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Initiative to Digitalise Land Record in Telangana: A Critical Evaluation of the Dharani Portal



Abstract

The Telangana government's Dharani portal, launched in 2020, is a transformative initiative aimed at modernizing land administration by digitizing land records and streamlining transactions. The portal integrates various land-related services, offering transparency and reducing bureaucratic inefficiencies that have historically plagued the system. Through digital records, human intervention is minimized, thereby reducing corruption and delays in land registrations, mutations, and transfers. However, challenges persist, including outdated land records, incorrect data entries, and issues related to legal ownership validation, particularly when older records are involved. Furthermore, while the system promises automated processes and real-time updates, technical issues such as server downtime and lack of clarity in legal provisions have hampered its effectiveness.

The paper critically evaluates the strengths and limitations of the Dharani portal, highlighting its role in facilitating property transactions and reducing land disputes in Telangana. It discusses the ongoing need for improvement in digital infrastructure, data accuracy, and public accessibility to ensure the system's success. Recommendations include refining the integration of textual and spatial data, updating cadastral maps, and addressing legal ambiguities. Ultimately, while the Dharani portal represents a significant step towards efficient land governance, sustained efforts in digital literacy, infrastructure, and legal clarity are essential for realizing its full potential.

Key Words: land governance, Land Disputes, Digitalisation of land records, data accuracy, and public accessibility to land records.

Introduction

The Telangana government launched the Dharani portal in 2020 as a revolutionary step in land administration, aimed at benefiting both individuals and organizations. It was designed to enable users to access detailed land records, apply for various land-related services, and conduct online property transactions with ease. One of its primary goals is to hold individuals accountable for key processes such as land registrations, revisions, and asset transfers, thereby streamlining the entire system. Additionally, the Dharani portal aims to enhance government efficiency and transparency by automating and simplifying complex bureaucratic procedures.

Since its inception, the portal has been hailed as a significant step towards reducing corruption and improving transparency in land transactions. By making records and services accessible online, it minimizes human intervention, which has traditionally been a source of delays and corruption in land-related matters. Moreover, the system has shown promising signs of increasing both the efficiency and effectiveness of the administration of land in Telangana. This modernization has inspired hope that, with continued improvements and expansions, the Dharani portal could serve as a model for other states seeking to reform their land governance systems. Overall, the portal's contributions have generated optimism about the future of transparent and accountable land administration in Telangana.

Various records, including registered sale deeds, property taxes, and government survey records, generally determine the ownership of land in India². An uncontested title protects land ownership and gives the owner the right to defend against any claims on the property. Keeping up-to-date land records and making land information accessible are two of the primary challenges faced by the government today. "Land records" is a broad term that can include records such as records of rights (RoRs), rent and crop yield inspection records, mutation registers,

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registers recording land disputes, etc.³ Thus, there is a need for an efficient system of land records that is indispensable to resolving land disputes. The shift to digital land records and mutation updates really addresses the transparency in keeping land records. The use of digital maps and surveys can bring about a thorough overhaul of all settlement protocols, which will help to reduce land disputes. With this system, land ownership will become more transparent, transactions will be faster, and legal disputes will lessen. As one can see, incomplete, outdated, or disputed land records can be a threat to guaranteed land rights.⁴ The revenue authorities maintain land records but do not coordinate with other departments, such as the Registration and Survey departments. The value of land in Telangana and Andhra Pradesh can be increased by issuing pattas or clear title deeds where there is a large amount of untitled land. At the same time, transparency of land ownership and title increases the likelihood of getting proper rent for a piece of land, thereby indirectly benefiting the poor.⁵

Improving Digital Land Records: The Need of the Hour

In 2007, the World Bank made a critical observation that two-thirds of all pending court cases in developed countries, including India, are related to land ownership disputes. Land ownership and the validity of land records and titles have long been persistent issues in India. These disputes have become so widespread that the NITI Aayog has said it will take at least twenty years to resolve a land dispute. This lengthy resolution process significantly burdens civil courts, which are already struggling to deal with the backlog of cases. The involvement of land in litigation not only hampers the judicial system but also has a detrimental impact on industrial growth. Industries, especially those looking to expand or establish themselves, require land with clear and undisputed titles to set up their operations. Without proper titles, the process becomes cumbersome, and industries may face delays or be forced to abandon their plans altogether.

