

# Report on Stakeholders Conference

Punjab Urban Land Systems Enhancement-PULSE



**Board of Revenue  
Government of the Punjab**

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## 1. Background/Need for the Stakeholders Engagement Conference

The Government of Punjab's (GoPb) Board of Revenue (BoR) is implementing the Punjab Urban Land Systems Enhancement (PULSE) Project with the financial and technical assistance of the World Bank. The project aims to digitalize the land records especially of the urban areas and the remaining rural areas of the Punjab to create a province-wide parcel-based Digital Cadastral Map. The project aims to ensure the tenure security of land and land rights of the people of the Punjab.

The project will ensure a comprehensive compliance under the Environmental and Social standards (E&S) as envisaged by the Government of the Punjab and the Environmental and Social Commitment Plan (ESCP) of the World Bank. In this regard, the PULSE in corresponding to the World Bank's Social and Environmental Standards has envisaged a Stakeholder Engagement Plan (SEP). This has been devised by identifying the relevant stakeholders and mechanisms for consultations to get feedback from them and proactive information disclosure.

The PULSE has set up a dedicated section to ensure an active monitoring and compliance with the Environmental and Social Commitment Plan. The Environmental and Social Section of the PULSE has already conducted multiple stakeholder consultations at the district and provincial levels including the revenue department's staff and community along with the provincial level public and private agencies. In the light of the feedback and corresponding to the Environmental and Social Action Plan, a Stakeholders' Consultative Conference was organized on 20<sup>th</sup> June, 2023 at the Avari Hotel, Lahore to share the existing/or conceived standard operating procedures (SoPs) for the parcel mapping activity (inclusive of Environmental & Social Commitments) for the pilot districts Hafizabad and Lodhran and later on for the whole of the Punjab. The objectives of the stakeholder consultation were:

- To share a brief introduction and orientation to the aims and objectives of the project along with the strategy and methodology of the implementation and potential results from the PULSE project;
- Provided an overview of the activities that shall be carried out during the pilot phase of the GIS applications and enhancement or densification of geodetic network to use as reference for the proposed Digital Cadastral Map of the Punjab;
- Shared the existing Standard Operating Procedures (inclusive of E&S) those will be followed/practiced during the mapping exercise, and solicit

feedback/comments as well as recommendations from the participating stakeholders from the relevant sectors.

- Proposed legal framework

## 2. Timings, venue

The Conference was held at the Indus Hall, Avari Hotel, Lahore starting at 10:00 A.M and finishing at 2:00 P.M.

## 3. Participation/Attendance:

The conference aimed to ensure participation of a variety of stakeholders to secure their feedback on the technical aspect as well as the social and gender related experience, views and opinions. The conference also meant to inform the stakeholders in particular and the people at large about the objectives, goals, whole plan and timeframe to achieve the results and goals of the programme. It was attended by more than 80 participants from across multitude of stakeholders including both male and female participants from the Civil Society Organizations, Government Institutions and private sector housing developers, BoR, PLRA, Development Agencies, academia, media and the common citizens. A gender disaggregation of the list shows that out of 80 participants, there were 20 females.

A breakdown of the participants is set out as under:

Sr. no	Departments	Attendees
<b>Academics</b>		
1	Sociology Deptt., Institute of Social and Cultural Studies, University of the Punjab Lahore	Dr. Rahla Rahat, Dr Fozia Sadaf
2	University of Home Economics, Lahore	Ms. Irum Rubab Head of Women Development Center
3	Higher Education Dept.	Ms. Marhaba Rana, Lecturer Sociology
4	Head of Department, Space Science Department, University of the Punjab, Lahore	Prof. Dr. Syed Amir Mehmood and Jahan Zaib Associate Prof.
5	Urban Planning Department, UET Lahore	Associate Prof. Dr. Muhammad Asim
<b>Pvt. Housing</b>		
6	CEO Defense Housing Authority Lahore,	Lt. Col ® Asad Ullah Sheikh Addl Dir Land, M. Sohail Assistant Dir, Lt. Col.(R) Fawad Dir Planning
7	Lake City, Lahore	Director

8	Bahria Housing Society, Lahore	1. Brig. (Retd) Umar Farooq, Senior General Manager Bahria Town Lahore 2. Muhammad Asif, Senior Manager Town Planning Department. 3. Muhammad Waheed Anjum, Land Department Bahria Town
9	Systems Limited	Assist. Manager Waseem
<b>NGOs/Pvt Firms</b>		
10	Aurat Foundation	Ms. Sara Director
11	Kashaf Foundation	Mr. Nasir Mumtaz Sr. Manager
12	World Wide Fund for Nature (WWF)	Manager GIS Usman Akram
13	MMP (Mott McDonald)	Arif Pervez GIS Sp., Ahmad Kama BD Executive
14	South Asia Partnership-PK	Ms. Resham Adnan coordinator, Intern Eshal Ahmad
15	National Rural Support Program	Regional GM Lahore, Jawad Rehmani
16	Lodhran Pilot Project	Shahid Rana Dir Finance
17	J.E. Auston (Pakistan Chapter)	Ms. Ayesha Gulzar Country Head
18	World Bank	Yawar Ali Khan STC
19	Punjab Rural Support Program, PRSP, PMER	PO-PMER S. Anjum Irfan
<b>Law Firm</b>		
20	Jus and Legal	M. Suleman Advocate, Noshed Badar Advocate
21	Qazi & Qazi Law Firm	Mubeen ud Din Qazi Advocate
<b>Govt. Dept.</b>		
22	Local Government & Community Development Dept, GoPb, Government of the Punjab	SO Tax Sohaib Raza, M. Hussain Assit. Estate
23	Excise, Taxation & Narcotics Control Department (E&TD), GoPb	Dir Excise and Taxation Rizwan Sherwani
24	Cooperatives Department, GoPb	Mah e Muneer Director, Ghulam Mustafa Town Planner, DBA Nadia Jahangir
25	Directorate of Katchi Abadi, GoPb	Dir Monitoring Hafiz Rashid Mahmood
26	Planning and Development Department	PO(ECA) M. Azad, AC (ECA) Habib ur Rehman
27	Environment Protection Department (EPD)	Noor Ahmad, Dy Dir EPA Punjab
28	Survey of Pakistan	Maj Retd, Muhammad Asim Waqar Dir Geoinformatics dept, Hassan Mabror Deputy Dir Survey of Pak

29	NADRA, RHO Lahore	DD Imran Niazi
30	Deputy Commissioner, Lodhran	AC Kahrur Pacca Ghulam Hussain, PS to DC M. Aziz
31	Deputy Commissioner, Hafizabad	ADCR Imtiaz Ali
32	Punjab Green Development Project, Strategic Planning & Implementation Unit	Ms. Sughra Kashif SOCIAL Safeguard Specialist
33	Gujranwala Development Authority	Assistant Dir M. Awais
34	Punjab Housing and Town Planning Agency (PHATA), Punjab Housing and Town Planning Agency	Assist. Dir Technical Abdul Rehman
35	Rawalpindi Development Authority, RDA	Waqar Asghar DD EM, Shiza Tanveer Assit. Dir Planning
36	Ravi Urban Development Authority (RUDA)	Deputy Dir GIS Land Amir Maqsood, Deputy Director GIS Planning Nizam ud Din
37	Ombudsman Person on Women Property Rights, Govt. of the Punjab	property branch Law officer Mr. Muhammad Abbas, Mubashar
38	Urban Unit, Punjab	Ms. Urooj Syed Sr. Specialist GIS
39	Sargodha Development Authority	Shafiq Niazi Dir Admn
40	Bahawalpur Development Authority	Deputy Dir IT Mr. Musa, Asher Khan Computer BDA
<b>Media</b>		
41	GEO Tv	Cameraman Badar Munir
42	City 42 Tv	Reporter Junaid Riaz, Yaqoob aziz
43	Mirror Way Media	Intern Sajjal, Dir Adnan Ahmad Electronic Media
44	Dawn Tv	RoP M. Shahid, Farooq, Aliu Waqar Reporter
45	HUM News	Usman, Shahid Iqbal, Shiraz Bureau Chief
46	Suno News	Reporter Zainab, Usman Reporter, Usman Aleem Reporter
47	Samaa News	cameraman Umer
48	Daily Pakistan	Amir Butt Reporter
49		Cameraman
50	Abb Takk	Rana Asghar Reporter
51	Daily Ausaf	M. Naeem Reporter
52	GNN	Bureau Chief Wasif Mahmood

#### 4. Proceedings/Programme of the Conference:

##### 4.1- The Participants and inaugural Session

The conference participants reached the venue by 10:00 AM. The conference was presided over by the DG Punjab Land Records Authority (PLRA) Miss Saira Umer. The proceedings started by the moderator Ms. Naeema. Mr. Muneeb recited few verses from the Holy Quran to begin with the proceedings.

