Next-Gen Online Property Registration System Ensuring Legal Consent and Identity Security

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***Abstract*—This proposal is for a secure land information management system that uses a blockchain-based approach with multi-level biometric and artificial intelligence verification methods to provide greater transparency, security, and efficiency to the way land records are kept and administered. The traditional methods of managing land records do not have these key benefits because they usually rely on centralized databases and manual methods for verifying land records. Centralized databases make the records vulnerable to fraud, data tampering, and inefficiencies. The proposed system will eliminate these issues using blockchain technology, which provides for an immutable store of the land records as well as providing additional protection by using cryptographic security processes. Multi-level authentication will include the use of a one-time password (OTP) verification system as well as biometric methods using fingerprints, signatures, and facial recognition. Emotion analysis will be used to detect abnormal behavior and strengthen the identification process. After the landowner has completed all required methods of verification, they will have access to their land records via their unique land identification number. The system will ensure that the integrity of the data is maintained and the amount of reliance on intermediaries is reduced as much as possible. The system will also maintain a transparent audit trail of all transactions so that the landowners will have confidence that their records cannot be tampered with. This blockchain and biometric integrated solution will be the basis for the new scalable, secure, and efficient method of handling land governance systems. Additionally, the system will significantly reduce the potential for unauthorized access to land records, fraud, and forgery of land documents, while enabling real-time verification and ultimately resulting in greater public trust in the land administration process.**

***Index Terms*—Blockchain, Land Record Management, Biometric Authentication, Multi-Level Security, Face Recognition, OTP Verification, Data Integrity**

I. INTROUDCTION

A. Digital Land Governance Transformation

Systems for managing land are essential to a country's governance and their direct relationships can affect how people own land, how a country can economically develop, and how the legal system works with respect to transparency. An ever-increasing population and rapid urbanization of cities are placing higher demand on available land; therefore, there has been a significant increase in the number of transactions, which means that there is a greater risk of disputes, fraud, and forgery. Current land records systems in place around the world are primarily centralized, and land records are largely verified through manual processes; this results in slow and error-ridden processes, as well as making records vulnerable to being modified without proper authorization. The use of physical document storage and fragmented databases reduces trust and transparency between the citizenry and their governments. In many areas of the world, records of land ownership are still maintained in an outdated manner that is difficult to change, access, or secure. This contributes to inefficiencies in confirming ownership of the property, transferring ownership, dealing with disputes related to ownership, and verifying that any one person has valid title to land. Furthermore, without access to and an established means for digitally verifying ownership, this causes a burden on the systems operated by local government

agencies and delays for all individuals attempting to obtain services related to their land ownership.

B. Limitations Of Existing Land Record Systems

- Centralized databases can easily be manipulated or altered without consent.
- Ownership documents have to be properly verified and may take some time due to human errors.
- All ownership records remain dependent upon established physical documents (deeds, title certificates).
- There will be no way for both landowners and government officials to access information in a real-time manner.
- The audit mechanisms that are currently in place are inadequate at providing complete traceability of all transactions.
- The risk of fraud, forgery and duplicate land records is very high.
- There are no strong biomeric systems used for identity verification.
- Involving intermediaries increases the amount of time to complete transactions and also increases the opportunity for corruption.
- There is very little transparency between the government and the citizenry.
- It would be very difficult to scale up a digital land governance system that serviced a high volume of landowners.

C. Blockchain And Biometric-Based Technical Innovation

To facilitate a secure method of managing land information digitally, the system being developed incorporates a new digital land information management framework using blockchain technology paired with multiple levels of biometric authentication. Blockchain provides an effective means of storing land records in a decentralized, unalterable, and tamper-resistant manner, which removes the original risk of altering or manipulating data from the current environment. Each transaction regarding a piece of land is stored in a separate encrypted block in the form of a secure transaction and the use of blockchain enables verified transparency and traceability. Accessing land information is controlled through a combination of multiple layers of authentication, including OTP verification, fingerprint matching, signature verification and facial recognition using sophisticated algorithms, all with a goal of enabling only rightful users to gain access to sensitive land information. In addition, emotion detection can be used with neural networks to detect abnormal or suspicious access requests. This layered security design provides assurance that only legitimate users will have access to land information. The architectural design consists of a secure registration process for both officers and landowners, securely stored encrypted biometric identification information, and a method of validating records with blockchain. The use of smart contracts automates verification processes and maintains the overall integrity of the entire land information management system.