The agricultural sector is not immune to these issues either. Farmers, particularly those who are small and marginal, often need to use their land as collateral when applying for agricultural loans. Without proper and valid land documents, however, it becomes nearly impossible for them to secure such loans. The unavailability of farm financing due to unclear or disputed land titles has been a longstanding problem. Small and marginal farmers, who account for more than half of all farms in India, often struggle with this issue, which exacerbates their financial difficulties. While their land was once used solely for farming purposes, it is now being increasingly sought for the development of new infrastructure projects such as power plants, warehouses, and shopping malls. These changes reflect a shift in land use, where land is being repurposed to support the country's growing urbanization and infrastructure needs.

However, many new infrastructure projects are facing delays, with land-related issues being a significant contributor to the problem. Several factors are responsible for these delays. One of the critical issues is the lack of encumbrance-free land, which is essential for development. An unencumbered land indicates that the property in question has no financial or legal obligations, and without this assurance, development projects cannot proceed. Additionally, the presence of outdated land records further complicates matters. Land records have not been updated in many areas for decades, leading to confusion and disputes over land ownership. There is also resistance to joint measurement surveys of land records, which are necessary to update and verify land ownership to digitalise the same⁶.

³ MEITY LAND RECORDS, <https://www.meity.gov.in/content/land-records>, can also include geological information regarding the shape, size, and soil type of the land and economic information related to irrigation and crops.

⁴ UN HABITAT, LAND AND CONFLICT- A HANDBOOK FOR HUMANITARIANS, <https://www.humanitarianresponse.info/sites/www.humanitarianresponse.info/files/documents/files/LAND%20AND%20CONFLICT%20-%20A%20Handbook%20for%20Humanitarians.docx>).

⁵ WORLD BANK REPORT, INDIA: LAND POLICIES FOR GROWTH AND POVERTY REDUCTION; K Balagopal, Land Unrest in Andhra Pradesh-III: Illegal Acquisition in Tribal Areas, *ECONOMIC AND POLITICAL WEEKLY* 42, 40 (2007): 4029–34M <http://www.jstor.org/stable/40276643>.

⁶ See Rama Lakshmi, "In India, Old Land Records Go Digital: Aim Is Reducing Fraud, Litigation," *Wash. Post*, July 17, 2009, at <http://www.washingtonpost.com/wpdyn/content/article/2009/07/16/AR2009071604175.html>

Another factor contributing to the delays is the increasing demand for compensation from landowners. As land becomes more valuable due to industrialization and urbanization, landowners often seek higher compensation for their property, leading to protracted negotiations and further delays. Additionally, the growing number of arbitration cases filed by landowners, seeking to resolve disputes over compensation and other issues, adds to the already overwhelming backlog of land-related cases in the judicial system.

Moreover, new urban development plans are requiring cities to become less reliant on federal funding. Instead, cities are being encouraged to generate revenue through property taxes and land-based financing methods. However, for this to be effective, there needs to be a clear and accurate system of land records and titles, which is currently lacking in many parts of India. This, in turn, creates additional challenges for urban development projects, as cities struggle to secure the land and financing they need to move forward. The issues surrounding land ownership, disputes, and records are not just legal or administrative in nature but have far-reaching consequences that affect the economic growth of the country, industrial development, and the financial stability of its agricultural sector.⁷ This fact increased the necessity for a framework to ensure the unambiguous and legitimate ownership of urban property.