##### 4.2- Welcome remarks by the Project Director

The recitation from the Holy Quran was followed by the welcome remarks by the Project Director of PULSE, Mr. Asim Saleem. He thanked the stakeholders/ participants for sparing time to make the event meaningful and useful as it was meant to receive and compile the feedback, suggestions and recommendations from the discussion and deliberations of the people who had relevant experience and knowledge of the subject.

#### 5. Deliberations/Presentation on the Orientation and aims & Objectives of the PULSE

The welcome remarks by the Project Director were followed by detailed talk along with a Power Point presentation on the aims and objectives of the PULSE project by the Project Coordinator, Faiz ul Hassan. While delivering the presentation, Mr. Faiz ul Hassan enlightened the participants about the nuts and bolts of the project. He delved into the history of land record management system in sub-continent and colonial legacy of the land record and management system. He apprised the participants that the traditional or existing land management system except the recent efforts of digitization of the rural lands records by the Board of Revenue (BoR) have very little to boast of any improvements or modernizations efforts for the land records management system. The existing Inefficiencies and traditional manual system's continuity create additional costs for owners to get any records or investments by the investors in Land. The land recording institutions in Punjab had been unable to keep pace with the needs, requirement of the rapid population growth and urbanization. Over the decades, the land registration is stalled by fragmented, overlapping and incomplete land records in all provinces with negative impact to the real estate market functionality. As result of the uncertainties over the land title, access to financing and land acquisition for development have hampered and depressed the overall investment climate in the province of the Punjab.

He informed the participants that because of the inefficiencies and weaknesses of the manual land records system, land rights related feuds, violence and litigation is widespread. These disputes and litigations are the largest chunk and massive burden on our judicial system. This is why; increasingly the judicial system is coming under immense pressure for delays in dispensation of justice. Further, the gaps in tenure security and the unresolved land disputes hampers and scares the potential investors and developers along with the common citizens to invest in the development of the sustainable housing and other construction industry.

To address these challenges and remove the bottlenecks, the government of the Punjab initiated modern digital technology-based intervention to digitize and modernize the land rights and management system of the Punjab.

The Government of the Punjab with the financial and technical support of the World Bank, initiated the LRMIS system by digitizing the rural areas land records and 93% of the rural areas records had been digitized. The Punjab Land Records Authority Act, 2017 was passed and the Punjab Lands Records Authority (PLRA) instituted with the mandate to act as the custodian of the newly digitized land records and sharing and regulating the further records for the good and deliver to the land record needs of the people of the Punjab.

He went on to say that although, the PLRA's institution is a welcome step and the land records security and regularization along with the ease and efficiency of delivering the land records to the owners and other stakeholders has increased manyfold, yet, there are some critical dimensions of land record maintenance and regulation which are missing, i.e., the land record already digitized under the PLRA are of the rural areas and the Urban areas which are thickly populated and constitute the residential part of the land are missing, and secondly, the Cadastral information or physical changes taking place in the land rights and ownership is missing or lacking in some cases.

He said that the PULSE project would not only update and digitize the remaining or left over record of the rural areas' lands and establish an integrated land information data of both the rural and Urban lands, but also produce a Digital Cadastral Map of the Punjab spelling out the land parcel information corresponding and conforming to the attribute data information. Thus, a quantum leap in the direction to provide an ownership certificate to the users/owners of the land both Rural and Urban areas of the Punjab containing parcel-based information detailing both the ownership, attribute information and location on ground with digital/GIS coordinates. Thus, providing an ownership

certificate, which was earlier missing, spelling out information about the ownership rights and somewhat precise location on the Cadastral map with a provision to update the changes in parcels and ownership with somewhat precision.

He further elaborated the ways, means, methodology, procedures and practices to achieve the objectives, targets and results set by the PULSE to digitize the land records of both the rural and urban areas and Digital Cadastral Map. As the demand for the data have expanded manifold during the last two decades, the PLRA have addressed well the swelling demand for land data by further incorporating the technological and systemic changes.

He elaborated further saying that PLRA has been catering to the ever-increasing demand for land data by implementing the following steps;

- Arazi Record Centers (ARCs) at tehsil level established
- Qanoongoi Arazi Record Centers
- Mobile Arazi Record Centers
- Dehi Marakaz Maal
- Commercial Banks
- NADRA E-Sahulat
- 24/7 online access to land records available

To cater to the current demand and expansion, BOR is managing and delivering the data with high tech solutions through PLRA by following a two-pronged strategy. On the one hand, the PLRA is updating and expanding Infrastructure – Data Center;

On the other hand, Software Development and modernization as the Central LRMIS has reached (16,000+ Users).

Mr. Faiz ul Hassan expounded on what type of data entities about which the PLRA holds and shares the information. The PLRA data set spells out information about the Owners, Tenants and the parcels of land. The data entities include the following information;

- Owner's Name,
- Father's Name,
- Caste,
- CNIC,
- Rights Type,
- Share,
- Area,

- Fingerprints,
- Portrait,

Whereas similar, information is retained and provided about the tenant category of land rights.

Following information is held about the land parcel corresponding to the tenant's rights;

- Area
- Land Type
- Irrigation Source
- Notified Value
- Accessibility

He also told the participants that the PLRA retains/holds Scanned Records of 80 million pages taken from various sources of information including the following;

- Register Haqdaran-i-Zameen,
- Field Book,
- Register Inteqalaat,
- Register Taghaiurat,
- Register Fard Badraat,
- Musavies Wajib ul Arz

He further summarized the need for the digitization of the records spelling out the reasons as follows;

- Lack of access to land information
- No standardized system; absence of single land rights registry or cadaster maps
- Resulting into extremely high litigation rate bringing our judicial system to a grinding halt
- Multiple agencies keeping land records
- 200+ development and housing corporations/agencies own vast urban land and have their private land record systems

As multiple entities are engaged in holding and sharing of information and data about Urban Land Records, it generates a multiple of challenges and problems including;

- Missing basic Information
- Fake documentation

- Cadastral part is completely missing
- Lack of data security
- Lack of investment
- Lack in land liquidity
- Fiscal and taxation record missing
- Land markets, transactions
- Lack of land tenure security and investment
- Overlapping of functions
- Lack of planning control on urban land record management
- Lack of necessary attributes such as land use, covered area, dimensions, location & postal address, structure, right of way etc.

The prevalence of the numerous challenges and problems overwhelming the Urban land rights and management system of the Punjab, necessitated an initiative of the type, import and volume of the PULSE. The total land mass of Punjab is 205,344 km<sup>2</sup> which includes as follows;

- un-arable lands/desert/transport/etc.: 74,200 km<sup>2</sup>;
- Rural Area: 118,000 km<sup>2</sup>;
- less than 45 million parcels
- Built-up Area: 13,100 km<sup>2</sup> (around 8%)
- less than 24 million parcels

In view of the above challenges and ground realities of the Punjab, the PULSE project has Proposed Framework for Unified Land Registration System by achieving the following;

- **A system of interconnected reference points on the Earth's surface to establish precise positions and**
  - Coordinates of reference points established using highly accurate surveying techniques;
  - Geodetic networks strategically distributed over a geographic region to provide coverage and accurate positioning throughout the area.
  - Levels of the geodetic network are:

- 1<sup>st</sup> Level @ 25 km
- 2<sup>nd</sup> Level @ 10 km
- Small-scale densification of the geodetic network required for cadastral mapping

## 6. Deliberations/Presentations by the GIS Section

The Punjab Urban Land Systems Enhancement (PULSE) project, initiated by the Board of Revenue (BOR) in Punjab, is currently being implemented in collaboration with the World Bank (WB). The primary objective of this project is to modernize and streamline the existing land record maintenance process by replacing the conventional manual method. The key focus is on developing a state-of-the-art Geographical Information System (GIS) based cadastral repository at the provincial level. This innovative system will revolutionize land parcel management, ensuring accuracy, efficiency, and accessibility of land-related information. Through the PULSE project, the BOR aims to establish a comprehensive and robust platform that caters to the evolving needs of land administration.

