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**SECURING THE LAND RIGHTS OF POOR AND WOMEN THROUGH PROVISION OF
LEGAL SERVICES TO ADDRESS THEIR LAND PROBLEMS**

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Abstract

A major cause of economic vulnerability of rural families in India is insecure rights to land, arising partly from the lack of access to legal support by the poor.

To find out major land problems and legal needs of the poor, Landesa conducted a mixed-method study in rural areas of Warangal district of Telangana State during December 2013-February 2014. It was found that 13 types of land problems are most commonly faced by the poor. A sample of 100 cases was selected to represent these 13 types of land problems.

The study shows that the most prevalent types of bottlenecks faced by the respondents were “no legal awareness” (80%), “illiteracy” (59%), “lack of support from revenue department” (54%), “negligence of revenue staff” (40%) and “Corruption” (38%). It was found that almost twice the percentage of male respondents pursued land-related problems themselves compared to female respondents. Village revenue officers (VRO) emerged as the key authority to provide legal assistance and to resolve land problems.

It was found that to improve the reach of legal assistance to the poor: 1) legal services and land programs should be modified according to their needs; 2) the reach of the Revenue Courts should be improved.

Key Words: Land disputes; Women’s land rights; Land rights of marginalized groups; Legal aid and support; Role of revenue department.

1. Introduction

The major cause of economic and social vulnerability of rural families in India is landlessness or lack of secure rights to land (Jain and James, 2011). In India 101 million (56.41%) rural households do not have any land (SECC, 2011) of their own, besides, a large portion of the households who have land, do not have secure rights over it as they lack one or more of the three required ingredients of secure land rights: 1) possession of land, 2) title document, and 3) entry in the Record of Rights.

The purpose of this paper is to assess and identify the typology of legal service needs of the poor related to land insecurity/dispute, particularly of Scheduled Castes (SCs), Scheduled Tribes (STs) and women in the Warangal district of the Indian state of Telangana. The study also aims to identify the bottlenecks in justice delivery systems in securing the land rights of the poor in the study district. Section II provides brief background and Section III presents the central and state government led initiatives towards securing land rights of the poor. Section IV outlines the study objectives and Section V presents the research methodology used for this study. Section VI describes the main findings of the study and Section VII covered the key challenges faced by the investigators during the survey. Section VIII presents the policy recommendations and the final section provides the summary of this study.

2. Background

After independence, the Government of India and the state governments took several steps to solve land related problems of the poor. There were several progressive and pro-poor land laws in the last six decades, along with conscientious efforts made by the governments to address the issues of landlessness as well as insecure land rights. This include: 1) Land ceiling implementation, which put a limit to the maximum amount of land held by a household, extracted the excess land and redistributed it among the landless; 2) Abolition of intermediaries (e.g. Zamindars, Talukdars etc.) and distribution of land among the actual cultivators; 3) Tenancy reform to protect rights of the tenants over land; 4) Allocation of Government waste land and Bhoodan land¹; and 5) Protection of tribal land by prohibiting alienation of land allotted to and the land belonging to tribals. Besides, a pioneering legislation, the Scheduled Tribes and Other Traditional Dwellers (Recognition of Forest Rights) Act, 2006 was enacted by the Government of India, which recognizes rights of the tribal and other traditional forest dwellers over land and forest resources.

¹ Refers to land received through donation during Bhoodan movement. Acharya Vinoba Bhave, a disciple of Mahatma Gandhi, started the Bhoodan movement in 1951. He asked land owners to donate a portion of their land for distribution among the landless. Before he ceased his work in 1969, Bhave received 39 million acres of land through this movement.

However, despite of these pro-poor policies and efforts made by the governments, significant percentage of the poor are still either landless or lack secure rights to land. This problem is more severe among the marginalised groups, Dalits, tribals and women who also have to face class, caste and gender prejudices.

Even when the poor have land, other legal problems related to land, arising from the lack of secure land rights and inefficient/overburdened system of dispute resolution or legal services put them under huge economic and financial burdens. It also frequently results in poor losing their land as for the majority of the poor and indigenous population in India; the access to legal aid/ assistance and justice remained a distant dream. These land-related problems do not only affect the poor, but also the economy as a whole. According to a study by McKinsey group (McKinsey Global Institute) in 2001 India's GDP growth rate could increase by 1.3% if land titles could be established, making land rights more secure.

Land related problem is also severe in Andhra Pradesh². A study conducted by SERP (Society for Elimination of Rural Poverty) during 2010-12 shows that in Andhra Pradesh/ Telangana alone, 2.16 million land problems³, related to 2.41 million acres of land, exist among 1.46 million SCs and STs families (SERP, 2013)⁴. There are more than three million SC and ST households in Andhra Pradesh/ Telangana who make up close to 23% of all households. Furthermore, 40% of households have one or more forms of land problems; with approximately 100-200 land problems in each village, depending on size and population (Kumar, 2013). In most cases, the poor are not able to solve these problems due to their lack of legal awareness, absence of legal aid, lack of access to land records, apathetic attitude and lack of proper training of the land administration officials, lack of legal clarity, inaccessible and complex adjudicating systems and discriminatory implementation of law.

To solve these problems, several initiatives have been taken by different governments over a period of years as described in the next section.

3. Central and State Governments initiatives

² Including the present day Telangana State

³ Each error, mistake, discrepancy found in the revenue records are considered as one of the land problems.

⁴ Society of Elimination of Rural Poverty (SERP) is a part of Rural Development Department, Government of Andhra Pradesh which is implementing a large rural livelihoods programme called Indira Kranthi Patham (IKP). SERP has undertaken inventory of land belonging to SCs and STs between 2010-12.

3.1 Central Government-led Initiatives

3.1.1 Ministry of Rural Development, Government of India issued an ‘advisory to State Governments’ (GoI, 2013) suggesting methods to provide legal assistance to the poor. The suggestions include: 1) Establishment of legal assistance centres; 2) Creating inventory for land; 3) Identifying and documenting land problems with the help of Paralegals; 4) Training and capacity building programmes for revenue officials; 5) Settling existing land cases; 6) Providing free legal service to the poor; 7) Spreading legal literacy regarding land; and 8) Establishment of convergence committees involving officials at state and local levels.

3.1.2 Ministry of Rural Development, Government of India has prepared a draft of National Land Reforms Policy (GoI, 2013) on resolving land problems including litigations and suggested several measures to state governments in this regard. *Inter alia* State Governments should (i) enlist all the pending land disputes/cases in various revenue offices and civil courts at all levels; (ii) consider enacting a special law, such as ‘The Bihar Land Disputes Resolution Act, 2009’ to deal with land disputes; and to provide for a uniform and common forum, procedure and mechanisms which would help in effective and speedy resolution of land disputes; (iii) consider enacting a law to constitute a Tribunal at state level to deal with all appeals under various land laws and to speedily dispose all land cases; (iv) prepare a proposal for establishing such a Tribunal and send it to the Ministry for necessary support; (v) establish and operate Land Tribunals in pursuance of Article 323 B/Entry 11 A of the Seventh Schedule of the Constitution of India with provisions for functioning akin to fast track courts; (vi) ensure that Land Tribunal should not be bound by the procedure of the Evidence Act and the Code of Civil Procedure.