.Digitization of land records: Steps To Introduce Title Guarantee System:

Registered sale deeds or registration of sale transactions are used in India instead of land titles, which ensure only presumptive titles or ownership. A registered deed can only be used to transfer an interest in property worth exceeding Rs.100 under the provisions of the Transfer of Property Act 1882 and instruments of transfer to be registered under the Registration Act of 1908. However, as per the Registration Act, the transaction itself is recorded rather than the title of the property. Therefore, even a registered sale cannot ensure transfer ownership to the transferee if the previous transaction is disputed or challenged.

It is worth noting that even though the sale deed is registered, the government does not guarantee land ownership. Moreover, no single document establishes land ownership in India. Rather, it is a procedure involving multiple documents. These consist of government survey documents, property tax receipts, registered sale deeds, and records of rights, which describe the property. This range of documentation highlights how complicated land ownership is in India and how thorough verification is required. Finding all the necessary records from the relevant authorities to determine who legally owns a piece of land can be a considerable challenge for anyone. Because of the high costs, many people avoid the formal registration of the land registry in order to buy any immovable property. In addition, the buyer has to pay stamp duty and registration fees to register the sale deed.⁸ Therefore, maintaining correct land records is crucial to fostering economic expansion and social cohesion and will also ensure hassle-free land transfers.

Land Records Modernization Programme : An Initiative to Digitalise Land Records

In August 2008, the Digital Indian Land Records Modernization Program (DILRMP), a Government of India initiative to digitize land records, was launched. The objective is to decrease the quantity and extent of land disputes to safeguard accurate and accessible land records. The main objective of the program is to create a database of all land registers, digitize maps, improve map and settlement records, and keep these databases up to date⁹. In 2001, Karnataka took the lead in the computerization of land records in India, followed by Andhra Pradesh and Tamil Nadu as part of 'Project Bhoomi.' An annual land registry index by the National Council of Applied Economic Research (NCAER) in Delhi revealed that Madhya Pradesh, West Bengal, and Odisha are the states with the highest level for digitization of land records. Therefore, one could say that states and union territories have made constant efforts to digitize land records of there are compared to the past¹⁰.

⁷ Ibid.

⁸ Prachi Mishra, and Roopal Suhag, Land records and titles in India, 20 November, 2017 <https://www.ideasforindia.in/topics/macro-economics/land-records-and-titles-in-india.htm>

⁹ Klaus Deininger & Aparajita Goyal, "Going Digital: Credit Effects of Land Registry Computerization in India," World Bank Development Research Group Policy Research Working Paper, March 2010.

¹⁰ Department of Land Resource, Ministry of Rural Development, Government of India <https://dolr.gov.in/programmes-schemes/dilrmp-2/>

Initiatives in Telangana to Digitalise the Records of Rights

Digitizing land records without errors and reflecting ground realities, including cadastral maps, records of rights (RoRs), and transaction documents such as sale and gift deeds, will improve transparency. Under the "Bhoomi Project", Karnataka became the first state in India to computerize its land records, followed by Andhra Pradesh and Tamil Nadu. The last comprehensive land survey of Telangana was completed in the 1930s during the Nizam rule. The Sethwar settlement register, a document of immense historical significance, was prepared between 1930 and 1940 in Telangana. It contains invaluable information about the cultivable area for each agricultural parcel of land. Subsequently, the government enacted the Records of Rights (ROR) Act of 1971, which was quite comprehensive. According to this Act, the records were prepared in three phases, with the final phase taking place from 1978 to 1980. Following substantial amendments to the Act, ROR was again prepared between 1989 and 1992. This record was successfully integrated into village records, and Pattadar Pass Books (PPB) and Title Deeds (TD) were issued, signifying a significant advancement. Telangana has implemented measures to digitize land records within the state, following the lead of the central government's efforts. This initiative aims to enhance the precision of land ownership details and the mapping of land records.