Mouza serves as the fundamental unit of the administrative boundary, and its precise identification relies on connecting the locations of Burjis and Seh-Haddas (Tri Junction Pillar). As part of the PULSE project, all mouza boundaries will be digitally mapped. Accurate mapping of Mouza boundaries will establish a strong foundation for Tehsil, District, Division, and ultimately Provincial-level boundaries, addressing the existing deficiency in the provincial government's boundary delineation efforts.

The establishment of a Geodetic Network is a significant initiative undertaken as part of the PULSE project. This initiative aims to establish a precise geodetic network, enabling accurate geolocation identification throughout the province. It is a pioneering effort that will serve as a foundation for precise geospatial referencing.

The rapid advancements in Geomatics technologies are revolutionizing the field and bringing about significant changes. These technological advancements are reshaping the way we collect, analyze, and utilize geospatial data. With improved accuracy, efficiency, and accessibility. PULSE is becoming a game changer in various sectors such as urban planning, infrastructure development, natural resource management, and disaster response.

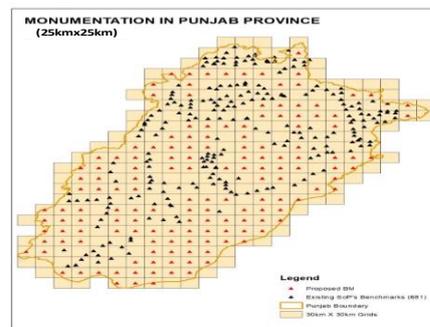
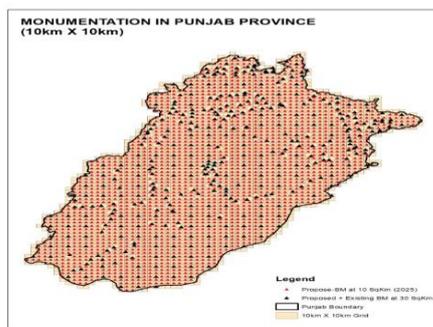
Cadastral mapping relies heavily on the precise determination of boundaries between land parcels. The establishment of a robust geodetic network plays a vital role in this process by providing control points and reference coordinates. These control points serve as reliable benchmarks for surveyors and land administrators to accurately establish and verify parcel boundaries. By ensuring high precision, the geodetic network plays a crucial role in resolving land disputes, preventing encroachments, and safeguarding land ownership rights.

Additionally, a geodetic network facilitates the seamless integration of cadastral data with other geospatial information. It enables consistent coordinate transformation between different coordinate systems and datums, allowing for the integration of cadastral data with topographic maps, satellite imagery, and other geospatial datasets. This enhances data interoperability and promotes effective data integration and analysis.

A well-established geodetic network also provides a stable framework for cadastral mapping, enabling the systematic expansion, modification, and maintenance of cadastral information over time. It ensures that future surveys and updates can be seamlessly integrated into the existing cadastral database, thereby enhancing the accuracy and reliability of the revenue maps. By reducing errors and increasing accuracy, the geodetic network contributes to the improvement of revenue maps and overall cadastral data quality.

In conclusion, the establishment of a comprehensive geodetic network is instrumental in enhancing the accuracy, integrity, and interoperability of cadastral mapping. It serves as a foundation for precise boundary determination, seamless data integration, and systematic data maintenance, ultimately improving the overall effectiveness and reliability of land administration systems.

## **GEODETIC NETWORK DENSIFICATION**



To provide, clearer and identifiable demarcations and divisions of the Urban land parcels, the High-Resolution Imagery Technology reinforced by ortho rectified images will be used for land parceling and demarcations to minimize any confusions or meet the needs of the future;

## High Resolution Drone Imagery

**Drones can capture detailed and high -resolution imagery, providing a clear and comprehensive view of urban areas**

- High-resolution aerial view
- Time-efficient
- Improved accuracy
- Decision -making support

District Hafizabad	District Lodhran
77.7 SqKm	49.5 SqKm



In addition to the Spatial Information, the attribute information/data about the ownership would be gathered and stitched together with the spatial location data to provide a robust and reliable information about a land parcel. All the data of property/ownership, missing *mussavies*, societies plan collected from the concerned departments such as;

- Sub Registrar Office
- PHATA
- Development Authorities
- Katchi Abadies
- Line Departments
- Housing Societies
- Cooperative Societies
- Any other Land Management Agency

Faiz ul Hassan explained the Data Digitization Plan for Urban Areas. It would be achieved by following the steps as under;

- Scanning of society plan/layout
  - DPI 300
  - JPG

- Geo-referencing
  - JP2000
- Digitization
  - Scale 1:150
  - UTM
- Integration with ownership record
- Integration with Revenue Record
- Integration with Excise & Taxation
- Field verification

### 6.1. Data Digitization Scheme for Unplanned Urban Areas

Moreover, a slightly different approach will be adopted to achieve Data Digitization Scheme for Unplanned Urban Areas. This would include;

- Digitization
  - Scale 1:150
  - UTM
- Scanning of the deed record
- Field visit/survey
- Integration with the deed record
- Integration with Revenue Record
- Integration with Excise & Taxation
- Public Display

### 6.2. Data order or scheme Chart

The data order or scheme would be according to the below given chart:

<b><u>Data Development</u></b>		
<b>Layers:</b> <ul style="list-style-type: none"> <li>➤ Parcel mapping</li> <li>➤ Dimensions</li> </ul> <b>Attributes:</b> <ul style="list-style-type: none"> <li>➤ District</li> <li>➤ Tehsil</li> <li>➤ Mauza / Society</li> <li>➤ Block</li> <li>➤ Property               <ul style="list-style-type: none"> <li>➤ Number</li> <li>➤ Type (Residential/Commercial)</li> <li>➤ Floor</li> <li>➤ Flat</li> <li>➤ Landuse</li> </ul> </li> </ul>	<b>Types:</b> <ul style="list-style-type: none"> <li>➤ Commercial</li> <li>➤ Agriculture</li> <li>➤ Residential</li> <li>➤ Commercial &amp; Residential</li> <li>➤ Vacant</li> <li>➤ Pathways</li> <li>➤ Highways</li> <li>➤ Schools</li> <li>➤ Commercial</li> <li>➤ Hospitals</li> <li>➤ Clinics</li> <li>➤ 1122 offices</li> <li>➤ Parks</li> <li>➤ Masjids</li> <li>➤ Colleges</li> <li>➤ Universities</li> <li>➤ Government offices</li> <li>➤ Police Station</li> <li>➤ Private Societies</li> <li>➤ Cooperative Societies</li> </ul>	<ul style="list-style-type: none"> <li>➤ Graveyard</li> <li>➤ Religious Buildings</li> <li>➤ Water bodies</li> <li>➤ State Land</li> <li>➤ Ponds</li> <li>➤ Industries</li> <li>➤ Forest</li> <li>➤ Auqaf Buildings</li> <li>➤ Excise Zones</li> <li>➤ Development Authorities</li> <li>➤ Bus Stands</li> <li>➤ Powerlines</li> <li>➤ WASA</li> <li>➤ Sui gas</li> <li>➤ Railways</li> <li>➤ Bridges</li> </ul>

He also briefed the audience about the various steps and technology purportedly employed to achieve the goal of a precise and accurate data of both the attribute and on ground location of any parcel of land especially in the urban Areas. This would include;

- HRSI for unified base map
- Complete Digital Cadastral Map in all 36 District
- Slightly different technology and methodology will be used for data gathering, digital imaging and spatial information;
- Scanning and stitching of Mussavies
- Geo referencing and digitization of Mussavies

He also dwelt upon the stitching of ownership data and Cadastral Map information, the quality control mechanism and Grievance Redress Mechanism to ensure the wider acceptability of the PULSE objectives and maximum satisfaction of the stakeholders especially of the owners of the land of both the Urban and Rural areas of the Punjab.