3.1.3 The ‘Committee on State Agrarian Relations and Unfinished Task of Land Reforms (GoI, 2008) on Land Dispute Resolution’ was established by the Ministry of Rural Development, Government of India. The committee conducted an in-depth study on land issues and suggested several measures to state governments for dispute resolution and better management of land. Some of the recommendations of the Committee are as follows: (i) It has to be clearly understood that the disputes arise from the way that we manage our lands. The present management system is incapable of delivering particularly on the fronts of distributive justice; (ii) Maximum reliance should be placed on field visits and the evidence of the boundary raiyat lands; (iii) In case of field visit the local inspection note should be properly recorded; (iv) The Nyaya Panchayat Bill should be enacted by the Government of India for better adjudication; (v) The Sub-Group appreciates the Access to the Land Movement of Andhra Pradesh/ Telangana and

recommends its adoption by other States with such modifications as may be deemed proper to suit the local environment.

3.1.4 The National Legal Services Authority (NALSA) has been constituted under the Legal Services Authorities Act, 1987 to provide free Legal Services to the weaker sections of the society and came into force in 1995. However, in revenue courts the law is absolutely non-functional. “The poor get little or no help as they go from one court to another, as the existing legal aid framework is weak. By the time a case reaches the apex courts the average age of a case is 15-20 years. Through all this time, the poor are forced to engage lawyers, which cost them thousands of rupees, forcing them in to debt trap” (GoAP, 2006).

3.2 State Government-led Initiatives in Andhra Pradesh/ Telangana

3.2.1 The Government of Andhra Pradesh in 2004 constituted a committee (GoAP, 2006) under the chairmanship of Koneru Ranga Rao to study and analyse the existing problems to dissolve land disputes, so that the implementation of the land laws can be improved. The committee reported that there is lack of time bound disposal of land cases and the revenue magistrates are often not properly trained. According to the committee the poor get very little help from the revenue court in dissolving their land problems.

3.2.2 In 2004, the Government of Andhra Pradesh launched a land access programme as a part of the large scale rural livelihoods programme called Indira Kranthi Patham (IKP) under the state government’s Rural Development Department, to help rural poor families who were landless or lack secure legal rights and to resolve land problems of the poor. This Land Access Program is implemented by the Society of Elimination of Rural Poverty (SERP), which operates through women’s self-help groups and is composed of 10.9 million rural poor women across the State.

The land access programme of SERP is based on community-based paralegal model. The paralegals are persons who have basic knowledge of the law and legal system, as well as basic legal skills and skills for dispute resolution, mediation and negotiation. The paralegals⁵ provide greater insight and understanding about existing land situation and people’s problems, their services are also less expensive and more

⁵ SERP, based on the written test and an interview, selects local youth from the community, usually from the most disadvantaged, marginalized and backward sections of society, as paralegals and community surveyors to work with women in self-help groups (SHGs). SERP provide a series of trainings and certification course to paralegals and community surveyors. These paralegals provide legal education and aid services to households that need assistance securing their land rights, whether that entails correcting or updating revenue records, obtaining pattadar passbooks (land cultivators passbooks) and title deeds, obtaining pattas (land titles) or addressing other land issues. The community surveyors work with the paralegals to help settle survey related issues of the poor.

accessible than lawyers, and most of the times resolve problems faster than the existing formal legal institutions. The paralegals are also responsible for providing legal education and spreading land related information through interactive teaching methods. The paralegal model is currently being implemented in 852 mandals (sub-districts) in all districts of the State.

It can be seen from the above discussion that the central and state governments have made efforts towards making land accessible to the landless poor and vulnerable and also in addressing the disputes related with land. In spite of these initiatives, the marginalized and vulnerable groups such as SCs, STs and women face class, caste and gender discrimination.

4. Objectives of the study

The objectives for this study were:

- To gain a deeper understanding of the most common types of land problems facing the poor
- To identify the typology of legal service needs of the poor, particularly of SCs, STs and women, to resolve their land problems.
- To identify the bottlenecks in justice delivery systems.
- Provide recommendations to the relevant government officials informed by our research.

5. Research Methods

A. Land Cases

We identified 13 most prevalent land problems from a total of 70 problems uncovered in the SERP study conducted during 2010-2012. Among these 13 issues, 10 issues were prevalent in non-scheduled areas as well as in scheduled areas⁶, while the other 3 issues were exclusively present in scheduled areas.

These 13 types of land problems are:

⁶ The term `Scheduled Areas has been defined in the Paragraph 6 of the Fifth Schedule of the Indian Constitution as "such areas as the President may by order declare to be Scheduled Areas". The `Scheduled Areas' are preponderance of tribal population.

1. Not having Pattadar Pass Book (PPB)⁷ and Title Deed (TD) for the land obtained through inheritance.
2. Not having PPB and TD for the land obtained through family partition⁸.
3. Not having PPB and TD for the land purchased through registered sale deed.
4. Not having PPB and TD for the land purchased through *Sada Bainama*⁹.
5. Not having PPB and TD for the land even after having 1B certificate/ Occupants Rights certificate/ 38E certificate¹⁰/ Assignment patta¹¹/ name recorded as Pattadar in land records.
6. Occupants Rights certificate (ORC) not given for *Inam* land¹²
7. Errors/mistake/discrepancies in *Pahani*¹³.
8. Errors/mistake/discrepancies in 1B register¹⁴ and PPB and TD.
9. Not having Assignment Patta for the government land being cultivated by *Sivaijamedar*¹⁵.
10. Survey and Boundary disputes.
11. Errors/Mistakes/discrepancies in title given under Forest Rights Act¹⁶.
12. Not having Assignment Patta for the government land being cultivated by the landless poor tribal.
13. Possession not shown to tribal for the land assigned.

B. Sample and Data Collected

The goal was to select a sample of land dispute cases such that:

- 1) They are representative of 13 most common types of land problems identified earlier
- 2) Include pending, resolved and filed cases to get a comprehensive picture of the justice delivery system
- 3) Focus on underrepresented demographic groups in terms of caste (SCs, STs and BC) and gender

⁷ This refers to the land cultivators' passbook.

⁸ Partition of a property in a family among all the legal heirs.

⁹ A Sada Bainama is a plain paper transaction for land purchased through unregistered sale deed

¹⁰ An occupancy rights certificate is given by the Revenue Divisional officer (RDO), acknowledging the cultivating rights on a parcel of land.

¹¹ A land title document given by the assignment committee for cultivating on the government land.

¹² This includes land previously held on religious ground distributed among the poor households through a gift deed registration.

¹³ This document captures cultivator's and land's details in a very comprehensive way.

¹⁴ 1B is the register where land records are maintained; it's like a ledger account and maintains all the sale and purchase of land. This register captures individual specific information. A certificate issued based on this register's information is called 1B certificate.