Thus, the Telangana Rights in Land and Pattadhar Passbooks Act, 2020, was enacted on 19-9-2020 to digitalize and consolidate the land records in Telangana. The Dharani Portal was established and maintained to facilitate the recording of rights. Dharani Integrated Land Records is the authorized platform for registering agricultural and non-agricultural public properties in Telangana. The primary goal is to enhance openness and effectiveness in governance and ensure responsibility for land registrations, mutations, and asset transfers while also offering secure and convenient services to the general public¹¹. The survey helped resolve conflicts, and it is essential to reduce land disputes once the plan is implemented. Conflicts could emerge if the digital land records do not precisely depict the actual status of land ownership in Telangana. Hence, it is crucial to guarantee the accuracy of land records and their alignment with the actual situation on the ground during the land survey to settle land disputes¹². So, it is essential to have proper land records in place and should reflect the ground reality while the land survey is being done to resolve the land disputes.

The Effectiveness of the Dharani Portal in Telangana: Assessing its Performance

The Government of Telangana introduced a mode of services for land administration and registration through 'Dharani.' It is intended to automate workflow, integrate multiple applications from different departments, and choose innovative modern technology to offer services to the public. It offers automatic mutation activation after the registration process is complete or upon request from the concerned department or citizens. It is a single source to manage land records, including maintaining and updating textual records, surveys, maps, settlement operations, and registering immovable property. The online portal serves as a comprehensive source for all data related to land records, including purchase, sale, and mortgage details, informing stakeholders in real-time.

The main goal of consolidating and placing all land records on the Dharani portal is to ensure the accuracy of integrated land records. Thus, it simplifies online transactions for people. Utilizing the online system, people have the ability to register promptly, make adjustments to documents, and update names on documents with the name of the transferee, all facilitated by the dedicated software in the portal. Once the necessary stamp duty has been paid, digital signatures have been obtained from all parties involved, and the records have been uploaded to an online repository, the process is underway. It is crucial to obtain approval from the relevant authority when uploading the records, with the Tehsildar being necessary for agricultural lands and the sub-registrar for non-agricultural properties. Without thorough cross-checking and vigilance from these authorities, errors in the RSR data may be entered. Therefore, both the Tehsildar and the sub-registrar are responsible for endorsing applications to ensure error-free land titles for each parcel of land.¹³

¹¹ Ibid.

¹² Namita Wahi, AS PART OF 'POLICY CHALLENGES – 2019-2024: THE BIG POLICY QUESTIONS FOR, NEW GOVERNMENT AND POSSIBLE PATHWAYS' <https://cprindia.org/understanding-land-conflict-in-india-and-suggestions/>

¹³ Ibid.

Merits of launching Dharani portal

1. Dharani Portal offers services such as slot booking and cancellation, grievance redressal related to land matters and technical issues, and ratification of registered documents. For the said services, submission of applications be made online on the **Dharani platform** for the following land-related matters: mutation, NALA without passbook, pending NALA, PPB-court cases, PPB-semi urban land, lease, partition, succession, NALA, GPA or executed GPA, PPB by institution, and duplicate PPB. The portal also facilitates the registration of GPA, DAGPA, mortgage, sale and gift registration, etc. However, suppose the GPA, DGPA, or AGPA associated with agricultural lands were executed before the Dharani portal was launched. In that case, it is essential to apply again to ensure they are valid in the Dharani portal¹⁴.
2. It brought about effective land management by automating land records through digitisation and linking them with other departments, such as the Municipality and Grampanchayat, which use information technology to facilitate various departmental applications.
3. Consolidating land records and registration procedures for agricultural land would create a single source that can collect all the information related to agricultural land records.
4. Managing land records, including maintaining and updating textual records, surveys, maps, and other relevant items, can be centralized in one location for administration.
5. One authentic source for all information about land records
6. Automatic mutation triggers following registration or based on a departmental or citizen request.
7. The portal updates textual data in real time, making the process more accessible and bringing it to doorsteps of citizens.

