



**PROJECT IMPLEMENTATION UNIT (PIU)  
PUNJAB URBAN LAND SYSTEM  
ENHANCEMENT (PULSE)  
Punjab Land Records Authority (PLRA)  
Government of the Punjab  
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**TERMS OF REFERENCE**

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

**ISLAMIC REPUBLIC OF PAKISTAN  
PUNJAB PROVINCE**

**HIRING OF AN INDIVIDUAL CONSULTANT AS  
DIVISIONAL LAND REVENUE EXPERT**

**May 2024**

## **Terms for Reference for Divisional Land Revenue Expert**

### **1. BACKGROUND INFORMATION**

Board of Revenue (BoR), Punjab with the technical & financial support of World Bank is implementing the Punjab Urban Land Systems Enhancement (PULSE) project for the establishment of a unified central database of all types of urban properties (societies / authorities / development agencies), rights and charges. The proposed system will not merely a GIS & Parcel based one but has all possible functionalities to serve as a robust platform for creation of 'Spatial Data Infrastructure' (SDI), an inevitable need of the future. The project will provide a complete and transparent record of title in land and immovable property. Partitioning of rural land based on demands and agreements, mutation of the partitioned land parcels, updates of revenue records, digitization of remaining parts of rural land, digitization of katchi abadi record, automation of sub-registrar record rooms is also part of the project.

#### **1.1. Beneficiary Country and Province:**

Islamic Republic of Pakistan and Punjab Province.

#### **1.2. Contracting Authority:**

Under the PULSE Project and in agreement with the World Bank, the Project Implementation Unit (PIU), Punjab Land Records Authority (PLRA), Government of Punjab is the contracting authority.

### **2. OBEJECTIVE**

The objective of the consultancy is to provide professional advice, supervision, and input on land revenue to improve the land records updates and registration for the PULSE operations. A Divisional Land Revenue Expert (Consultant) will assist PIU-PLRA and work closely with the project management unit of BoR and district administration. This task is to achieve the project development objective of PULSE project, aligning with the vision of BoR/PLRA to integrate and automate land records management.

The Consultant will provide expert support to PULSE project by facilitating the digitization and modernization of revenue records, resolving disputes, correcting inconsistencies, providing guidance on revenue matters, and performing other tasks as assigned. Additionally, ensuring the timely provision of required records for the development of digital data throughout the project's duration in various divisions of Punjab.

### **3. SCOPE OF WORK**

The Consultant will coordinate with relevant district administration for the smooth execution of PULSE project and specifically liaison on following key activities:

- i. Provide professional support to digitization of revenue record of tehsils.
- ii. Prepare missing mussavies and other missing revenue record.
- iii. Survey for the digitization of Parcels.
- iv. Provide resolution of the revenue related disputes.
- v. Correct inconsistencies in the revenue record.
- vi. Guide the mapping team about revenue matters.
- vii. Facilitate conducting capacity building workshops for local revenue staff on GIS technologies and data management practices.

- viii. Assist the integration of GIS-based cadastral data with other relevant government databases for comprehensive land management and Arazi Record Centers (ARCs).
- ix. Provide technical support for the development of mobile applications for field data collection and validation.
- x. Collaborate with local authorities to establish community engagement programs aimed at promoting land rights awareness and participation in land administration processes.
- xi. Support the implementation of initiatives to be taken under PULSE project in collaboration with stakeholders.
- xii. Conduct regular field inspections and audits to ensure the accuracy and integrity of digitized revenue records through PULSE survey teams.
- xiii. Provide feedback for maintaining and updating the GIS-based cadastral repository in line with local best practices.
- xiv. Assist in ensuring the timely provision of revenue records necessary for the development of digital data at any phase of the project.
- xv. Perform any other tasks assigned by the PIU.

#### **4. DELIVERABLES**

The Consultant will submit monthly progress reports according to Section III. Scope of Work.

#### **5. QUALIFICATION AND EXPERIENCE**

Applicants shall have the following qualifications and experience:

- i. Minimum 14 years of education. Applicants with over fifteen (15) years of expert experience in practicing land revenue work may be qualified with a minimum of 12 years of education.
- ii. Must complete the Patwar Course.
- iii. At least ten (10) years of professional experience in revenue work in the field.

#### **6. TYPE OF CONTRACT**

Time-Based Contract.

#### **7. ESTIMATED DURATION OF CONTRACT**

The duration of the contract is for a period of one (01) year (extendable subject to satisfactory performance evaluation)

#### **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.

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