¹⁵ Not having Assignment Patta for the government land being cultivated by a landless poor person.

¹⁶ There are mistakes in the names of the claimants, photograph and other details. Tribals and other forest dwellers are entitled up to 10 acres of land under the Act but the title to actual extent of land under cultivation was not given even though it is less than 10 acres.

A sample of 100 land dispute cases, comprising 66 pending (filed-53, not filed-13) and 34 resolved (filed-32, not filed-2) cases, was selected to represent 13 types of the most common land problems.

To create this sample, our trained team of field investigators used the following strategies:

Pending Cases: The information for pending cases was extracted from the registers with the revenue official. The list of cases for each village was further supplemented using the information from village level stakeholders (revenue officials, neighbours and key informants) through constant efforts of rapport building with them. For the selection of pending cases, priority was given to long pending cases, women petitioner cases, SCs and STs cases.

Resolved and not-filed Cases: To get information for these two categories, non-random sampling technique, known as snow ball sampling, was used. Enumerators approached an individual in a village and asked a series of screening questions such as whether the household has land, whether they experienced any land-related disputes and if the case was resolved. Specifically, we focused on cases, which were resolved within the last one year to minimize the recall bias. In the end of the survey (following a consent from the respondent), the surveyors asked to refer them to another villager/neighbour/friend who also experience a land dispute.

Not filed cases, on the other hand, were selected from the people who approached the field investigators in the village to get help regarding their land problems. These people have their names recorded in Pahani.

As a result, our sample of land dispute cases includes one case per household. The field investigators then conducted a quantitative survey among 100 respondents, interviewing 50 males and 50 females. In addition to quantitative survey, the team also collected qualitative information for each case.

Quantitative data:

Quantitative survey data was collected during December 2013 - February 2014, where information about the process (issue specific process to resolve the dispute) and system (adjudicating system) was collected from each respondent. Specifically, the survey included questions about socio-economic and demographic characteristics; land holdings; land problem; land legal awareness, this also include knowledge about

different revenue officials, their offices and the respondents' interaction/ access to these authorities as well as offices.

Qualitative data:

Quantitative information from individuals for each land problem case was further supplemented with rich qualitative information to receive a more complete/comprehensive understanding of each case.

Specifically, qualitative data collection comprised of semi-structured in-depth-interviews (IDIs) with -

- a) VRO- Village revenue officers (13);
- b) MRO- Mandal Revenue Officer/ Tahsildar (5);
- c) RDO- Revenue Divisional officer (3);
- d) Indira Kranthi Patham (IKP)-Paralegal (10);
- e) Legal coordinators (3);
- f) Neighbour of each respondent and case studies with all respondents.

As a result, for each land problem case we have very comprehensive information which allows a more in-depth analysis of bottlenecks and where (at which level of government services) they are most likely to originate.

C. Study Area

Warangal district of Telangana State, India was purposely chosen as the study area. One mandal with highest SC population and one Mandal with highest ST population were selected in Mahaboobabad and Jangaon Divisions. One Scheduled Area Mandal with highest ST population was selected in Narsampet Division. Villages with highest SC/ST population and land cases involving SCs, STs, women and persons below the poverty line have been considered for this study. A total of 13 villages in five mandals from three divisions (Table 1) have been selected in Warangal district for the study.

For each type of land problem, a maximum ten and minimum two cases were studied. For two of the typologies ('survey' (number 10 on the list of land problems listed previously) and 'possession not shown to tribal for land assigned' (number 13) not a single resolved case could be identified. The cases were chosen from the legal problems faced by both men and women from: 1) poor from general caste, 2) SCs and 3) STs population.

6. Findings of the study

6.1 Socio-demographic profile of the study population

Most of the women respondents belong to the age group '40 to 50 years' (30.0%), on the other hand, majority of the male respondents belong to the age group of '60 years and above' (30.0%). The caste-wise distribution of surveyed population shows that, 42% of respondents came from STs, followed by SCs (27.0%) and backward caste (24.0%). However, the percentage of male respondents from other backward castes is significantly higher than the percentage for female respondents from other backward castes (30.0% of the male respondents compared to 18.0% of the female respondents). The educational qualification of the entire group is low with 66% respondents being illiterate. Nevertheless, it's relatively higher among women (76%) as compared to men (56%). Majority of our study population is engaged as farmers (56.0% of the female and 66.0% of the male) and a significant percentage of the female respondents (24.0%) is also engaged as agricultural labourers (Table 2).

6.2 Profile of land ownership among the study population

The data on total size of land and number of plots shows that small land holding (total land size less than 1 acre) was reported by high percentages of women and SCs (20% women and 37% SCs). Same is true for number of plots, as 42% women and 52% SCs reported to have only one plot (Table 3). As general trend, data shows that women respondents and SCs households have comparatively smaller land holdings and single plot in comparison to men and other castes, respectively. Smaller land holding and ownership of single plot which is in dispute clearly are factors adding to the challenges towards the livelihood of these groups, especially when 76% of households' major source of income comes from cultivation/ agriculture. This particular finding clearly highlights the disadvantaged position of women and SCs when it comes to land rights. It also calls for targeted action for ensuring land rights.

The data shows that only 23.7% of the total 270 plots are wet land, while a staggering 76.3% falls under 'dry land' category. Gender wise disaggregated data on nature of land shows that 79.1% of the plots owned by the female respondents fall under the category 'dry land', compared to 73.8% of the plots owned by the male respondents. Caste wise disaggregated data shows that incidents of number of plots falling under the category 'dry land' is lower for ST respondents (68.9%) compared to SC respondents (77.8%), BC respondents (85.1%) and respondents from other castes (88.9%). Important highlights that emerge from table (Table 4) are that 31.2% of STs own wet land. Further, by classification of plots, it was observed that a very large percentage of land (69.1%) is classified as 'patta land'. Caste wise data shows,

while 61.9% of the plots owned by SC respondents and 63.6% of the plots owned by ST respondents are classified as 'patta land', whereas, much higher percentages of plots owned by BC respondents (77.6%) and all land owned by respondents from other caste are 'patta land'. A considerable proportion of SC respondents reported to have 'assigned land' and 'Inam land'. Among the plots owned by ST respondents 'forest land' is the second most important category.

The data on nature of acquisition of the surveyed plots builds a very interesting picture. Overall, 'Inheritance' and 'Sadabainama' are the two most important types of acquisition. Other significant types of acquisition are 'assignment'. However, as we inject the gender angle in nature of acquisition the picture changes. Interestingly, the data shows that the highest percentage of land acquisition for both genders is through inheritance, it is higher for women than for men. Nevertheless, the cases of partition are three times more for men as compared to women. Considering these findings, one may say that women do get share in inherited property but chances are bleak when there is a competing male heir against her for the partition. It is also seen that the percentage of plot acquisition under 'Sadabainama' and 'assignment' is higher for women compared to men; nevertheless, 'registered sale deed' is mostly with men. Nearly one-fourth of SC, ST and BC groups have got their land through sadabainama, whereas this proportion is extremely low among other castes. This finding again points towards the lack of knowledge and perhaps the accessibility among the marginalized caste groups. Partition is also very low among SC, ST and BC respondents compared to other castes. One may again say that as family land holding in such caste is low the partition is not a frequent incidence.