Despite initial successes, criticisms emerged over the portal's complete reliance on digital processes and the exclusion of manual records, leading to complaints about functionality and accessibility. In response, Hon'ble High Court recommended reintroducing manual records alongside digital ones and empowering tahsildars with more authority to amend land records to ensure corrections at the local level

Challenges faced by the Dharani portal:

The issues identified by the Hon'ble High Court¹⁵ in W.P 39609 of 2022, which categorically includes the issues discussed by the Court, are summarized as follows:

- a. “ Non-consideration of Online Applications seeking correction of data, issuance of *e-pattadar* passbook *etc.*, within the stipulated time stipulated,
- b. Non-consideration of F-Line Applications seeking survey and sub-division survey within the stipulated time and rejection of several Online/F-Line Applications without assigning any reasons.
- c. Non-consideration of General/Special Power of Attorneys uploaded on Dharani Portal so as to proceed with sale transaction in time;
- d. There is a lack of clarity with respect to the phrase 'court decree' in Section 7 of the ROR Act 2020. Clarification is needed if court decrees include only decrees resulting in a change of title or even include decrees passed in other suits;
- e. There is no limitation prescribed under Section 7 of the ROR Act, 2020 within which changes can be effected in the record of rights based on a court decree;

¹⁴ K. Varun Reddy, A Study on 'Dharani Portal' and Its Transformative Impact in Khammam District, Telangana, Journal of Land and Rural Studies Volume 10, Issue 2 Volume, July 2022.

¹⁵ Y. Jaihind Reddy Vs. The State of Telangana, W.P. No.39609 of 2022 Judgement Delivered on 25-04-2023

- f. There is no provision to file appeals or revisions, like Section - 5(B), 5 (5), or 9 of the ROR Act, 1971, in respect of orders passed by Revenue Authorities before the enactment of the ROR Act, 2020.
- g. Instead of mentioning the exact property in dispute (before the court) in the prohibited property list, the Dharani portal shows the entire survey number concerning the Court Cases/Stay/Injunction Order, etc., which is unwarranted.
- h. the court also directed that including the entire survey number as "NALA" in the Dharani Portal, though only a part of the land is converted from agricultural to non-agricultural land, is unwarranted. In the event of the inclusion of a particular survey number inadvertently as part of a Prohibited List or Government Land, there is no option for deletion;
- i. There is no option to change the extent of land in RSR, and no option to divide the property purchased jointly or in case of joint pattadars.
- j. There is no option to include missing survey numbers and wrong entries or delete the land acquired by the government from the landowner. Moreover, the details of the land assigned by the government are not reflected on the Dharani Portal.
- k. There is no option to obtain patta from the legal heirs of the deceased vendor;”

Therefore, the Hon’ble High Court directed that the Telangana General Clauses Act, 1891, be considered and that people be permitted to file appeals, revisions, etc., to challenge the orders passed by the Revenue Authorities prior to the enactment of the ROR Act, 2020. Further, the Court observed that if an applicant submits an online application in the wrong Module, the portal should be displayed on the Monitor with a request to apply in a particular module by showing the details of the module to uphold and record the rights of the people. An option shall be available for the citizens to upload the property link documents on the Dharani Portal. This will lend more credibility to the evidentiary value of the title recognised under the ROR Act, 2020. It is also observed that an option should be given to change the extent of land in RSR¹⁶.

Citizens shall have the option to upload the link documents of the property on the Dharani Portal because it is difficult for the authorities to verify the title of a person seeking to get land mutated in his name. This will lend more credibility to the evidentiary value of the title recognised under the ROR Act, 2020.

The court¹⁷ accordingly directs the CCLA to seek inputs/opinion from the Revenue Officials working at Village Level, Mandal Level and Division Level through the concerned District Collectors regarding the common difficulties that arise in relation to the Dharani Portal. After that, the CCLA shall consider the said inputs/opinions and devise possible solutions to be carved out without defeating the object of the ROR Act, 2020, including hassle-free access to the Dharani Portal.