### 6.3. GIS Section Remarks during Questions and Answers Session:

At the end of the talk by Faiz ul Hassan, a number of questions were asked by the audience which were appropriately answered by both Faiz ul Hassan and Rana Sohail. Farooq Khan, Director Lake City, asked that his experience as civil engineer has shown that it was difficult to stitch together of 2 Mussavies in two different mauzas, and how as proposed by the PULSE, is going to achieve the stitching together of two Mussavies?

Rana Sohail, the GIS Specialist answered by doubting that it was not impossible rather the triangulation of the various GIS and Digitization has produced satisfactory results for the stitching together of the Mussavies.

Arif Pervaiz, GIS Specialist of MM Pakistan asked that according to his information there is no satellite which can give images up to 15 CM? How the PULSE is going achieve that? Moreover, there are inaccuracies and discrepancies in Mussavies, how we are going to achieve accuracies of data when it is going to rely on the inaccurate mussavies?

Reply to this Mr. Faiz ul Hassan said that the BoR is going to reconstruct Mussavies wherever, the need be. Moreover, as the inquirer himself said that the 30 CM image can be reduced to 15 CM accuracy by using some techniques. Thus, with a margin error of 2 to 3 %, we can achieve the desired results from the satellite imagery. As we have adequate presence and support of the field teams as well. Therefore, we are hoping to get satisfactory results from the proposed methodology as it corresponds to the best

practices and technology around the World. World bank being the sponsor and technical support for this project has already experienced and used these technologies and methodologies to achieve the best desired results.

Professor Dr. Aamir, Director Space Sciences Department of the Punjab University appreciated the initiative taken by the BoR in the form of PULSE. Although, the questions and concerns shared by the audience, yet, the PULSE was the best thing to happen to the people of the Punjab. He in view of the availability of the state-of-the-art geo spatial technology and the way this project has been conceived in collaboration with the World Bank. He said no project is an ideal one as there are always possibilities of errors and inaccuracies no matter where this project is being conceived or implemented. He encouraged the team by saying that the things will automatically be channelized and on right track as the project moves forward. There are always times and occasions for refining and path corrections.

Another question by Dr. Urooj from the Urban Unit, she put forth few suggestions and asked as to how the PULSE was going to ensure the accuracy of the data? Moreover, she also suggested to include the column of address in the data collection scheme. She asked that the dimensions of the parcels of land will be calculated from the information coming from the field, or image or Mussavies.

Replying to the question, Faiz ul Hassan of PULSE said that the Mussavies had certain inaccuracies and discrepancies. However, the present Mussavies shall be used to determine the boundaries of the Mauzas. PULSE will also help or stress to reconstruct the mussavies to do away with existing inaccuracies and discrepancies.

Asim Saleem, The Project Director of the PULSE added that there are errors of measurement of dimensions in Mussavies of 2 to 3 % of the land parcels. We use two kinds of tools to corroborate and calibrate the measurement data. This is why, we will conduct a field survey to maximize the accuracy of the data of dimensions of the land parcels.

Mr Shafiq Niazi of the Sargodha Development Authority raised some administrative issues and on ground problems to highlight his doubts about the success of the project objectives and accuracy of the data in the face of shortage of adequately skilled labour and land matters which are sub-judice. Similarly, the issues like accuracy of data in the face of land grabbing, China Cutting, illegal and informal deals and possessions, new emerging housing schemes and official greed, excessive land partitioning in the face of rapid increase in population, large family size and small land parcels and missing records?

Mr Faiz Ul Hassan said that these are the challenges which the project had already in view even at the project conception stage. He reiterated that these issues were already spelled out in the initial slides of his presentation. However, despite of all these challenges in view, the BoR and the World Bank had agreed in principal and decided to implement and achieve its objectives and goals on the basis of the practical experience and success rate history of the various projects of the similar nature in Pakistan and even in the World. He mentioned that as you have mentioned about the use of blockchain technology, we foresee the similar kind of transactions with the use of technology like as our financial transactions with the implementation of the PULSE. Moreover, PLRA has launched its app and one can get Fard for record online or at least order online and they are also moving to get Fard for sale or (Bae) soon. So, these are the steps in the direction as you have indicated.

Nizam ul Deen, Deputy Director, GIS Specialist, Ravi Urban Development Authority (RUDA) said that he started from the Latha when he was working with the Ring Road Project. He praised and congratulated on the launch of PULSE as a State of the Art technology based project. He asked that while presenting the project, there was no mention of the measurement Unit as what unit the project would use either Feet, UTM, American feet or International Feet? He suggested to use the international feet. He also asked what shall be the drone resolution? Will this be in line with the satellite resolution? It is preferred. He also suggested to keep the total Station with the Survey when the field survey would be conducted as it helps to identify the illegal occupation and other irregular possessions. Moreover, he also suggested to make the utility information like Gas, Water and Electricity part of the Survey or ownership certificate of the land parcel.

Answering to his question, the Project Coordinator Mr. Faiz ul Hassan said as you suggested that the total Station shall be the part of the Drone imagery, we are already keeping it as the part of the Survey. The code of the parcel as you said has all the features as you have mentioned. He further added that we are actually heading towards the development of a base map or Cadaster which shall be available or shared with all the relevant stakeholders for spatial information, planning, execution and problem solving.

Ms. Sughra Kashif from the Environment Department, Social safeguards Specialist, asked that there are multiple possessions or shared possessions of some properties/land parcels, how is PULSE going to address these issues? Similarly, there is file system of various housing schemes and how is PULSE going to address this dimension?

Faiz ul Hassan said that PULSE is a project of BoR and it is the custodian of the land record in the province. Thus, we are going to authenticate the record in accordance with the record of the BoR, and the ultimate owner in case of multiple owners shall be the owner according to the record of the BoR. In addition, we shall be issuing a certificate of Ownership with a Member of security features and in the future, this shall be available in place of any other mode or mean of transaction. Therefore, such problems like duplicate file or multiple ownership shall be automatically resolved.

## 7. Deliberations/Presentations by the Environmental and Social safeguards Section

### 7.1. Environment & Social

Followed by the detailed presentation by the Project Coordinator, PULSE and GIS Specialist PULSE, on Standard Operating Procedures (SoPs) for digital parcel mapping in rural, peri-urban and urban areas, Social Safeguard Specialist started the second session on Environment and Social (E&S) Commitments under the PULSE project along with the E&S specific SoPs during parcel mapping. The main objective of this session was to engage provincial level stakeholders including Government Departments, Civil Society Organizations (CSOs), NGOs/INGOs, Academia, Private Sector and Law Fraternity to discuss the various interventions taken by the project during the Pilot phase of the project along with disclosure of SoPs on E&S for parcel mapping activity across Punjab.

This part of the post workshop completion report summarizes the key highlights and outcomes of the workshop. Furthermore, through this session Social Safeguard Specialist provides a “blue print” for responding to the risks to local communities and the mitigation planning and mechanisms devised by the project. The presentation outlines the approach to the management of the associated impacts and defines the steps to be taken by the Project management, contractors, and management consultants for the local communities during the implementation of various activities in the field.

Following key points were discussed during the Environment and Community Engagement related session;

- The participants were briefed about the various aspects of the Environmental, Social Safeguards, community engagement, communication and gender specific plans like Stakeholders Engagement Plan, Gender Action Plan, E-Waste Management Plan, Resettlement Policy Framework, Labor Management Plan and Communication Strategy. These plans conceived, prepared and refined to ensure smooth and conflict

free implementation of the PULSE project. As the transparency and accountability believed to be the cardinal principles of the PULSE, it has proactively disclosed all these plans and redress mechanism on PULSE's website and other relevant forums. There is always room for improvement and when something is related to community, it always evolves with ever changing needs and environment. This is why; all these plans and strategies are Live documents, said Malik Waseem, The Social Safeguards Specialist. Hence, we have invited the various stakeholders of the land record, GIS Experts, Gender and GRM related sector experts from across the province of the Punjab to solicit their opinions, feedback and views on the topics of this conference to learn from them and incorporate their feedback in to these plans to make them more and more robust, relevant and meaningful. We will always be open to the experiences and lessons from the stakeholders to be incorporated as when and with the experiences and lessons are shared or available to be benefited and streamlined into the plans. While working with the communities and various stakeholders in the field, all these plans will be updated and duly disclosed on project website.