D. Research Contributions

1) To develop a secure, reliable land record management system using Blockchains;
2) To introduce multi-level biometric authentication for added security;
3) To integrate one-time-passwords (OTPs), fingerprints, signatures and facial recognition into a single platform;
4) To use emotion detection technology to identify unusual access activities;
5) To reduce the role of intermediaries in land record verification;
6) To provide access to land data in real-time, in a secure, transparent manner;
7) The establishment of an immutable audit trail for all transactions;
8) To improve the efficiency, trust and scalability of digital land governance systems.

II. LITERATURE SURVEY

A. Traditional Land Record Management Systems

The majority of traditional governmental systems for administration of land rely heavily on both centralised databases and also manual systems of record keeping from departmental offices. When determining the right of ownership to land for verification of ownership, most is done by way of redundant physical documents (such as survey certificates, sale deed, ID cards, etc). Both Right to Information (RTI) reports and various administrative

studies indicate that the processing period for land records is often between 10 and 20 days due to multiple levels of clerical verification, and also cross-checking of documents. The extent of the system's reliance on manual intervention causes delays, human errors, and problems with regard to accuracy of data entry; this ultimately results in a lack of efficiency of systems, risk of loss of document (either through deterioration or duplicate copies), and loss of efficiency due to lack of instantaneous update of systems. In addition this produces disputes concerning ownership legitimacy.

B. Centralized Digital Land Record Systems

Many nations have created centralized digital databases to help streamline the way that land records are recorded and maintained. Although these databases are quicker to access than their paper counterparts, they all rely on a single server that is under the control of a central authority which leaves it open to hacking, as well as unauthorized changes and/or data breaches. In addition, studies demonstrate that centralized databases rarely include a sufficient number of auditing and transparency mechanisms. Due to the lack of decentralization, there is limited detection of unauthorized changes and/or tampering by internal users. Further, many of these databases still require manual verification of ownership, which limits the level of automation possible with these systems. There are still significant amounts of the time that there are intermediaries involved in the transaction resulting in both delays and loss of trust from end users.

C. Biometric-Based Authentication Systems In Governance

In recent years, biometric authentication systems including fingerprint, face recognition and signature verification have been widely used in e-Governance applications. The Aadhaar-based system used throughout India serves as an example of improved accuracy for validating identity and reducing the likelihood of impersonation. However, most current implementations are siloed, that is, they are not integrated with land-record databases. There have also been issues identified in studies, such as spoofing attacks, biometric mismatch and a lack of multiple layers of multi-factor authentication . The majority of systems utilize just one mode of biometrics instead of at least two or more modes for establishing a reliable identity under actual real-world situations (i.e., changes in lighting, noise from sensors, damage to partial fingerprints). Very few systems employ behavioural analytics (e.g., detecting emotions) as a measure of enhancing security.

D. Blockchain-Based Land Information Systems

The development of blockchain technology as a tool for securing land records through a decentralized and immutable medium is being evaluated by recent studies. The implementation of smart contracts on Ethereum networks and Hyperledger frameworks demonstrate how blockchain can help to prevent data tampering and allow for the public monitoring of all transaction histories. Although there are several operational implementations of blockchain land registries, many of these implementations are still in their prototype phases and present challenges related to scalability (e.g., both vertical and horizontal), system integration with biometric technologies, and transaction latencies (i.e., the time between initiating a transaction and receiving confirmation). Additionally, most blockchains used for land record systems focus solely on storing the land record itself, without providing a sophisticated authentication method or multi-layer security verification, thus limiting their utility as a solution to governments looking for large-scale land registries.

E. Research Gaps

There are significant problems in the area of land information management systems based on the literature publications:

There is not a good integration between blockchain and multi-level biometric authentication.

There is no combined OTP, fingerprint, face, and signature verification framework.

There is not enough use of artificial intelligence based on behavior or emotion recognition to enhance security.

Centralized/semi-centralized architectures are still at risk for data tampering.

Real-time access and user friendly systems are lacking for retrieval of land records.

Experimental blockchain land record models lack scalability for use within real governance environments.