Further, the Court identified major key issues affecting the Dharani portal, including technical glitches, misaligned data entries, and lack of provisions for appeal mechanisms. These challenges emphasized the need for more effective oversight and user-friendly grievance redressal.

The Dharani Portal: Land Record Management System

The Land Revenue Department of Telangana has developed a land record management system to organise and maintain digital land data through the Dharani Portal. This department is responsible for guiding the growth and development of the land management system in Telangana. This unified online platform consolidates land registration and management services, providing a centralized hub for land parcels and efficiently handling land-related tasks. Consequently, the portal serves as a unified platform for generating and transferring interests across

¹⁶ Ibid.

¹⁷ Hight Court of Telangana at Hyderabad directs the Telangana Government to find out the solutions to make the Dharani portal efficient.

countries. The portal also allows users to check their land records and transactions online anytime from anywhere.¹⁸ The initiatives through the portal are as follows:

1. E-Governance and Participation of Citizens: This ensures a strategic relationship between planners and stakeholders. E-government is expected to improve the responsiveness of public service delivery processes, increasing citizen satisfaction. Additionally, it is anticipated that it will boost citizen participation in the governance process¹⁹ In particular, the emphasis on training local youth as paralegal volunteers and their involvement in policy implementation will reduce the gap between the government and the people.
2. Prioritising Demand-Oriented services: This could be done through the use of public-rural social media platforms, which would lead to a coordinated and inclusive strategy by government agencies in identifying, reviewing, collecting, implementing, and modifying data management rules in order to address the requirements of the public promptly.²⁰
3. Awareness of e-readiness: Different districts of the state are at different levels of e-readiness. This aspect should be considered when e-government reforms are implemented in different regions of the government.
4. Local e-government should be given importance: The implementation of e-government should encompass all levels of government, with a particular emphasis on local authorities due to their proximity to citizens and their significant role as the primary interface with the government.²¹

Technologies such as digital signatures and Geographical Indication Systems (GIS) will help modernize land records management through the Dharani portal. Entering textual and spatial data for a design requires special interface tools and software. It is crucial to match the textual record of each plot with the associated plot map. This step must be completed before the system may be used, but it only needs to be done once, during system initialisation. It could be possible when the National Information Infrastructure (NIC) develops the required software and distributes it to the departments of the various states.

Establishing a management system to safeguard personal information at the Tehsil level, subdivisions, and districts is crucial. This involves setting up computer centers and implementing land data management software at each level. Subsequently, the data can be securely transmitted to the State Data Centre for integration into the state's revenue system (SLDC). To achieve this objective, the NIC may develop various protocols such as web portals, security protocols, and access control protocols. The NIC can arrange for internet service provider (ISP) servers (web servers, DNS servers, firewalls, etc.) and other hardware and software through the facilities provided in each state or territory.

In order to maintain an authentic digital land record management system and enable the development of an automated mutation process for updating current property records that have transitioned to a Public Private Partner Ship (PPPS) model, this is required to ensure the smooth operation of the property registration system.²²

It is a known fact that no one receives any title guarantee from the property tax receipts or the registered sale documents. They are merely indicators of the existence of the property and someone in the possession. These documents do not constitute a government-backed title to the property. As a result, official government records regarding property titles should be utilized as proof of ownership and they are presumptive. Thus, it is an essential duty of the government to make sure that all current land records have to be combined into a single database. Digitising land records is essential to ensuring the ground reality to resolve land disputes. These documents should contain site plans, locations, ownership details, khata, property tax, and any other cesses that are due on the land.

