



**PROJECT MANAGEMENT UNIT (PMU)
PUNJAB URBAN LAND SYSTEMS
ENHANCEMENT (PULSE) PROJECT
Board of Revenue (BOR)
Government of the Punjab**



TERMS OF REFERENCE

**PUNJAB URBAN LAND SYSTEMS ENHANCEMENT
(PULSE)**

**ISLAMIC REPUBLIC OF PAKISTAN
PUNJAB PROVINCE**

TERMS OF REFERENCE (ToR)

**HIRING OF AN INDIVIDUAL CONSULTANT
FOR
FORMULATING OF E-WASTE MANAGEMENT RULES**

January 2026

PROJECT MANAGEMENT UNIT – BOARD OF REVENUE

Term of Reference (TOR)

1. BACKGROUND

The Government of Punjab (GoPunjab) is implementing a project titled the Punjab Urban Land System Enhancement Project (PULSE) with a credit in the amount of US\$150 million from the International Development Association (IDA/World Bank). The Project Development Objective (PDO) of PULSE is to support the GoPunjab with: (i) improved land records; and (ii) identification of land for development, including land for housing programs. PULSE aims to achieve: (i) the provision of digital land records linked to cadastral maps and DRM data; (ii) improved tenure security and access to land for housing; (iii) a unified modern land information system; and (iv) a strengthened capacity and regulatory framework. In this context, the public in Punjab, particularly women and vulnerable groups, will benefit significantly from increased security of land rights and property ownership. The Project comprises the following parts:

- a. Component 1: Digital Land Records and Cadastral Maps for the Land Records Management and Information System or LRMIS to develop a seamless and multipurpose cadastral map linked to the digital land records for Punjab Province;
- b. Component 2: Land for Housing to support the GoPunjab in the identification, evaluation, and mobilization of low disaster risk public/state lands, including resilient housing;
- c. Component 3: Integrated Land and Geospatial Information Systems and Services to establish a modern Land Information System, unifying and integrating rural and urban land records; and
- d. Component 4: Project Management and Institutional Strengthening to support the GoPunjab to manage, implement, and supervise project activities, and training and skill development.

For the implementation of PULSE and pursuant to the agreed terms under the financing, a Project Management Unit (PMU) was established in the Board of Revenue (BoR), together with the Project Implementation Units (PIU) in the Punjab Land Records Authority (PIU-PLRA), to coordinate, manage, implement, and supervise PULSE.

The procurement of IT/ICT equipment may pose environmental, health and safety risks, if electronic waste (e-waste) is not properly managed. Currently, there is a legislative gap in Punjab regarding rules for electronic waste (E-waste) management. To address this alarming situation and regulate E-waste recyclers, their facilities, and disposal processes, there is an urgent need to formulate specific rules on Electronic Waste. The project and implementing Authority are unable to deliver or handover their E-waste to approved vendors or authorized recyclers, as no criteria exist in the absence of E-waste Management Rules. In consideration of this, the Director General Environmental Protection

Agency (EPA), Punjab, desired that PULSE will facilitate in preparing the draft rules on electronic waste management and submit the draft Rules to EPA Punjab for review and approval. This is also being reflecting in the aide-mémoire of the Implementation Support Mission held in October 2025, which states that PMU-PULSE will develop the TORs for the individual consultant and will share it the Bank.

2. OBJECTIVE OF ASSIGNMENT

The objective of the consultancy is to develop the legal and regulatory framework for electronic waste (e-waste) management. The Consultant will provide legal and technical support by drafting the E-Waste Management Rules and presenting Rules to stakeholders and experts during a workshop prior to their submission to the, Environment and Climate Change Department, Punjab. The Consultant will also address any queries raised by the Environment and Climate Change Department, Punjab.

3. SCOPE OF SERVICES

The consultant is expected to perform the following specified tasks related to the provision of legal regulatory and technical support in drafting the E-waste Management Rules.

- To submit the draft Standard Operating Procedures (SOPs) on Electronic Waste Management.
- To review the existing best practices of at least 3 countries on the E-Waste Management including collection, storage, dismantling, and disposal of Electronic Waste as technical operational model.
- To formulate the E-waste Management Rules.
- To arrange a consultative workshop/meeting on draft E-waste Management Rules (at least 15).
- To present the Rules and SOPs in a stakeholder and experts' workshop/meeting', and improve the Rules and SOPs by incorporating feedback from the experts/participants of the workshop.
- To present Rules before the PULSE and EPA techno-legal team prior for submission.
- To address the queries/comments of the EPA Techno-Legal team on the reviewed Rules.
- Input in updating E-waste management rules.

4. DELIVERABLES

Once the consultant is engaged and deployed, the consultant shall provide:

- A. Inception Report** detailing methodology, work plan, duly approved by PMU-BOR within 2 weeks of contract signing.

B.

- **Draft SOPs**, within 4 weeks of Inception Report finalization.
- **Draft Rules / Regulations**, within 8 weeks of finalization of Inception Report, which shall include the following:
 - Proposed Rules/Regulations **on E-Waste Management** in Punjab.
 - Arranging of consultative workshop on draft E-waste Management Rules and incorporating feedback from the experts/participants of the workshop in the RULES.

C. Final Draft Rules, by addressing the queries/comments of the EPA Techno-Legal teams before 15 days of contract closing date.

5. TIMING AND LEVEL OF EFFORT

The Consultant will be engaged on deliverable basis. The engagement is initially expected for four (04) months. The assignment is expected to start in December 2025.

6. QUALIFICATIONS

The Consultant shall have the following minimum qualification and experience:

- i. The Consultant must be a law graduate and have at least 15 years of relevant experience in field of law and Environment.
- ii. Have conducted at least two assignments in public sector pertaining to policy, legal and regulatory framework regarding Environment and E-waste.

7. PAYMENT METHODS

Payments will be made as follows:

- i. First payment of 10 % against the submission of Inception Report, including WorkPlan and detailed Methodology.
- ii. Second Payment 40% upon submission of draft E-waste Management Rules.
- iii. Third payment of 20% upon arranging of consultative workshop/meeting on draft E-waste Management rules and incorporating feedback from the experts/participants of the workshop in the Rules and SOPs.
- iv. Final Payment of 30% upon submission of Rules and SOPs to PULSE by addressing the queries/comments of the EPA, Punjab.

8. SELECTION METHOD

The selection will be made in accordance with the Open Competitive Selection of Individual Consultants of World Bank Procurement Regulations for IPF Borrowers”, dated November 2020. The attention of interested Consultants is drawn to Section III, paragraphs, 3.14, 3.16, and 3.17 of the World Bank’s “Procurement Regulations for IPF Borrowers” dated July 2016 revised November 2017 and August 2018 (“Procurement Regulations”), setting forth the World Bank’s policy on conflict of interest.

9. REPORTING ARRANGEMENTS

The Consultant will report to the Project Director PMU-BOR who will be assisted by the Environmental Safeguard Specialist, PMU, PULSE.