6.3 Land related problems and disputes and its perusal

Gender wise segregated data shows, while problems regarding Sivaijamedar (16.0%), inheritance (14.0%) and unregistered sale deed (14.0%) are the most important types of land related problems for female respondents, problems regarding partition (14.0%), registered sale deed (14.0%) and not having PPB and TD (14.0%) are the most prominent types of land problems for male respondents (Table 5).

It was found that almost twice the percentage of male respondents pursued the land related problems themselves compared to the female respondents, for whom the problems were pursued by others.

The most commonly cited reason for not pursuing the dispute on their own across gender and caste groups was "because some other family members are pursuing the case on behalf of them". It is important to highlight here that gender is a key factor as can be seen that the proportion of women reporting the

above reason is 1.5 times higher than that of men. Another glaring fact that came out from this analysis that one-third of male respondents pointed out illiteracy as an issue for not pursuing the cases related with disputes themselves. Lack of awareness was reported by one in ten women and men as the main reason for not pursuing land disputes themselves (Table 6).

The analysis on extent of land in dispute by typology of dispute reveals that, in majority of the cases the respondents could not tell the extent of total land in problem (Table 7). However, for less than one acre of land, the major problems are 'not having PPB and TD' (30.0%), problem regarding 'ORC' (25%), problem regarding 'sivajamedar' (25%) and due to 'possession not shown to tribal for land assignment' (25%). For land of the area one to two acres, the major problems are due to 'errors/mistakes/descriptions in FRA title' (25%), 'unregistered sale deed' and 'registered sale deed' (20%). It is to be noted that 'possession not shown to tribal for land assigned', 'not having FRA and partition' were the key types of problem for bigger plot sizes. For smaller plots, key typologies of disputes were 'not having PPB and TD', 'ORC' and 'possession not shown to tribal for land assigned'.

6.4 Land related information and legal awareness

From the analysis, it is observed that among the surveyed population, only 56% of survey population reported to have Patta for their land, little over one-fourth know the survey number/s of their own land and one-fourth know what type of land records to have for their plots (Table 8).

The knowledge about and access to the copies of land records specifically Pahani and 1B was tested (Table 8). The survey showed that among the respondents, 43% had knowledge about how to get copies of Pahani, 49% had knowledge about where to get copies of Pahani and 38% had actually obtained the copies of Pahani. On the other hand, a negligible proportion of respondent knew about the how and where to get copies of 1B and as a result, only 5% of the respondents obtained the copies of 1B. This may be due to either difference in perceived importance of these two documents or due to disproportional information available with officials about the documents or due to ease of the process through which one can obtain the document.

Interestingly, awareness about rights, related to benefits that one is entitled to, through land is very high. Seventy percent of the respondents were aware about their right to obtain crop loans from banks or cooperative societies and an even higher percentage (77%) was aware about their right to obtain subsidized seeds, fertilizers and other inputs and crop insurance, etc. (Table 9). On the other hand, less

than half of the respondents were aware about their right to see or obtain copies of the records of their own land from Tahasil office or Meeseva¹⁷ and a very small percentage of respondents were aware about their right to get free legal aid or service. In fact during qualitative survey many respondents reported that the key reason for identifying the land dispute was when they were denied land related benefits by the authority. This finding forms a strong argument of integrating land related schemes and land rights programs and demands for a need-based awareness campaign for enabling people to get utmost benefits from the existing programs.

The respondents were asked about their knowledge and whom to approach to have their names entered in Pahani and 1B and to have PPB and TD for their lands. According to the respondents, VRO, Tahasil office and Meeseva are the responsible authorities (Table 10). Most commonly reported authority for procuring documents was VRO followed by Tahasil office and Meeseva. This finding reinforces the importance of the role of VRO in dealing with land related process, problems as well as disputes. Further, reinforcing the varied responses were the narratives from the qualitative data also.

6.5 Awareness about the revenue offices and officers

Gender-wise segregated data shows that percentages of respondents having knowledge about revenue department and revenue officials are much higher for males compared to females (Table 11). The difference is particularly high when it comes to visiting the concerned offices and officials. It is seen that only 47.9% of the female respondents compared to 80.0% of the male respondents visited Tahasil/VRO office, 4.3% of the female respondents compared to 21.3% of the male respondents visited RDO office and 10.6% of the female respondents compared to 26.0% of the male respondents visited civil/ criminal courts.

As far as knowledge about revenue offices are concerned, based on the multiple responses, VRO (84%) emerged as the key authority who could be instrumental in resolving land problems. On the other hand, knowledge about legal services authority (2%), Paralegals (10%) and Revenue Divisional Office (27%) was found to be low among the respondents.

¹⁷ “MeeSeva” in Telugu means, ‘At your service’, i.e. service to citizens. It is a good governance initiative that incorporates the vision of National eGov Plan “Public Services Closer to Home” and facilitates single entry portal for entire range of services.

<http://www.meeseva.gov.in/Meeseva/Introduction%20to%20MeeSeva.pdf>

Due to the patriarchal system prevalent in the study district, the customary practices and social norms limit women's mobility, which hinders their physical access to revenue services. Besides, compared to male respondents, the female respondents had much limited knowledge about Tahasil/ MRO (77.1% of the female respondents compared to 95.9% of the male respondents), RDO (10.6% of the female respondents compared to 44.0% of the male respondents), VRO (78.7% of the female respondents compared to 94.0% of the male respondents), Legal Service Authority (no female respondents compared to 4.0% of the male respondents), Paralegals (6.5% of the female respondents compared to 14.0% of the male respondents) and civil/criminal court (42.6% of the female respondents compared to 70.0% of the male respondents). In addition, during the survey fewer female respondents compared to male respondents said that they have ever met the concerned revenue authorities. Our findings are repeatedly reinforcing the needs to have gender and caste sensitive land department, officials and services to deal with this wide existing inequality. Unlike gender-wise segregated data, no clear and particular trend in knowledge and access to revenue department services is seen from the caste-wise segregated data.

6.6 Legal Needs

When the respondents were asked to give advice¹⁸ to others having similar kind of land problems, large percentages of the respondents from all caste categories advised for proper following-up of the issue. Significant percentages of respondents advised giving bribe to the revenue officers as a way of solving problems. Upon asking who they thought could be helpful in resolving land problems, majority of the respondents said that VRO is the most important person to resolve land disputes. When the respondents were asked what were needed to be done to get the land problems resolved quickly, the prominent answers were 'VRO should pay more attention', 'people should give bribe' and 'rules/orders/decisions of revenue department should be announced in Gram Sabha'. It is interesting that the last solution was raised mostly by SC groups, perhaps pointing that they lack access to knowledge but they do realize the importance of it and hence want to get access to information (Table 12).

