10' is the original survey number). This affects the property valuation process especially in the urban areas, where property values vary significantly with minor variation in the locations.
7. The records in the Revenue department are only related to the records of the agricultural land. The Survey department does not conduct surveys of the dwelling units, unless specifically asked by the local bodies. The town survey records, available for only some towns, and even in these cases, the records are not current. The only updated records available with the local bodies are the property tax registers, which cannot be used for establishing ownership.
8. The records maintained by the four entities involved in the Land Information management are in different forms and serve different purposes. A change in the records of one department does not lead to updates in the records of other departments, even though some of the information may be common. Hence a comprehensive view of the property cannot be obtained from the records of a single department/agency.

2 The Vision of ILIS

The vision of ILIS is to help in integrated management of land information through a comprehensive, on-line Land Information System with the distinct features of financial self-sustenance, auto-updation, transparency and accessibility, while providing the services to its users in an integrated, cost-effective and efficient manner. The following is the vision statement for ILIS.

‘To build & operate a comprehensive & self sustaining Land Information Management System, which serves as record of conclusive Title of all land parcels and provides related services in an integrated, efficient and cost effective manner. It shall also provide authentic information on various attributes of land on a real time basis to all its users.’

The following figure depicts the vision of the ILIS, transformed from the current situation of disparate systems in department silos to the citizen and service -centric integrated approach.



The core of the ILIS would be the shift from the department centric approach to the service-centric approach, which would be characterized by an integrated system for capturing,

storing, checking, integrating, manipulating, analysing and displaying data about property and its use, ownership and development. The system shall deliver the services to its users through a unified interface.

3 Objectives of ILIS

The key objectives of ILIS are to:

- Administer a system of recording conclusive Title, which is secure & enjoys public confidence.
- Maintain the system through a dedicated Agency
- Develop and maintain a Geodetic Control Network for referencing maps
- Maintain all records in integrated digital form in a central repository.
- Maintain and disseminate authentic and real-time land related information to assist in developmental planning, welfare activities and levy of land related taxation
- Implement systems & processes for maintenance & auto-updation of data
- Have a self sustaining operating model
- Provide services in a cost effective manner with easy accessibility
- Provide services to the customers through a unified interface.
- Provide a transparent property valuation system that will help in better property assessment

4 Conclusion

Government of Andhra Pradesh has taken the initiative of conceptualising and developing the ILIS to overcome the current bottlenecks with the system as discussed above in this document.

Primary objective of this concept paper was to introduce characteristics of the ILIS and its salient features of the system as it evolves in different stages. This concept paper provides a detailed overview of ILIS vision and the objectives.