- Malik Waseem further expounded that the Environmental and Social SOPs for the parcel mapping activities will be implemented in a manner that protects the environment (particularly the e-waste management at project level, contractors and consultants level and in future at Arazi Record Centers level), respects social values, involvement and participation of local communities at every step, particularly focus on Vulnerable Groups (specially Katchi Abadies, Women, Elderly People, Disables and Transgenders). All these values and concerns are quite relevant to the World Bank's policies and working ethos as these contribute to sustainable development and correspond and ensure compliance with the World Bank Environment and Social Safeguards;
- While expounding further on the value and significance of these plans, Malik Waseem said that E&S SOPs provide a framework for responsible decision-making, stakeholder engagement, and effective management of environmental and social risks and impacts throughout the project lifecycle;
- He went on to say that PULSE strongly believes that an effective stakeholder/community engagement during field activities is essential for inclusive, participatory, and sustainable project implementation and substantial progress. It would reinforce the belief of the E&S section of the PULSE that project has to utilize local knowledge and participation in order to foster ownership, enhance project design, prevents conflicts, build trust, and promote social and environmental

sustainability. By involving stakeholders and communities (at provincial/district/local levels, the PULSE project can achieve better outcomes, cater to the local needs, and generate positive impacts on ground.

At the end of the talk by Waseem malik, the stakeholders related to the government, civil society, academia, NGOs / INGOs actively participated in discussion and asked some pertinent questions. Like one of the participants even questioned the need of engaging the community in such a technical nature project. Responding to the question, Waseem Malik said that the project was for the community and it has to influence and impact the community in many ways. Such meetings and liaison with the community help to scoop valuable feedback and suggestions on the proposed SOPs and safeguards framework. After the session a detailed post workshop feedback form was distributed among the stakeholders. The feedback back gained through exercise will be considered for refining and finalizing the SOPs to ensure they align with the project's objectives, World Bank guidelines and address local concerns.

From the feedback of the workshop participants, the project has successfully apprised the stakeholders about the Punjab Urban Land Systems Enhancement Project, its objectives, and potential environmental and social risks and mitigation plans. The response gained from the contributors have gained a better understanding of the importance of integrating safeguards into project planning and implementation. With this effort, the PULSE has successfully built liaison and built collaboration with a multitude of stakeholders. Participants shared experiences, best practices, and lessons learned, creating opportunities for future partnerships and coordinated efforts.

***Based on the workshop discussions and outcomes, the following recommendations were are proposed:***

- Incorporate the feedback received from stakeholders and finalize the E&S specific Standard Operating Procedures (SOPs) for the Punjab Urban Land System Enhancement Project with this assurance that the SOPs comprehensively address environmental and social safeguards, mitigation measures, communication, transparency, monitoring and reporting mechanisms.
- PULSE should Continue engaging not only provincial level stakeholders but also the district level and community level following bottom up approach throughout the parcel mapping activity during project's implementation, ensuring their active involvement particularly all marginalized groups in decision-making processes

and monitoring progress. Regular consultations and feedback mechanisms should be established to maintain a participatory approach.

- PULSE should Conduct detailed capacity building of the surveyors, community engagement associates and human resource of the contracts and consultants involved with various activities of the project.
- The major emphasis of the stakeholders was that PULSE team should initiate the pilot phase of the project in accordance with the approved safeguards framework and SOPs and then monitor the implementation closely, document lessons learned, communicate the necessary feedback to all stakeholders and make necessary adjustments to ensure the success and scalability of the pilot phase for rest of the project.

## 7.2. Gender Mainstreaming

After the presentation on SOPs for Environmental and Social Safeguards during Survey and Parcel Mapping activities by Social Safeguard Specialist, the Gender Specialist briefed the stakeholders on the project's commitments to Gender mainstreaming. The audience was briefed that the PULSE Project is working on its Gender Strategy and discussed key elements of the strategy including GBV/SEA/SH risk Assessment and preparation of the Gender Action Plan, Public Awareness and Women's land Rights Advocacy, Stakeholder/Community Engagement and Capacity building. We also shared project's inhouse initiatives on prevention of sexual harassment at work place for our project workers. Code of Conduct under Protection of Women Against Harassment at Workplace Act 2010 has been displayed at prominent locations in offices, the management and staff has been sensitized and a three-member committee is also notified for addressing GBV/SH complaints. In addition, detail of capacity building of contractors was shared.

The next segment highlighted gender considerations during Survey and Parcel mapping. The audience was briefed that initially project will prepare printed guidelines for the contractors and field teams covering issues of GBV/SEA/SH, community engagement, privacy concerns. The contractors/field teams will halt working if privacy concerns especially for women are raised, and the work will resume after negotiations with the community. The project will conduct training sessions for contractors and field teams prior to start of the field work and then during the activity. The contractors/ field teams will be expected to be aware of their responsibilities regarding formal consent, negotiations with community, privacy concerns, Inclusion and Nondiscrimination,

GBV/SEA/SH, reporting mechanism for GBV/SH complaints and good behavior in community especially towards women.

There was a general appreciation from the audience on PULSE's approach towards gender mainstreaming. Some participants suggested to ensure inclusivity in the Gender Strategy. A point was raised from academia that while considering Gender, particularly women, other factors such as their religion, social class etc. must be kept into consideration. The point was well taken by the project's team and it was also apprised that the project through third party consultation is in the process of preparing guidelines for the contractors on engaging with women belonging to minority segments of the society.

### 7.3. GRM Standards and Framework Development

The Safeguard Policy Statement of the Punjab Urban Land System Enhancement (PULSE) project specifies the conduct of meaningful consultation with the stakeholders to orient them on the project objectives, implementation process and get feedback on it. The establishment of an effective Grievance Redressal Mechanism (GRM) is a key requirement of the Social Safeguard policy of the project. The project is required to carry out meaningful consultation and establish a culturally appropriate and gender inclusive GRM to receive feedback and facilitate resolution of the affected people's concerns and grievances, including those of effected public/ indigenous communities, housing societies, staff/workers, and vendors/service providers.

Mr. Muzamel Hanif, the GRM specialist of the PULSE briefed the audience on the importance of GRM. He said that the provision of a comprehensive GRM system is not only necessary to resolve any issues, concerns and problems of the people who are affected adversely owing to project initiatives, but also to engage and involve them to maximize the satisfaction of the users and beneficiaries of the PULSE. that if the dissatisfaction prevailed between the stakeholders of the project, they may dissociate themselves from the organizations, projects even though the state. So, there is a dire need to provide the platforms that gives them to voice and build their trust and mutual respect. On the other hand, these platforms will help the management to improve the efficiency, generate awareness among the public that how to use the service properly, and furthermore, deters project/service-related fraud and corruption.

In the connection of GRM establishment process, it was also briefed that initially GRM mapping will be concluded under the project scope that leads to develop a comprehensive Manual. It is also briefed that the manual will contain the types of complaints/grievances,

stakeholders, the committees to be notified, role and responsibilities of GRM section, mode of complaints/ grievances logging and modules for GR-Management Information system. It was also stated that parallel to the development of GRM Manual, the hiring of the consultancy service for MIS development to be initiated and synchronization with existing system of Punjab Land Record Authority (PLRA), so that the complaints could be received and addressed accordingly. The notification focal persons for GRM and their training will also be the part of the process. After the in placement of the GRM system, the complaints will be investigated, resolved and shared it with the complainers. The Assessment of efficiency of GRM on yearly basis through third party is inducted for continuous improvement of the system.