Most of the respondents stated that there was a requirement for the help of the revenue administration (MRO, VRO, and Surveyor) to resolve land related cases. The fact that 20% of the respondents reported giving bribe as one of the remedies is indicative of the prevalence of the corruption in the adjudicating/revenue system. Thus, a greater attention of the revenue officer and dissemination of the latest

¹⁸ This question was asked to all the respondents in order to get their experience (for resolved cases), and perceptions (for pending cases).

notifications of the rules/ orders/ decisions of revenue department are some of the plausible solutions in resolving the land problems.

6.7 Bottlenecks/Challenges reported by respondents for pendency of cases

One of the key objectives of this study is to identify the bottlenecks in justice delivery systems, focusing on revenue courts and special courts/ forums in scheduled areas, in securing land rights for the poor. Among the 100 cases which were studied in this research, a respondent faced on an average more than 4 types of bottlenecks. The maximum number of bottlenecks reported by one case was 10 and the minimum was 1.

The most prevalent types of bottlenecks (Table 13) faced by the respondents to resolve a land related case was “no legal awareness (procedures, laws, records)” (80%) followed by “literacy” (59%). From the service point of view “lack of support” “Negligence of revenue staff” and “Corruption” were reported by 54%, 40% and 38% respondents, respectively. A gender difference in bottlenecks shows that “no legal awareness (procedures, laws, records)” remains the key bottleneck reported by two-fifths of women as well as men respondents (Figure 1). There was a clear difference seen in how other bottlenecks are affecting women and men differently. The analysis shows how these bottlenecks can have different levels of impact on women and men, for instance, other than lack of legal awareness, it is illiteracy and negligence of revenue staff and lack of support which are affecting women the most whereas, lack of legal awareness, illiteracy, lack of support and corruption are affecting men the most.

A caste wise analysis of the bottlenecks clearly highlights how it differs between the castes showing the inequality that exists. Overall, in absolute number, more bottlenecks were reported by ST groups as compared to other caste groups. No legal awareness was reported by most STs. They also reported facing lack of support, illiteracy and negligence of revenue staff. For SCs on the other hand, ‘no legal awareness’ and ‘illiteracy’ were key bottlenecks (Figure 2).

6.8 Bottlenecks/ Challenges from the officials of Revenue Department

To understand issues from officials’ perspective, a number of questions were asked to the revenue officials regarding for all the pending and resolved cases. The results reveal that 87% officers accepted that the pending cases can be resolved under the existing laws. However, for every one in ten cases, they could not say readily about the possibility of resolution, highlighting the lack of awareness about cases or

possible remedies among the revenue officials. Upon further exploration it was found that for 21% of pending cases VRO reported that they are “waiting for government’s decision” and another 17% cases “person concerned is not appearing” and hence the case is pending. Another important point that emerges here is that only in 36% cases, the VROs said that they are able to devote enough time to resolve the cases (Table 14). This shows that the VROs are overburdened by the number of cases, which can be an important factor resulting in delay in service delivery.

As a solution to overcome the challenges that revenue officials face in response to the question-”What needs to be done to resolve the land problem”, surprisingly one-fourth of the VROs reported that they “don’t know” what needs to be done. This highlights the lack of knowledge and puts a question on capacity of VROs to deal with the pending problems. Another one-fourth reported that they are simply “waiting for instructions of their higher officer”. This again can be interpreted in two ways, one being the fact that a VRO is not capacitated enough to deal with problem on his own and second is unavailability of higher revenue officials to provide support to VROs to deal with the cases on time. Both these reasons point towards the need of capacity building and a support structure for VROs. Half of the pending cases are pending only for these reasons, and hence ensuring solid support system and training to VROs will perhaps resolve pending cases and reduce the number of pending cases to half.

7. Key challenges faced by the field investigators during the survey

During the field survey the investigators faced some challenges, out of which the key challenges are presented below:

- Name in the case record is falsely reported;
- Case reported as resolved even if they are only disposed on the grounds like submit the paper or application received;
- Case misreported in terms of category;
- Case is combination of multiple types of issues, and misclassified in a category which not necessarily is the root cause;
- In the event of where one respondent has multiple cases, one identified issue may reflect an overlap of the problem; and became a challenge in terms of how to resolve this triangulation of the issue and decide based on the root cause or the predominant cause of the problem.
- Indexing of the case in the official list is not same as that of actual case. Thus, rendering the typology recognized for the interview process prove to be wrong;

The field investigators identified the right typology of the case even after facing these challenges.

8. Policy recommendations

Land legal literacy programme/ Legal awareness generation: The most prevalent types of bottleneck in resolving land related cases were lack of legal awareness regarding procedures, laws and records and illiteracy. Thus, it is desirable to organise land legal literacy programmes based on the need assessment of the land related problems of the poor and the tribals.

Training/ capacity building to the revenue officials and adjudicating authorities: The bottlenecks reported by the respondents regarding the service of revenue department were “lack of support” “negligence of revenue staff” and “Corruption”. One-fourth of the VROs reported that they “don’t know” what needs to be done to resolve the cases, this highlights the lack of knowledge and puts a question on capacity of VROs to deal with the pending problems. This suggests that training/ capacity building programme to the revenue officials especially the VRO need to be organised.

Need for Human Resources: The responses highlight that there is a tremendous amount of discrepancies (incorrect name, survey no., extent of land, due to non-updating of revenue records, etc.) in land records leading to disputes. Correcting land record must form one of the priorities in dealing with the land issues in State. A need for training on how to deal with the issue was reported along with a strong need of human resources highlighting the shortage of staff in the revenue structure.

The findings of this study show that there was a requirement for the help of the revenue administration (MRO, VRO, and Surveyor) to resolve land related cases. Thought, the results reveal that 87% officers accepted that the pending case can be solved under existing law. However, little over one-third of the cases, the VROs felt that they are able to devote enough time to resolve the cases. This shows that the VROs are overburdened by the number of cases, which can be an important factor resulting in delay in service delivery.

The kind of help required to resolve land related disputes, as reported across the groups, was the ‘help of the revenue administration’, need for proper follow-up of the issue, rules/ orders/ decisions of revenue department should be announced in Gram Sabhas, and requirement of legal support through lawyer, legal advice and paralegal.

Gender segregated data: There is a need to have gender and caste sensitive land department, officials and services to deal with this wide existing inequality.

Legal Assistance to the Poor: Organisations providing legal assistance to the poor should understand the specific legal services needs of the poor with land problems, and design new programs/schemes and/or modify their existing programs/schemes to provide effective, efficient free legal services to the poor. Revenue Courts should have an improved reach to the poor, improved justice delivery.

9. Conclusion

This study analyzes information from 100 land dispute cases across 13 villages in Telangana to gain a more in-depth understanding of the bottlenecks facing marginalized groups in resolving land issues. We relied both on quantitative and qualitative research techniques to have a more comprehensive and nuanced information on the types of problems encountered as well as to identify gaps in the justice delivery system. Our study thus provides a distinct contribution to the underexplored issue of legal as well as cultural and social barriers that prevent people from having secure land rights. We also offer concrete policy recommendations that could address uncovered problems.