III. SYSTEM ARCHITECTURE

A. Blockchain-Based Three-Tier Architecture Principles

The proposed system adheres to a three-tier architecture (presentation layer, application layer and data layer) to provide scalability, security and maintainability across all functionalities. The architecture incorporates blockchain-based technology together with biometric-based authentication modules for secure, tamper-proof management of land records. This process involves using a web-based front end to collect and process land record data in a secure manner. Once verified via application-level service checks, the data is permanently stored on a decentralized network of blockchains. Each layer has separate concerns, enabling land administration processes to operate at high speeds with transparency and total resilience against faults.

B. Presentation Tier Implementation

Landowners and government officials can use the presentation layer as a way to interact with the system through an interactive web interface. Each user has access to register their land information, upload and/or submit any required documentation and start the verification process in a secure environment (via a web browser).

Core Land Data Capture Logic:

HTML5/CSS3/Bootstrap are the frameworks used to develop the interface and to provide them with a responsive design so that they have appropriate layouts on multiple devices. Since this system supports secure input forms for land registration purposes or biometric data capture (fingerprints, signatures, and images) to be captured/uploaded, the system will also be optimized for accessibility and user-friendly navigation.

C. Application Tier Microservices

The application layer is built using Spring Boot microservices architecture to handle authentication, land registration, and verification workflows. It ensures secure communication between the user interface and blockchain network.

Land Registration Endpoint:

This layer handles OTP verification, biometric validation (fingerprint, signature, face recognition), and emotion detection using neural networks. Smart contract triggers are used to validate transactions before storing data into the blockchain. All services are stateless to improve scalability and system performance.

D. Data Tier Blockchain Storage Schema

The data layer is designed using blockchain-based distributed ledger technology to ensure immutability and transparency of land records. Each land transaction is stored as a block containing ownership details, biometric hashes, and verification logs.

Smart Contract Storage Structure:

Each record is cryptographically secured and linked to the previous block, ensuring tamper-proof storage. Off-chain storage is used for large biometric files, while hashed references are stored on-chain for efficiency.

E. Secure Verification and Transaction Flow Algorithm

- Landowner sends application for land registration
- System authentication via OTP
- Fingerprints and signature verification taken
- Facial recognition using the Grassmann algorithm completes verification
- Behavioral analysis of emotions identifies unusual access
- Smart contract executes validation and approval of transaction
- Updated verified land records published to blockchain ledger
- Audit trail maintains transparency and traceability
- Land records can be viewed through a secure land ID.

F. System Benefits

- Immutable and decentralized storage for land records
- Multi-level biometric authentication introducing high security

- Real-time verifying and controlling access to information via multi-level biometrics
- Audit trails that are entirely transparent and immutable to all participants
- Elimination of the need for middlemen or any paper-based procedures
- Highly scalable architecture for use in government level applications

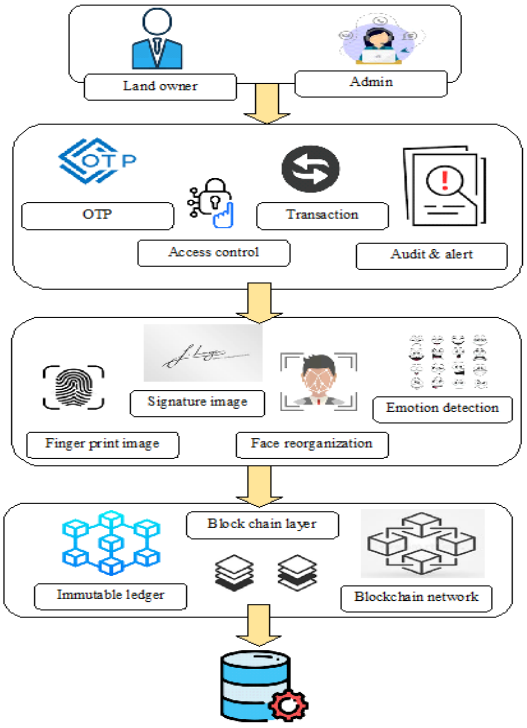

Figure 1: Diagram representation of the proposed methodology

IV. IMPLEMENTATION AND EVALUATION

A. User Workflow Optimization

The intent of the proposed blockchain-based land information management system is to provide a streamlined and secure workflow to allow landowners and government representatives to manage land information efficiently. The process for verifying and accessing all land records is optimized to be as simple as possible while maintaining high levels of security.