## 8. Legal Framework for PULSE Project

The Legal Specialist (Revenue) of the PULSE project, Mr. Waqar Mushtaq presented the legal frame work of the project. The participants of the conference were sensitized on the existing and proposed legal framework for achieving objectives of the project. The presentation covered all legal aspects of the Land Records with special focus on Punjab Land Revenue Act-1967 and Punjab Land Records Authority Act-2017.

The relevant provisions of law, covering legal status of the computerized land records was discussed in detail. The definition of “Computerized record” under the Punjab Land Revenue Rules 1968 covers the addition of digital maps with the land registration system. The term “electronic Signature” is also defined under the rules, which specifically covers the authentication process of the property owners and other interest parties.

The Article 23 of the Constitution of Pakistan was discussed, which gives fundamental right to every citizen of Pakistan to acquire, hold or to dispose-of property in any part of Pakistan.

The participants were also apprised about the need of Inter-Agency coordination with other Government Departments/Authorities and Agencies for developing a unified land records management information system. The details about condominium and need for enactment of law protecting the rights and duties attached with the condominium were discussed. The participants showed their interest and agreement with the concept for enabling vertical growth of cities in Punjab.

It was an interactive session, in which participants were actively involved throughout the session. The queries were raised, which were responded. The questions were asked about the steps taken for protecting the rights of the vulnerable groups and to avoid gender-

based violence affecting property rights of the land owners. It was responded that the procedure for inheritance mutation of property is already linked with the NADRA through family certificate. So, the computerized system is there and the shares of the females/transgenders are being transferred in their names according to the record of NADRA. Furthermore, a special law on the subject is already in field and is enforceable throughout Punjab. The provisions of Punjab Women's Property Rights Act 2021 shall be strictly followed while designing the mechanism and digitalizing the processes during planning and execution of the project.

The event was attended by law professionals as well, one of distinguished guest was "Mr. Mubeen ud Din Qazi", who was also part of the project and assisted the World Bank team in initial Legal assessment of the project. Qazi Mubeen ud Din is also Member, Board of Directors of the Punjab Land Records Authority. He was invited on stage to share his views about the project and apprised the audience that this project will revolutionize the centuries old land revenue/records systems in Punjab, which will protect the rights with more efficiency and accuracy. The public at large will benefit from the system.

## 9. Views by Participants

### 9.1. NGOS/INGOS

#### 9.1.1. Talk By Dr. Ayesha Gulzar, Country Director, J.E. Austin

Dr. Ayesha Gulzar who is a gender expert and also have worked on social enterprise development in more than 50 countries of the World she also rose to pay tribute to the efforts of the PULSE and the World Bank to start implementing a historic project which is meant to transform the land record regime and housing industry not only of the Punjab but also the whole country. She further went on to say that we the people sitting in the hall do not have the full realization of the significance of the initiative taken as PULSE. We will see a change in 10 years down the line when the women of the province would have access and ownership of the land which is the most significant and sustainable source of production in any society of the World. She said that it has a great potential to change even the economic landscape of the province and may prove as a game changer in the near future. She pointed to the discrepancies, gaps, issues and challenges that creep in to the land record system of the province and this project may prove a transformative step to the whole landscape of the land management system. She said we stress to include the concerns of even the trans genders in the GRM conceived under the project.

She said that when we talk about the inclusion of the social safeguards and gender concerns in to the systems and practices of the PULSE and any other initiative, we must know that it always takes time to change knowledge, education and practices of the society. She lauded the role that PLRMIS has played in the lives of the people of the province. She said that it has taken time to reap benefits of even the PLRMIS like 20 years. So, we must not be over ambitious to expect that PULSE would start incurring results overnight would be expecting too much and perhaps this will not happen. She stressed the consistency and continuity to reap the results and goals of the project. The change that we are aiming to bring about, it would come through a consistent and continuous drive for massive awareness raising and spreading the word to bring about change social attitude towards gender and digitization. We have to spread information about the aims and objectives of the project as well as the GRM available to redress any issues as a result of PULSE outcomes. In the end, she urged the stakeholders to extend whole hearted support to this game changer project

## 9.2. Law Firm

### 9.2.1. Remarks by Mr. Mubeen ud Din Qazi (Legal Consultant) Lahore High Court Bar

He said that on the law and policy changes in the legal framework to support the new land record management systems, Mr. Mubeen ud Din Qazi (Legal Consultant) has delivered a comprehensive overview of the existing legal framework and any required changes. He said although the deliverables like Land record management, ownership certificate and availability of spatial information to the people of the Punjab are great developments and bring great socio-economic benefits to the people of the Punjab, yet, the most important development or outcome of the PULSE is the start of a new information era. As the information available as a result of the expected outcome after the completion of the PULSE would usher Punjab in a new information age and various departments and agencies would have access to information to make informed policies and decisions. The policies and public decisions made based on information are bound to bear encouraging and productive results. Therefore, I congratulate the BoR and PULSE team for starting such a landmark programme for the promotion and advancement of the tenure security and land rights of the most vulnerable and even the privileged ones in the Punjab. He also thanked World Bank for extending technical and financial support to make it happen as it would serve the people of the Punjab for generations to come.

## 10. Conclusive Remarks by Director General PLRA

DG PLRA gave her conclusive remarks to end the conference. She thanked the participants of the conference who hailed across from a multitude of stakeholders especially from the public sector as well as private sector. While marking the high importance the government of the Punjab attaches to the PULSE Project that having joined the PLRA as Director General, in her first meeting with the Chief Secretary Punjab, the Chief Secretary told her that this the project has to be implemented to ensure the delivery of the services and land rights to the people of the province. This is the future of the Punjab. Not only that, but in the meeting with the Senior Member Board of Revenue, he also emphasized the need and significance of implementing the PULSE Project.

To bring home the importance of implanting the PULSE project and highlighting its aims and objectives, she recalled her experience of attending a conference in South Korea. To her surprise, countries like South Korea, Vietnam, Malaysia, Indonesia and the Philippines had digitized their land records and they were reaping the benefits of this digitization in the form of efficiency of the land transactions and minimum costs and a developed and flourishing housing industry. Now, as we are also implementing a project to digitize our land records. She has a strong belief that this is a step in the right direction as we are undertaking the implementation of the PULSE Project. This is the future of our land system as we shall be able to manage our land records without fear of losing and maneuvering the record by anybody. Rather the land management system would not only improve the governance of the land records, facilitate the people but also enable the governments and other institutions to plan accordingly and levy taxes well as well informed and evidence-based taxation must be levied.

She exclaimed that it goes without saying that there are Challenges. Challenges of change acceptance and challenge of accuracy of the available data as well the absence of the GIS information in the existing data and overwhelming numbers of land related litigation which obviously is not going to end very soon. However, we have the will and capacity to overcome these challenges. Together with your invaluable feedback, opinion and cooperation, we can overcome these challenges and establish a robust digital land management system to facilitate the people of the Punjab. She said we need the cooperation of all the stakeholders be it common masses or a politician, be it a journalist or a media house, be it the civil servant or a member of the Civil Society Organization.

She assured the participants that the PULSE Project is committed to ensure compliance with the environmental and social standards to ensure health and safety of not only the

beneficiaries of the project but also the implementing partners and others as well. She said we would welcome suggestions, opinions and recommendations from the stakeholders or concerns about the project. Her office doors are always open and the citizens may walk in to share thoughts, opinions and feedback to ensure the success of the project.

## 11. Media Coverage:

As the subject of the conference has great significance for the community, businesses and common people of the Punjab, it attracted a vast attention of all the mediums including Print, electronic and social media. All the important and worthy channels of the mainstream media and dailies both Urdu and English covered the Stakeholders Conference. The reporting was convincing, informative and educative spelling out all the important messages and points about the digitization, spatial information of the Urban and Rural lands and the unique parcel numbers. Social media also demonstrated adequate interest and a number of posts were liked and shared across all the social media platforms.

