



Securing Tenure in Urban India: First get the Record Right

Organiser(s)/:

Institution(s)

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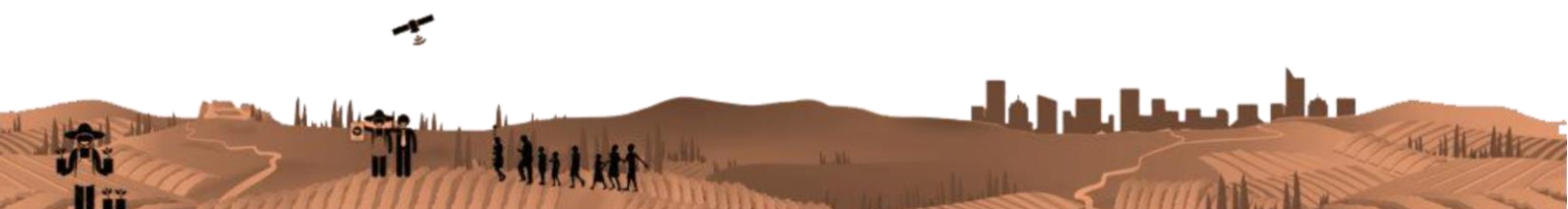


Most states in India have poor land and property records for urban and periurban areas. Owing to the revenue-driven land records administration under colonial rule, non-agricultural areas were often not recorded in detail. While some areas (e.g. Bombay State) did have provision for city surveys and property cards, revenue administration in several other states did not recognize urban areas as an important component. Some other states did cover urban areas, but with the same format and level of information as rural areas. Post-independence, the coverage of urban land records has remained incomplete, even as high levels of transactions, high rate of urban spatial expansion and overlapping and expanding jurisdictional boundaries of multiple urban authorities have compounded the problem.

The failure to ensure better urban property records and administration has been considered by many as the prime reason for India's low ranking in global Ease of Doing Business indices as well as the growth and expansion of the 'black' (underground) economy in real estate. Land values in urban areas continue to rise, making affordable housing an increasingly difficult proposition. At the same time, a large part of urban India resides in slums or informal settlements, with limited property rights or security of tenure. This precarious tenure status of these settlements is reflected in the absence of basic infrastructure and lack of long term investment in housing.

Recent efforts in some states and union territories are yielding important lessons for improving property administration in urban areas. The Government of Maharashtra recently carried out city surveys in gaathan areas of Pune and Navi Mumbai, using unmanned aerial vehicles for surveying. It now plans to conduct city surveys in all gaathan areas across the state, and thus document individual property rights in these inhabited areas, before they become urbanized. Recognizing the significance of tenure security, the Odisha Land Right to Slum Dwellers Act 2017 aims to provide land rights to slum dwellers in urban areas across the state. In 2018, reportedly more than 2000 land titles were distributed after carrying out surveys and due process, with a total target of providing land rights to 200,000 households.

The Indian Institute for Human Settlements is coordinating a session on 'Creating Urban Property Records, for Improved Security of Tenure' at the 3rd India Land Development Conference (ILDC 2019). It will focus on what have been the recent initiatives for an improved coverage of land and property records in urban areas, and their interlinkages with planning and development processes, including their impact on security of tenure for informal settlements. It would also cover various legal, administrative and technological challenges faced in the recording and management of urban land, across the continuum of tenure status, and some of the possible ways to address these challenges.



India Land and Development Conference 2019

Partnership for enhanced Inclusion and Impact

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Session Plan

14-Mar-19

Panel 21: Securing Tenure in Urban India: First get the Record Right

09.00 - 10.30 Hrs



Chair

Deepak Sanan, Ret. IAS, Head, IIHS-CLG

Panelists:

S. Chockalingam, Settlement Commissioner and Director of Land Records, Govt. of Maharashtra

Darshini Mahadevia, Visiting Professor, School of Arts and Sciences, Ahmedabad University

Paper presentation

Atanu Chatterjee and Gautam Prateek, Lecturer, Xavier University Bhubaneswar

Tenure security through the lens of community: case of Gopalpur, Odisha