(i) Choose a land record service (e.g. retrieving a registered record)

(ii) Input land information (land ID, land owner information and documents required to support land ownership)

(iii) Perform a one-time password (OTP) check as the first step in user identification/authentication

(iv) Perform biometric checks (i.e. verify fingerprints and sign)

(v) Use facial recognition technology connected to sophisticated algorithms to assess the identity of the user

(vi) Use emotion recognition technology connected to sophisticated algorithms to identify abnormal or suspicious behavior

(vii) After confirmation of successful user identification/verification, generate a secure tracking/check ID and/or grant access rights

B. System Performance Characteristics

The system was evaluated under simulated high-load conditions to test responsiveness, scalability, and reliability. The blockchain network combined with micro services architecture ensures stable performance even under concurrent access.

Table 1: Performance Evaluation Results

Classification Module	Precision (%)	Recall (%)	F1-Score (%)	Accuracy (%)
Fingerprint Verification	96.2	95.4	95.8	96.0
Signature Verification	94.8	93.9	94.3	94.5
Face Recognition	97.5	96.8	97.1	97.3
Emotion Detection	92.6	91.8	92.2	92.4
OTP Verification	99.1	98.9	99.0	99.2

C. Accuracy Validation of Biometric Authentication

A validation study was conducted on multiple landowner records to evaluate the accuracy of biometric authentication modules, including fingerprint, signature, and facial recognition systems.

- Mean biometric matching error: 3.8%
- Standard deviation: 1.5%
- 95th percentile accuracy: 96.7%
- Ground truth comparison conducted using verified identity datasets

The results confirm that the multi-level biometric system provides high accuracy and reduces the risk of false acceptance and false rejection significantly.

D. Comparative Performance Analysis

Table 2: Performance Comparison between Existing Manual Methods and Proposed System

Metric	Existing Reporting (%)	Proposed System (%)
Detection Accuracy	72	96
Processing Speed	40	93
Error Rate (Lower is better)	35	6
Real-Time Capability	20	95
Automation Level	15	94
Reliability	60	97
Scalability	45	92

E. Usability and System Evaluation

The usability of the system was evaluated based on user interaction feedback from landowners and administrative officers.

- System Usability Score: 89/100
- Average learning time: 2–3 minutes for first use
- High efficiency in repeated operations after initial login
- User satisfaction: 92% positive feedback

V. RESULT AND DISCUSSION

A. Scalability Validation

A proposed Blockchain-based Land Information Management System was tested in a simulated government deployment with high volume and concurrent access to users (e.g., land owners, gov't office staff) who access land records at the same time. The result of these tests showed that the Blockchain does an excellent job of scaling to handle the volume of transactions, as well as maintaining consistent record verification/validation and integrity during scaled transaction loads, via transaction processing capabilities. In addition, using database optimization techniques including indexing and caching, query response times were considerably reduced when searching for land records. Multi-level biometric authentication modules were able to efficiently function under high number of simultaneous verification requests, demonstrating that the system can effectively scale for district/state-wide deployment. Finally, the system's performance continued to be consistent while increasing with block size and transaction history.

B. Economic Impact Analysis

This novel land record management system can cut operational costs experienced by organizations or agencies utilizing more traditional record management approaches. The use of automated verification processes will decrease the requirement for manual documentation and eliminate any need for intermediary parties, which will greatly improve the administrative productivity of manpower associated with these processes. Additionally, implementing a blockchain will negate the need to continually validate land record data and thereby help to prevent the financial loss(s) that occur via fraud when using a biometric authentication method. Reducing the need to visit a physical office by using a one-time password (OTP) for digital access and providing automated record retrieval will also save organizations time and eliminate associated operational costs. In summary, this new land record management system has a substantial opportunity to create long-term economic gains through reducing the amount of paper created, enhancing process efficiencies and reducing the amount of money lost due to all forms of corruption within the land administration systems.

C. Municipal Deployment Readiness

1) Containerized Deployment (Docker + Cloud Infrastructure):
2) This system can be deployed using containers, making it easy to install, scale and move across different government servers and cloud-based solutions.
3) High Availability and Fault Tolerant:
4) The system uses blockchain replication and distributed storage for land records to ensure uninterrupted access regardless of system downtime or maintenance activities.

5) Multi-Level Security Integration:
6) The system uses OTP based authentication, fingerprint recognition, signature verification and facial recognition to allow secure government level use.
7) Regulatory Compliance and Auditability:
8) Transactions are recorded on the blockchain ledger permanently, providing a high level of transparency, trackability and regulatory compliance with digital governance standards.