¹⁸ Ways to fix the problems pertaining to the issues: E-Governance in India, <https://www.drishtiiias.com/daily-updates/daily-news-editorials/e-governance-in-india>

¹⁹ E-Governance in India. <https://www.drishtiiias.com/daily-updates/daily-news-editorials/e-governance-in-india>

²⁰ The Potentials of ICT: E-Governance in India | Legacy IAS Academy. <https://www.legacyias.com/e-governance-in-india/>

²¹ First E-collectorate in Bihar. <https://www.drishtiiias.com/daily-updates/daily-news-analysis/first-e-collectorate-in-bihar>

²² Hiring Fulltime Groundskeeper. <https://omahadowntown.org/blog/43-hiring-fulltime-groundskeeper>.

Convenience of doing business in the sector, particularly for purchasers and developers, confirming the legality of a real estate transaction.

The Way Forward:

Here are a few suggestions for the land record digitization programme, like the Data Validation Process, Data Input, and Updating, wherein the Land Registry should provide access to both textual and geographical records. All textual information related to a piece of land, including Records of Rights (RoRs) and mutation orders, needs to be inputted into a database and kept up to date. All spatial data must be brought up to date and transformed into a digital format without any errors. It should also reflect ground reality in the ways that will be explained. Revenue officials will ensure all data has been examined, verified, and validated before use. Therefore, the Tehsildar, the SDO, and the Deputy Commissioner/District Collector, respectively, to ensure the accuracy of the correctness of the data entry and the confirmation of the same through verification are crucial to the success of this effort, which would ultimately result in a reduction of land conflicts in the future. It is also proposed to integrate the digital map with other data sources and digitized maps by converting the old cadastral maps to the digital version marked using GIS to make it easier to maintain the cadastral maps in changes in Records of Rights²³.

CONCLUSION:

All land-related government departments, especially those in charge of keeping land records, must ensure that their administrative manuals reflect the latest legal decisions and legislative developments. The government must settle the revenue and forest departments' disagreements over land boundaries through special interdepartmental meetings and other forms of cooperation. Rather than digitizing existing, significantly inaccurate records, the government should invest financial and technical resources in land surveys and updating paper records to reflect everyone's property rights. The government must provide better skill development programs to ensure land-related officials are equipped to uphold the law. The goal of institutional mechanisms should be to reward adherence to the law rather than its disobedience.

In this regard, the initiatives for digital governance in Telangana represent a significant advancement in the utilization of technology for effective governance, transparency, and citizen engagement. The state intends to establish a solid foundation for digital records through the innovative initiative of establishing the Dharani Portal for Digital Land Records, promoting digital infrastructure for land governance that is intended to facilitate online services. The digitalisation of registration is essential for several reasons, including the simplification and effectiveness with which property is registered and the increased transparency in updating the records to immediate initiation of the mutation process. However, issues like wrong entries on land records in the Dharani Portal, cybersecurity threats, and ensuring inclusivity remain relevant, necessitating ongoing focus and strategy adaptation. To realize the full The initiatives for digital governance in Telangana are a significant step forward in applying technology to efficient governance, transparency, and citizen participation. The state has established a solid foundation through initiatives like T-Fiber and T-Works, which advance digital infrastructure and business, alongside e-governance platforms facilitating online services²⁴. In accordance with directives the and efforts the government, the portal is expected to strengthen its resilience and sustain its functionality, showcasing the government's commitment to partnering with skilled public organizations for ongoing improvements. The future prospects of digital governance in Telangana will depend on persistent initiatives to enhance digital literacy, improve digital infrastructure, and encourage innovation. Therefore, the consistent efforts to raise digital literacy, expand digital infrastructure, and encourage innovation will be necessary in the future if Telangana is to realize its full potential in digital Land governance. The transformative power of technology in advancing governance objectives is demonstrated by the remarkable progress that Telangana has made in digital governance.

²³ There are three types of data that can be found on a map: (1) geographical information (property whereabouts), (2) functional info (what exists in a specific location), and (3) related data to integrate all of them. The location, nature and nature of relationships between entities. These three groups of data are stored in separate files on the computer's hard drive.

²⁴ fiber.telangana.gov.in/abtest/telangana-unveils-ambitious-t-fiber-program-to-enable-high-speed-broadband-in-villages/