The study has several key findings. First, in spite of numerous initiatives instituted by the governments of India and Andhra Pradesh/ Telangana, to help the poor in accessing their land rights, the poor still face a number of issues in resolving their land disputes in the study area. Specifically, land-related issues such as Sivaijamedar, partition, inheritance, registered and unregistered sale deed, problems related to partition and not having PPB and TD were the most common among the study population.

Second, the study documents gender disparity in the pursuance of land related problems and in interaction with the revenue officials. Women were found to be less likely than men to resolve their land issues by themselves as they preferred other family members to do it for them. More men than women knew about the revenue department and its officials. A similar trend could be viewed in terms of visiting and meeting the revenue offices and officials for resolving land related issues.

Third, while some aspects of legal rights were well-known/well-understood, gaps persist. For instance, while the awareness of benefit entitlement was found to be very high among the study population, the awareness of rights regarding obtaining copies of land records from the revenue offices and obtaining free

legal aid or service was low. To address this gap, village specific awareness campaign by the revenue department need to be organized.

Forth, it is alarming that giving bribe to revenue officials was considered to be important for solving land problems. More efforts should be dedicated to addressing corruption, both on the supply and the demand side.

Finally, respondents identified a lack of legal awareness and illiteracy as major bottlenecks in the justice delivery system. Interestingly, most of the revenue officials confirmed that the pending cases could be resolved under the existing laws. However, the revenue officials identified waiting for government's decision and the non-appearance of the concerned person as major bottlenecks for resolving land problems. The study findings also reveal that the VROs felt overburdened by the number of cases they were dealing with.

Based on these findings, the study recommends gender sensitive land legal literacy training to the poor and tribals on land related issues and capacity building of the revenue officials, especially the VRO for speedy resolution of land problems. At the State level, correction of land records must be considered as a priority in dealing with land issues. The study also advocates for the announcement of rules/orders/decisions of the revenue department in the Gram Sabhas. Gender segregated data on issues related with land must also be collected to facilitate further research. Revenue courts can be made more accessible to the poor to improve justice delivery in the State.

Andhra Pradesh and Telangana rebuilding will remain incomplete without giving land to the landless and pattas to the farmers who are cultivating the land. This is a huge window of opportunity to form a developed Telangana State by ensuring secured land rights to the poor, tribal, women and other marginalized groups.

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Table 1: Divisions, Mandals and Villages Selected for the study in Warangal District

District	Division	Mandal	Village
Warangal	Mahaboobabad	Kuravi	Gundrathimadugu
			Rajole
		Marripeda	Thanamcharla
			Chilamcharla
	Janagam	Palakurthi	Guduru
			Valmidi
			Torruru
			Vavilala
			Mallampalli
			Kodakandla
		Chinavangara	
		Kodipalli	
		Narsampeta	Kothaguda

Table 2: Socio-demographic profile of the study population

Background Characteristics	Female	Male	Total
N	50	50	
	%	%	
Age Group			
Up to 30	16.0	4.0	10
31 to 40	18.0	22.0	20
41 to 50	30.0	26.0	28
51 to 60	24.0	18.0	21
Above 60	12.0	30.0	21
Caste			
Scheduled Caste	28.0	26.0	27
Scheduled Tribe	46.0	38.0	42
Backward Caste	18.0	30.0	24
Other Caste	8.0	6.0	7
Educational Qualification			
Illiterate (Cannot read and write)	76.0	56.0	66
literate (can read and write)	2.0	4.0	3
Upto 5th Class	6.0	8.0	7
Upto 10th Class	16.0	18.0	17
Upto intermediate	0.0	8.0	4
Completed Graduation	0.0	2.0	1
Post-Graduation and above	0.0	4.0	2
Primary Occupation			
Farmer	56.0	66.0	61
Agriculture labor	24.0	2.0	13
Non-farm labor	2.0	8.0	5
Government Employee	0.0	4.0	2
Self-employed	4.0	8.0	6
Home maker	8.0	0.0	4
Not working	2.0	6.0	4
Others	4.0	6.0	5

Table 3: Description of Land Owned by Surveyed Population by Gender and Caste

Description of Land Owned	Gender		Caste				Total
	Female	Male	SC	ST	BC	Other Castes	
N	50	50	27	42	24	7	100
Size of land holding in Acres	(%)						
less than 1 Acre	20.0	14.0	37.0	7.1	16.7	0.0	17.0
1 to 2 Acres	18.0	22.0	18.5	23.8	12.5	28.6	20.0
2 to 3 Acres	18.0	20.0	22.2	11.9	33.3	0.0	19.0
3 to 4 Acres	8.0	14.0	14.8	4.8	8.3	42.9	11.0
4 to 5 Acres	6.0	6.0	0.0	7.1	8.3	14.3	6.0
5 to 10 Acres	18.0	14.0	3.7	28.6	8.3	14.3	16.0
more than 10 Acres	8.0	10.0	3.7	16.7	12.5	0	11.0
Number of plots	(%)						
1	42.0	36.0	51.9	19.1	50.0	71.4	39.0
2	18.0	28.0	25.9	23.8	20.8	14.3	23.0
3	20.0	20.0	11.1	26.2	20.8	14.3	20.0
4	18.0	14.0	11.1	28.5	4.2	0.0	16.0
5	0.0	2.0	0.0	0.0	4.2	0.0	1.0
6	2.0	0.0	0.0	2.4	0.0	0.0	1.0

Table 4: Nature, Classification and Acquisition Type of the Land

Nature, Classification and Acquisition Type of the Land	Gender		Caste				Total
	Female	Male	SC	ST	BC	Other Castes	
N	129	141	63	122	67	18	270
Nature of land	(%)						
Dry land	79.1	73.8	77.8	68.9	85.1	88.9	76.3
Wet land	20.9	26.2	22.2	31.2	14.9	11.1	23.7
Classification of Land	(%)						
Govt. land	2.3	4.3	7.9	3.3	0.0	0.0	3.4
Assigned land	15.5	12.9	15.9	13.2	17.9	0.0	14.1
Patta land	69.0	69.3	61.9	63.6	77.6	100.0	69.1
Inam land	2.3	5.7	14.3	0.0	3.0	0.0	4.1
Forest land	10.9	7.1	0.0	19.8	0.0	0.0	8.9
Temple lands	0.0	0.7	0.0	0.0	1.5	0.0	0.4
Nature of acquisition	(%)						
Inheritance	41.7	38.3	50.0	33.9	32.8	72.2	39.9
Partition	3.2	10.6	6.5	6.6	4.5	22.2	7.1
Sadabainama	26.8	22.0	24.2	23.1	31.3	5.6	24.3
Registered sale	1.6	7.8	1.6	3.3	11.9	0.0	4.9
Assignment	13.4	7.8	9.7	13.2	9.0	0.0	10.5
Stridhana	0.0	2.8	0.0	0.0	6.0	0.0	1.5
Forest title	11.0	7.1	0.0	19.8	0.0	0.0	9.0
38E Certificate	0.0	2.1	3.2	0.0	1.5	0.0	1.1
ORC	0.8	1.4	4.8	0.0	0.0	0.0	1.1
PPB and TD	(%)						
Yes	57.8	58.2	50.8	52.5	64.2	100.0	58.0
No	42.2	41.8	49.2	47.5	35.8	0.0	42.0

