

Report on GeoMap Society webinar held on 09 Oct 2020

Understanding Land Records, Key Speaker

Shri VK Agarwal, IAS (retd), Former Commr, AP Land Survey, Records & Settlement

GeoMap Society has initiated the, "*Discussion Forum*" using the Webinar platform. The forum will enable, 'Presentations & Discussions' by eminent and experienced persons in academic, geospatial industry, government, practitioners and policy makers. The initiation to this activity has come from Prof I V Muralikrishna. And strongly supported by Dr V Raghava swamy. This activity is supported by Centre for Applied Research (CARG), Indian National Cartographic Association (INCA), Hyderabad Chapter & Innovation, Co-Innovation Research in Geoinformatics (ICORG), Hyderabad.

The first talk in the series was delivered by Maj Gen Dr R Siva Kumar on, 'Maps & GIS Applications for National Development' on 11 September, 2020. It was decided to hold such events on every second Friday of the month at 6 pm.

The second event was held on Friday, **09 Oct 2020**. The key speaker was Shri VK Agarwal, IAS (retd), Former Commr, AP Land Survey, Records & Settlement. Prof IVM welcomed the participants. Mr. GSKumar, appreciated that the topic title and the speaker are very apt. Even after 70 years we are still trying to understand and resolve issues related to land records. Dr VRS informed that he will not be able to participate.

Salient points from the presentation and discussions are : .

Shri VK Agarwal

(points from his PP presentation)

1. Originally parcel mapping was for revenue purposes, which is no more relevant now. But certain practices introduced at that time continue.
2. In AP and Telengana, focus is on Property extent and productivity evaluation
3. Land holder register is a mother register.
4. Investor is responsible for ownership authenticity as per 1793 law.
5. Legal ownership is a matter of concern. Advocate gives an opinion. He/she writes " In my opinion, based on the documents before me....." Different advocates can give different opinions. it s not conclusive.
6. I give an example of my own. I purchased a flat with Bank loan. In course of time, loan amount was paid back. I applied for bank loan afresh, for my son's education abroad. It was rejected by three different banks on the grounds of defective title..
7. Clear Title will improve the economy of the country. I have seen in Sweden, it is easy to raise up to 70 % of the value of the property as loan.
8. Making Register of Title functional will improve the situation.
9. There are three functions in a property deal- Stamps Act, Registration Act and Transfer of ownership Rules.
10. During the time of Mr. Manmohan Singh as PM, Wadhwa report on land records was generated which recommended absolute ownership on registration (Torren's system)

11. Modernisation programme involves computerisation of grossly out-dated records. This cannot be considered progress.
12. Identification of ownership boundary on ground is an issue

Mr. MS Swamy Panelist

During 1994-95, resurveys covering about 7000 sq km was taken up using photogrammetry. Photogrammetric map plots were taken for ground verification. What was planned to be done in 6 months took two years. Main problem/issue was finalizing mutually acceptable boundaries on ground. This approach of settlement though time taking, reduces litigations.

Mr. Ch Subba Rao, Panelist

1. I was involved with many experiments. Gujarat also experimented. Some claims that every inch of land will be surveyed. are Impractical.
2. Surveying is not the solution. Surveying can be a problem as experienced in Visakhapatnam.. Surveying selectively may be an alternative. Surveying for the sake of surveying is not correct.
3. In Jubilee hills, demarcation of government lands is an issue.
4. Another issue is correlating with old surveys
5. Survey to be made compulsory before registration

Mr. KK Pappan

I have the experience of cadastral surveys in Gujarat, Telangana and other States. It is not practical to standardize a particular method of survey. Terrain-based approach is the right method.

Maj Gen R. Siva Kumar (USA)

Latest surveys are more reliable. But farmers' acceptance is important. Other issues like datum, projection, coordinate system, etc have also to be considered.

Mr. GS Kumar

Thanked the key note speaker and other participants. He also thanked Prof IVM for good conduct of the event. He also thanked Dr Swarna Subba Rao, Dr Sasi & his wife, and a few others for joining as observers.

Cadastral survey updating and Title issues are deep-rooted and .complex. But we are moving forward. Our experiences are helping to move towards improved approaches.

Prof IVM

He expressed happiness and satisfaction for the lively discussion on the important issues related to Land Records. He commented we may continue discussion on this based on some Acts being passed shortly in the country.