Following media linkages are shared for reference:

<https://tribune.com.pk/story/2422777/punjab-govt-wb-collaborate-to-digitise-urban-land-records>

<https://www.dawn.com/news/1730123>

<https://www.dawn.com/news/1760855#:~:text=LAHORE%3A%20In%20collaboration%20with%20the,of%20Punjab%2C%20Dawn%20has%20learnt.>

<https://e.jang.com.pk/detail/471968>

[https://www.facebook.com/permalink.php?story\\_fbid=pfbid037e2f9Dk3TqH2aVL11Cj6snnV5D51HZ\\_CpS1u8sYRbth3anEoWea2w8AVtZfVBiFWQI&id=100083708739008&notif\\_id=1687759990953053&notif\\_t=feedback\\_reaction\\_generic&ref=notif](https://www.facebook.com/permalink.php?story_fbid=pfbid037e2f9Dk3TqH2aVL11Cj6snnV5D51HZ_CpS1u8sYRbth3anEoWea2w8AVtZfVBiFWQI&id=100083708739008&notif_id=1687759990953053&notif_t=feedback_reaction_generic&ref=notif)

<https://www.facebook.com/100083708739008/videos/223084747333110>

<https://www.youtube.com/watch?v=PUJm3c8VoUY>



## لینڈ ریکارڈ کی ڈیجیٹلائزیشن کے دوسرے مرحلے کا آغاز

اراضی ریکارڈ کو مصدقہ بنانے کیلئے لیگل فریم ورک تیار کیا جا رہا ہے، فیض الحسن

لاہور (جینڈ ریاض) پنجاب حکومت نے حوالے سے مشاورتی ورکشاپ کا انعقاد کیا لینڈ ریکارڈ کی ڈیجیٹلائزیشن کے دوسرے مرحلے کا آغاز کر دیا۔ پنجاب کے دیہی اور شہری علاقوں کا اراضی ریکارڈ کمپیوٹرائزڈ کیا جائے گا۔ پلس پراجیکٹ کے تحت پنجاب کے دیہی اور شہری علاقوں کا اراضی ریکارڈ کمپیوٹرائزڈ کیا جائے گا۔ اراضی ریکارڈ کے متعلق تمام معلومات ایک کلک پر موجود ہوں گی۔ پنجاب کی تمام اراضی کی جی آئی ایس میپنگ کی جائے گی۔ پلس پراجیکٹ کے

حوالے سے مشاورتی ورکشاپ کا انعقاد کیا گیا جس میں ڈی جی پی ایل آر اے سائرہ عمر اور ایڈیشنل ڈی جی پی ایل آر سیکٹر حاصم سلیم نے شرکت کی۔ پراجیکٹ کو آر ڈی ڈی ایف ایس نے منصوبے پر تفصیلی بریفنگ دی۔ انکا کہنا تھا منصوبے سے زمین کی خرید و فروخت کے معاملات میں دھوکہ دہی کو ختم کیا جاسکے گا۔ سائرہ عمر کا کہنا تھا اراضی ریکارڈ کو مصدقہ بنانے کے لئے لیگل فریم ورک تیار کیا جا رہا ہے۔

## Punjab to digitise record of urban mauzas with World Bank help

Project aims at bringing about transparency in sale, purchase of land

By Khalid Hasnain

LAHORE: In collaboration with the World Bank, the government is all set to digitise the land record of as many as 1,706 urban mauzas of Punjab, Dawn has learnt.

"We have started preparatory jobs required ahead of launching the works related to digitisation of as many as 1,706 mauzas of the province in collaboration with the World Bank," a senior official engaged with the Punjab Urban Land Systems Enhancement Project (PULSE) told Dawn when contacted.

There are total 25,709 mauzas that include 24,003 rural 1,706 urban. Of 24,003, as many as 23,189 mauzas have been notified as digitised and their record is available online. At present, digitisation of record on the remaining 2,530 rural mauzas is under way, whereas

the work on digitisation of 1,709 urban mauzas is set to begin soon.

Under the project, the urban mauzas to be digitised include: 42 of Attock district, followed by 35 (Bahawalnagar), 76 (Bahawalpur), 37 (Bhakkar), 19 (Chakwal), 16 (Chinot), 31 (DG-Khan), 92 (Faisalabad), 84 (Gujranwala), 93 (Gujrat), 11 (Jaffzelsada), 69 (Jhang), 45 (Jhelum), 32 (Kasur), 16 (Khanewal), 10 (Khushab), 149 (Lahore), 19 (Layyah), 10 (Lodhran), 12 (Mandi Bahauddin), 11 (Mianwali), 77 (Multan), 67 (Muzaffargarh), 14 (Nankana Sahib), 48 (Narowal), 58 (Okara), 28 (Pakpattan), 52 (Rahim Yar Khan), 44 (Rajapur), 129 (Rawalpindi), 27 (Sahiwal), 63 (Sargodha), 51 (Sheikhpura), 101 (Sialkot), 18 (Toba Tek Singh) and 20 (Vehar).

"One seamless digital map is being prepared for Punjab covering all land parcels (almost 70 millions)," the official said, adding that a standardised software catering to needs of all agencies, dealing with land records has also been planned to be established.

He said digitisation of Masawis, charts etc (maps consisting of pieces of clothes

having hand-written brief record of mauzas, land of all rural and urban mauzas is also part of the project. And after doing so, the issues related to tempering with record will be no more.

According to a spokesman for the Board of Revenue, 93 per cent of work related to digitisation of rural mauzas has been completed paving the way to move towards digitising the land record of urban mauzas.

"The pace of work on this project remained slow in recent years. But now, the government has prioritised this matter," he told Dawn.

Meanwhile, the Punjab government in collaboration with the World Bank organised a consultative workshop on digitisation of urban land record of the province. The project aims at abolishing the outdated system of land record and making all the land information online.

Speaking on the occasion, the officers concerned said the GIS mapping of complete lands of Punjab and computerised certified maps would also be prepared under this project.

"The project will eliminate fraud in the matter of purchase and sale of land

and will reduce the issues of litigation in land matters. The pilot project of this scheme has been formally started already in the districts of Narowal and Lodhran," said project director Asim Saleem while speaking on the occasion.

He said the land records and maps would be fully computerised under this project.

Addressing the workshop, Punjab Land Record Authority DG Saizra Umar said the land records of most of the urban areas across the province are not uniform and certified.

According to her, multiple public and private institutions are compiling the records on their own.

"Therefore, a legal framework is being developed to make the records certified and standardised," she added.

She said while artificial intelligence is also being used to make the digitisation process faster and more inclusive, the completion of the project will help eliminate corruption in land transactions in the rural and urban areas of Punjab.

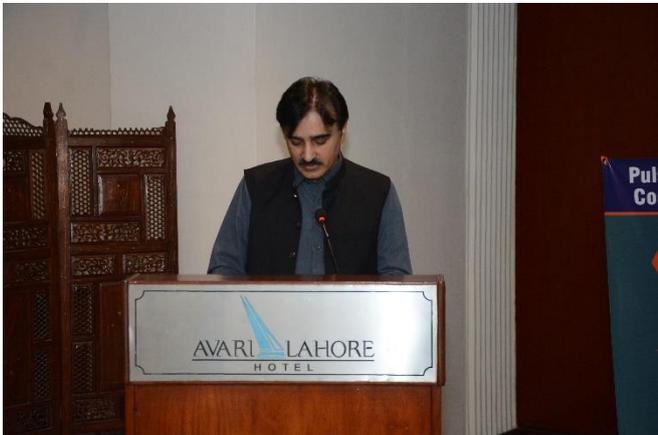
"Moreover the people will not require to visit different government institutions again and again," she maintained.