Table 5: Types of Land Problems Experienced by Surveyed Population by Gender and Caste

Types of Land Problems	Gender		Caste				Total
	Female	Male	SC	ST	BC	Other Castes	
N	50	50	27	42	24	7	100
Types of land problems	(%)						
Inheritance	14.0	6.0	11.1	7.1	12.5	14.3	10.0
Partition	6.0	14.0	14.8	7.1	8.3	14.3	10.0
Registered sale deed	2.0	14.0	3.7	7.1	16.7	0.0	8.0
Unregistered sale deed	14.0	6.0	11.1	9.5	8.3	14.3	10.0
Not having PPB and TD	6.0	14.0	18.5	7.1	8.3	0.0	10.0
ORC	6.0	10.0	18.5	0.0	12.5	0.0	8.0
Pahani	8.0	12.0	0.0	14.3	12.5	14.3	10.0
1B	8.0	8.0	7.4	7.1	8.3	14.3	8.0
Sivaijamedar	16.0	4.0	11.1	14.3	4.2	0.0	10.0
Survey	10.0	10.0	3.7	11.9	8.3	28.6	10.0
Not having FRA Title	4.0	0.0	0.0	4.8	0.0	0.0	2.0
Errors/mistakes/descriptions in FRA title	4.0	0.0	0.0	4.8	0.0	0.0	2.0
Possession not shown to tribal for land assigned	2.0	2.0	0.0	4.8	0.0	0.0	2.0

Table 6: Details of Land Dispute and Pursuing the Dispute Cases

Details of Land Dispute and Pursuing the Dispute Cases	Gender		Caste			
	Female	Male	SC	ST	BC	Other caste
Prevalence of Land Problem	(%)					
Yes	57.8	62.9	68.2	63.6	53.7	35.3
No	42.2	37.1	31.8	36.4	46.3	64.7
Pursuance of land dispute case by	(%)					
Self	46.8	83.7	61.5	70.0	78.3	14.3
Other	51.1	16.3	38.5	27.5	21.7	85.7
No one	2.1	0.0	0.0	2.5	0.0	0.0
Reason for not-pursuing by self	(%)					
Illiteracy	4.0	33.3	20.0	7.7	16.7	0.0
No reason	4.0	0.0	0.0	7.7	0.0	0.0
Other family member pursuing	76.0	55.6	70.0	61.5	83.3	80.0
Lack of awareness	8.0	11.1	0.0	23.1	0.0	0.0
I am a women	4.0	0.0	0.0	0.0	0.0	20.0
Old age	4.0	0.0	10.0	0.0	0.0	0.0

Table 7: Typology-wise Distribution of Land Problems

Typology	Extent of total land in problem (%)				
	< 1 acre	1-2 acres	2-5 acres	> 5 acres	Don't know
Inheritance	12.5	12.5	20.0	0.0	55.0
Partition	15.0	2.5	7.5	10.0	65.0
Registered sale deed	21.9	12.5	15.6	0.0	50.0
Unregistered sale deed	22.5	20.0	7.5	7.5	42.5
Not having PPB and TD	30.0	7.5	5.0	2.5	55.0
ORC	25.0	6.3	3.1	0.0	65.6
Pahani	17.5	10.0	15.0	0.0	57.5
1B	3.1	9.4	12.5	3.1	71.9

Sivaijamedar	25.0	10.0	5.0	2.5	57.5
Survey	5.0	12.5	7.5	5.0	70.0
Not having FRA Title	0.0	0.0	37.5	12.5	50.0
Errors/mistakes/descriptions in FRA title	12.5	25.0	25.0	0.0	37.5
Possession not shown to tribal for land assigned	25.0	12.5	12.5	12.5	37.5

Table 8: Knowledge of the Respondents about the Land Records

Do you	Percent
Have patta for land	56.0
Know the survey number(s) of own land	27.0
Have knowledge about what land records to have	26.0
Have land records	
Have their names entered in Pahani	45.0
Have their names entered in 1B	7.0
Have PPB and TD for land	60.0
Know the records	
Have knowledge of what Pahani is	58.0
Have knowledge of what 1B is	10.0
Have seen the village Map/Naksha of own village	16.0
Have seen Tippan/Map of own land	5.0
Have knowledge about Setwar	1.0
Have knowledge about the process of getting records	
Pahani	43.0
1B	8.0
PPB and TD	54.0
Have knowledge about accuracy of records	
Knowledge that Pahani of land is correct	36.0
Knowledge that 1B of land is correct	6.0
Knowledge that entries in PPB and TD are correct	46.0
Have copy of the records	
Have knowledge about how to get a copy of Pahani	43.0
Have knowledge about where to get a copy of Pahani	49.0
Obtained a copy of Pahani	38.0
Have knowledge about how to get a copy of 1B	6.0
Have knowledge about where to get a copy of 1B	8.0
Obtained a copy of 1B	5.0

Table 9: Awareness about Land Rights

Do you know about the right to	Percent
See/obtain copies of land records from tahasil office/meeseva	43.0
Obtain crop loans from banks/cooperative societies	70.0
Obtain subsidy seeds, fertilizers & pesticides, crop insurance, input subsidies, etc.	77.0
Get free legal aid/advice	6.0

Table 10: Knowledge of the Respondents about the procurement facility of Land Records

Know whom to approach for getting their	VRO (%)	Tahasil office (%)	Meeseva (%)
Name entered in Pahani	29.0	19.0	15.0
Name entered in 1B	1.0	4.0	2.0
PPB and TD	39.0	9.0	1.0

Table 11: Knowledge about the Revenue Department by Gender and Caste

	Gender (%)		Caste (%)				Total (N)
	Female	Male	SC	ST	BC	Other caste	
Tahasil / MRO							
Knowledge about the entity	77.1	95.9	80.8	85.4	91.3	100.0	84
Visited office/officer	47.9	80.0	65.4	68.3	62.5	42.9	63
Met the concerned authority	45.5	62.9	64.7	43.5	60.0	100.0	32
RDO							
Knowledge about the entity	10.6	44.0	23.1	30.0	25.0	42.9	27
Visited office/officer	4.3	21.3	11.5	10.5	13.0	28.6	12
Met the concerned authority	50.0	58.3	66.7	16.7	100.0	100.0	8
VRO							
Knowledge about the entity	78.7	94.0	76.9	87.5	91.7	100.0	84
Met the concerned authority	83.8	95.7	90.0	91.2	86.4	100.0	75
Other legal service providers							
Knowledge about legal service authority	0.0	4.0	0.0	2.6	4.2	0.0	2
Knowledge about Paralegal	6.5	14.0	0.0	23.1	4.2	0.0	10
Civil/criminal court							
Knowledge about the court	42.6	70.0	53.9	55.0	70.8	28.6	55
Ever visited the court	10.6	26.0	19.2	22.5	16.7	0.0	18