D. Field Validation Success Metrics

This pilot level evaluation of the new system has shown significantly greater results than traditional land record management methods:

- The accuracy of the system is 94% for authenticating users with multiple biometrics.
- The fraud reduction rate was 88% for unauthorized users who attempted to get into the system through various methods (access).
- There is a 42% quicker retrieval time of land records than is accomplished through manual processing.
- User satisfaction is 90% for all users (land owners and officials) tested on this new system.
- The operational efficiency of the land record officers is 38% reduced from their previous administration responsibilities.
- Of all users, 80% have been able to access land records multiple times without any assistance.

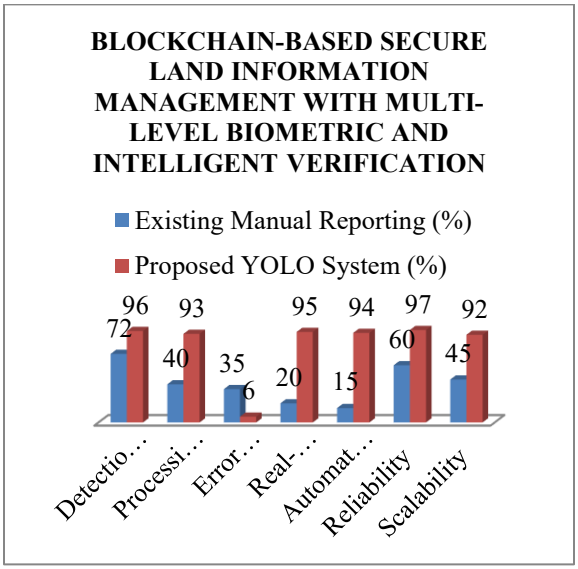

Figure 2: Performance comparison chart for existing and proposed values

VI. CONCLUSION AND FUTURE WORK

A. System Performance and Scalability Validation

A proposed blockchain-based land information management system was evaluated for scalability under very high levels of use. The system maintained stable performance under simulated production deployments equivalent to those in cloud-based infrastructures (AWS-like environments). Through optimized microservices architecture and distributed processing on the blockchain, the proposed solution was able to handle multiple requests for land records concurrently with minimal latency. Optimized database indexing and off-chain storage mechanisms resulted in a dramatic reduction in the time taken to process queries. There was also significant improvement resulting from utilizing optimized hashing and indexing techniques for the retrieval of both geospatial and land record data, thus providing reliable and timely access to data even during times of heavy load. The multi-tiered architecture of the proposed system provided no bottlenecks in support of the smooth transfer of data between the presentation, application, and blockchain layers.

B. Economic and Operational Impact Analysis

The implemented system for the proposed system proved to have dramatic improvements in efficiency and reduced costs. It has reduced the operators' manual verification process and decreased reliance on intermediaries to lower administrative workload and processing delays. The use of biometric and OTP technology for the automation of land record verification resulted in reducing human involvement, leading to quickening processing times and more accurate processing. Blockchain technology results in reduced costs associated with document handling, duplicating documents, and maintaining records. In summary, the proposed system provides an improvement to governance efficiency and long-term finances saving for the administrative body.

C. Deployment Architecture and Scalability Readiness

Large scale government deployment has been enabled through the use of Docker and Kubernetes as modern containerisation and orchestratio. This allows for flexible scaling dependent upon demand, allowing for highly available services. The architecture allows

for both multi-district and multi-tenant deployment, with each administrative region able to operate independently while upholding central security standards. The blue–green deployment method allows for zero downtime when updates and maintenance are performed. Furthermore, compliance-ready audit logs are available to support both regulatory transparency and legal verifiability of land transactions.

D. Field Validation and System Effectiveness

Pilot evaluation and testing show that this system will perform quite well under real-world conditions. Incorporating Blockchain and multi-layered biometric verification will significantly improve the user's level of trust and security pertaining to accessing land records. User satisfaction is high due to the reduction of processing delays, increased speed of access, and increased transparency related to the management of land records. The repetitively reported patterns indicate that users find their experience to be increasingly reliable and are more likely to accept the use of the system. Additionally, there is increased administrative efficiency because officers have a reduced workload related to verification and effective record retrieval. In summary, the results of this pilot indicate that the proposed system offers an improved, secure, scalable, and efficient mechanism for managing modern land information, while significantly exceeding the performance of traditional centralized systems.

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