## Hot spell may persist in most of Punjab

By Our Staff Reporter

## LHC detailed verdict in new districts case ECP should monitor caretaker cabinet's decisions for jurisdiction

# PICTURE GALLERY





# ANNEXTURES

## Attendance Sheet

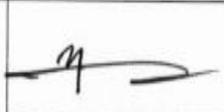
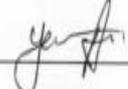
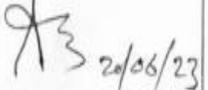
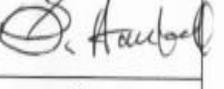
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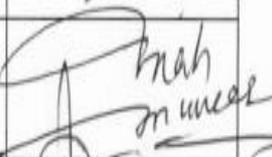
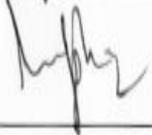
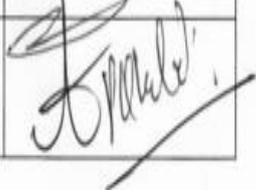
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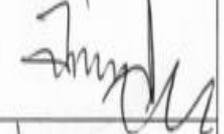
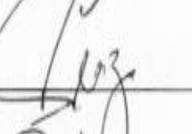
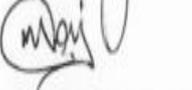
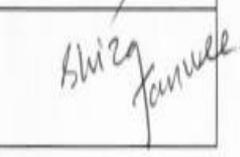
#### STAKEHOLDER ENGAGEMENT WORKSHOP

Date: 20-06-2023 Venue: Indus Hall, AVARI Hotel, Lahore

#### REGISTRATION/ATTENDANCE SHEET

Sr.	Name	Designation	Department/ Organization	Contact Information	Signature
1	NOOR AHMAD	Dy. Dir. EPA Punjab	Env. Dept GOP	0321-4842 834	
2	Lt Col (R) Asad Ullah Shah	Addl Director Land Acq	DHA Lahore	0313-8908999	
3	M. Sohail	Asstt Dir	DHA Lahore	0333-7858386	
4	Yaswar Ali Khan	SIC	world bank	03224346720	
5	Hassan Mubrooz	Deputy Director	Survey of Pakistan	0321-6291301	
6	ASIM WAQAR	Director	Survey of Pakistan	03335169564	 20/06/23
7	Prof. Dr. SYED AMER MAJID	Chairman	Spa Sc-Punjab University	0324-9880812	
8	Niswan-ud-Deen	Deputy Director (S)	Ravi-urban Dev. Authority	0321-4243824	
9	Aamer Majeed	DD GIS	RUDA Lahore	0304-5514700	

Sr.	Name	Designation	Department/ Organization	Contact Information	Signature
10	Shahid Rana	Director Finance	Lodhvan Pilot Project	0300-8424442	
11	Hafiz Rashid Mahmood	Director	D.G. Katchi Abadis Punjab	0300-8463286	
12	Mah-e-Muneer	Director	Cooperating CTR.	03214141148	
13	Naqib Jahangir	DBA Cooperatives	Bepta	0332-431857	
14	Ghulam Mustafa	Town Planner	Coop. Dept CTR	0307-9512977	
15	Muhammad Munir	Director	The LCH	0333-4371587	
16	Muhammad Maza Ashraf Khan Tareen	Deputy Director Computer BDA Group	Bahawalpur Develop- ment Authority Bahawalpur	0332-7682192	
17	Singhra (Kashmiri)	DD (Soil)	EPD	0331 4470454	
18	Urooj Saeed	Sr. Specialist GIS	Urban Unit	03219588883	
19	Abdul Rehman Durrani	Assistant Dir.	PHARA	0301-7019986	
20	ARIF PERVEZ.	GIS Specialist	MM Pakistan	0345-4704047	

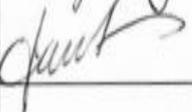
Sr.	Name	Designation	Department/ Organization	Contact Information	Signature
21	Umar Farooq	Snr General Manager	Bahria Town	0322 4541361	
22	Waqar Agha Raja	Deputy Director EM RDA	R.D.A	0330-7155554	
23	Ahmed Kamal	BD Executive	MMPakistan	0333-1461720	
24	Tamraz Rehmani	Regional Genl manager	NRSP	0300-5556533	
25	Usman Akram	GIS Manager	WWF	0333 4388 135	
26	Rizwan Saeed	Director Excise & Taxation	EXT-	0300 482/45	
27	Shafiq Akbar	Director (A & F) SDA	SDA Sagodha	0300-7691295	
28	Sohaib Raza	SO (TAX)	LGRCO Dept	0322-2234180	
29	M. Hussain	Assistant Secy	LGRCO Dept	0303-3188944	
30	Dr. Muhammad Asim	Associate Professor	UET, LAR	0333-4517720	
31	Shiza Tanweer	Assistant Director (Planning)	RDA, Rawalpindi	0347-5049463	

Sr.	Name	Designation	Department/ Organization	Contact Information	Signature
32	S. Anjum Jafar	PO-IMEN	PMEN	0321-4109097	
33	Ghulam Hussain	AC Kahror Pacc	D.C Lodhran	0301-2268648	
34	Muhammad Asif	Gr Town Planner	Bahria Town Lhr.	0308-5916589	
35	M. Waheed Anjum	Law officer	Bahria Town	0301-7897768	
36	M. Aziz	PS-TO DC	D.C Lodhran	0301-2268648	
37	Imran Nazki	D.O	NADRA	0307-8863440	
38	Ayaz Ghalib	CD.	JAA	0344-4473030	
39	Dr Rahla Rahat	Incharge	NCR, PU	0300 9473359	
40	Dr. Fouzia Sadaf	A.P	ISCS		
41	Bashir Munir	Geo TV	GTE Council	0321-2991200	
42	Munir Bano	Lecturer	Higher Education Department	0305-6667202	
43	Sunaid Riaz	City 42.TV	Reporter	0317-4242048	

Sr.	Name	Designation	Department/ Organization	Contact Information	Signature
44	Rislan Adnan	Project Coordinator	SAP-PR	0345-9668836	
45	Eshaf Ahmed	Intern	SAP-PR		
46	Sajjal	Intern	(Intern (Medical Electronics Micro-Neurology))		
47	Ahmed Ahmed	Director	Electronics Medic.	03332800778	
48	M. Anwar Ghani	Asst Director	GD, Gujranwala	0304-803016	
49	M. Shahid	RoP	DOWN TV	0303-0466505	
50	Imtiaz Ali	ADCR	Distric ADMN	0345-9200005	
51	Fatool	DOWN TV		0345-822696	
52	Usman	HUM NEWS		0321-450336	
53	Shahid Usman	HUM NEWS		0304-4400890	
54	Lt Col (R) Fameed	Dir Planning	OTHA LAHORE	03410003939	
55	M. Abbas	LO	Ambudsman Punjab	0303-7444195	

Sr.	Name	Designation	Department/ Organization	Contact Information	Signature
56	M. Ashraf	Ch	Onkhuat/Tham	0303-9896106	
57	Ali NADAR	Reporter	DAWN NEWS	0340-8881894	
58	Zahid Shariq	Reporter	SunNews	0323-1877716	
59	Usman	4	4	4	
60	Usman Aheem	Reporter	Reporting/Same News	0311-4251605	
61	Umer	Cameraman	Samaa News	11	
62	SARAH SIDDIQI	Director	Amal Fardul	0322-4400181	
63	عالم کورٹ	4	4	0321-6666202	
64	Mubeen Uddin Qazi	Advocate Supreme Member PCA	Deji Qazi Law Office	0300 8446260	
65	M. Saleem	Advocate	Jus & Legal	0336-1478899	
66	Nasheel Bada	Advocate	Jus & Legal	0200-6933088	

Sr.	Name	Designation	Department/ Organization	Contact Information	Signature
67	Wasim Khan	Assistant manager	Systems Centre	0321-6533932	
68	Asghar Ali	comptroller		0323-4800795	
69	Rana Ali	Reporter	Aleeb Taha	03004414946	
70	Dr. Iram Raza	Hod W.D. C.U.H.E	University of Punjab	03054470611	
71	Shireen	Bureau Chief	HUM NEWS	0305-2044078	
72	M. NAEEM	Reporter	DAILY ANSAR	0321 452463	
73	H.A. Gulzar	ES	ES.	03004587455	
74	Muqob Aziz	CT42		0321-4809626	
75	M. Azad	PO(ECA)	PxD	03007894992	
76	Harob ur Rehman	AC(ECA-I)	PxD	03325207198	
77	Wasif Mahmood	Bureau Chief	GNN	03004609161	
78	Rab Nawaz	S. Reporter	Jang	0300 4589213	

Sr.	Name	Designation	Department/ Organization	Contact Information	Signature
79	HAR MUMTAZ	Sr. Manager	Kashy Foundation GIESA Defult	03405558629	
80	Tanjung	Asst. Prof	dept of sp. sc. PULKA	0253409948	
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