Table 12: Suggestions by the Respondents to Deal with Land Related Legal Problems by Gender, Caste, Education and Occupation

Suggestions by the Respondents to Deal with Land Related Legal Problems	Gender (%)		Caste (%)			
	Female	Male	SC	ST	BC	Other Caste
What kind of help is required to resolve the case?						
Financial need	0.0	8.6	0.0	3.6	14.3	0.0
Legal support (lawyer, legal advice & awareness, paralegal)	10.0	11.4	15.0	7.1	14.3	0.0
Human support (Personal help to make procedure)	3.3	5.7	5.0	0.0	14.3	0.0
Help of revenue administration (MRO, VRO, surveyor)	70.0	71.4	70.0	82.1	42.9	100.0
I don't know	16.7	2.9	10.0	7.1	14.3	0.0
What advice do you give to others for solving land problem?						
Give bribe to revenue officer	14.3	6.0	0.0	9.5	16.7	28.6
Get a person who know the application procedure	10.2	8.0	7.7	9.5	8.3	14.3
Proper follow-up/persuasion of the issue	44.9	60.0	61.5	54.8	41.7	42.9
I don't have any advice to give	30.6	26.0	30.8	26.2	33.3	14.3
Who do you think can be helpful in resolving land problem?						
Politicians	6.1	0.0	0.0	2.5	8.3	0.0
Sarpanch	8.2	6.3	11.5	7.5	4.2	0.0
VRO	57.1	66.7	57.7	62.5	58.3	85.7
Paralegal	6.1	0.0	0.0	7.5	0.0	0.0
Activist	2.0	4.2	0.0	5.0	4.2	0.0
VRA	4.1	4.2	11.5	2.5	0.0	0.0
I don't know	6.1	6.3	7.7	2.5	8.3	14.3
Others	10.2	12.5	11.5	10.0	16.7	0.0
What is needed to be done to get these problems resolved quickly?						
RO should pay more attention	28.6	36.0	34.6	35.7	29.2	14.3
Rules/orders/decisions of revenue department should be announced in	18.4	12.0	26.9	9.5	16.7	0.0

GS						
Give Bribe	18.4	22.0	7.7	26.2	16.7	42.9
Help of MRO	6.1	2.0	3.9	2.4	8.3	0.0
Don't know	26.5	22.0	26.9	21.4	25.0	28.6
Others	2.0	6.0	0.0	4.8	4.2	14.3

Note: Other caste includes – Reddy, Brahmin, Kamma, Kapu, Vellama and Vysas

Table 14: Bottlenecks reported by Village Revenue Officer (VRO)/Patwari for pending cases

	Pending cases (%)
Can this problem be solved under existing laws	
Yes	86.7
No	3.3
Can't say readily	10.0
Reasons for pendency of the problem	
Frequent transfers of RO	6.9
Lack of knowledge to RO	13.8
Lack of surveyors	13.8
Insufficient evidence/documents	13.8
Overburdened with work	3.5
Party is not appearing	17.2
Waiting for government decision	20.7
Forest boundary Revenue dispute	10.3
VRO is able to give time to resolve this problem	36.4
What needs to be done to resolve the land problem	
Can't be resolved under current law	8.3
Don't know	25.0
Insufficient documents	12.5
Waiting for instruction of higher officer	25.0
Needed surveyors	16.7
Joint survey has to be done by revenue department	12.5

Table 13: Typology-wise bottlenecks

Typology of cases	Bottlenecks							
	Land records not updated/ corrected	No legal awareness	Corruption	Lack of support	Lack of time with the revenue staff to deal with land problems	Frequent transfers of revenue staff	Illiteracy	Negligence of revenue staff
Inheritance	6	8	7	2	2	3	4	1
Partition		6	3	1	2	1	10	4
Registered sale deed		6	6	3	2	2	6	
Unregistered sale deed		8	4	3	3	2	8	4
Not having PPB and TD	1	9	5	7	2	2	6	
ORC		8	1	3	2	2	5	3
Pahani	5	6	5	7	1	1	3	6
1B		7	3	6	2	2	2	5
Sivajamedar	2	8	2	6	1	1	9	6
Survey	2	9	2	10	2	2	2	6
Not having FRA Title		2		2			2	1
Errors/mistakes/descriptions in FRA title	1	1		2			2	2
Possession not shown to tribal for land assigned	1	2		2				2

Note: based on the multiple responses the typology wise bottlenecks are presented in table above.

Figure 1: Gender wise distribution of bottlenecks

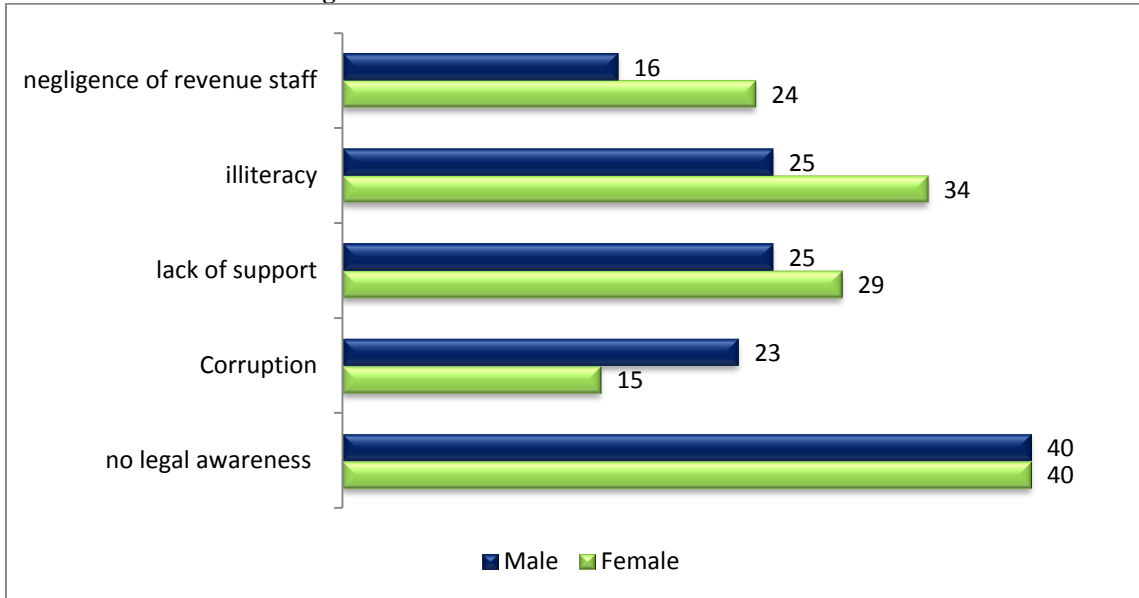


Figure 2: Caste-wise distribution of bottlenecks

