

## Foreword

Increased urbanization process has led to complexities in land transactions and regulations. The challenges posed by the recent global developments, especially rapid urbanization, unregulated migration to urban centres, ineffective land management practices, institutional fragmentation, decentralized reforms and lacuna in the legal system to guarantee land titles, have increased the complications in land administration. There are several problems associated with urban land transactions caused due to high demand and soaring property values. Creation of fake documents, falsified land documents are common occurrences causing unrest and insecurity among the public.

Need for a well-defined land rights system has been the debated in several forums and is widely acknowledged among researchers and policy makers because the poor land management practices have ramifications in terms of conflicts, misuse and inequitable distribution of resources. As a first step in the direction of urban land reforms, the state of Karnataka has been implementing a smart initiative for streamlining land administration through e-governance services in urban areas called as Urban Property Ownership Records (UPOR). State-of-art technology has been adapted on par with international standards, to work for building smart cities. In addition, the UPOR is supportive in creating a data base with legal guarantee of ownership title to urban property owners.

This monograph aims at documenting the processes and review the stakeholder feedback of UPOR in the five pilot cities of Karnataka. The project draws implications for better implementation of UPOR in other cities of Karnataka as well as scale-up at the national level to address the issues of land administration based on field insights as well as discussions held with regional level officials. Policy interventions are recommended at the administrative, technical, legal, social, financial and institutional levels. I hope this study will be useful for the Government of Karnataka's Survey Settlement and Land Records Department (SSLRD) in particular and other state government departments in general. Further, the results and recommendations of this study are of importance to researchers and students pursuing the academic themes related to land governance and land resources management.

I congratulate all the authors and research team members of this monograph for their excellent work and contribution.

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*M R Narayana  
Director in Charge, ISEC*