



**WELCOME to  
PUNJAB LAND RECORDS  
AUTHORITY**

# PUNJAB LAND RECORD AUTHORITY

## INTRODUCTION OF PAKISTAN



### PUNJAB



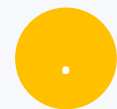
Population of 101,391,000 in 2015



2<sup>nd</sup> largest province by area (205,345 sq. km)



Land of "five rivers" ; 92% cultivated



GDP annual growth rate 4.24



70% population in rural areas



PUNJAB

# LAND IS PRESTIGE & PRIDE



Valuable asset



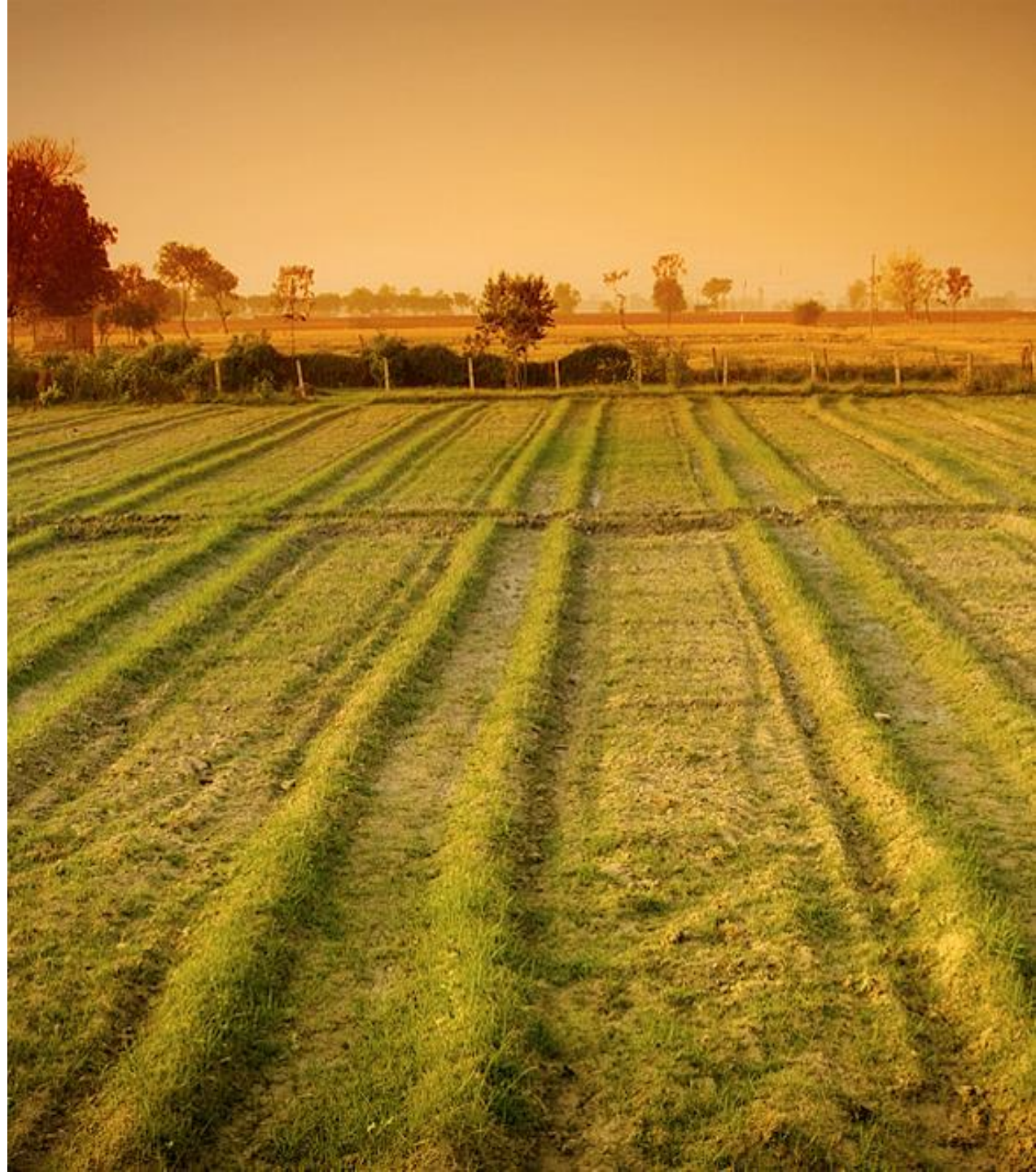
Symbol of stature



Emotional  
attachment with land



Motherland for  
farmers / land owners

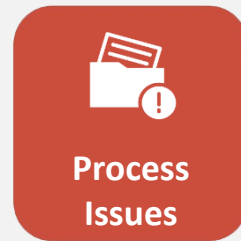


# WHY LRMIS PROJECT ?

## Governance Failures of Manual Record System

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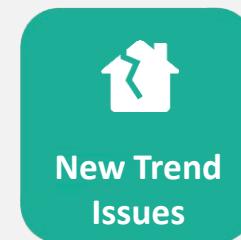
Inaccessable land records  
Delayed updation of land records  
Cumbersome Processes invloved



Inconsistencies in manual record  
Prone to manipulation & Forgery  
Intentional misplacement & damage to Record  
Battered Condition



Rapid Urbanization  
Sudden increase in land pricess  
Lack of awareness in general public  
Blackmailing of FRS



## Issues

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Opaque system

Corruption

High Rate litigation

# LAND RECORDS MANAGEMENT INFORMATION SYSTEM

## Vision

To establish efficient, accountable, equitable and secure Land Records Management & Information Systems



Economic growth for rural areas



Developing vulnerable regions



Improved governance



Institutional Reforms



Women empowerment

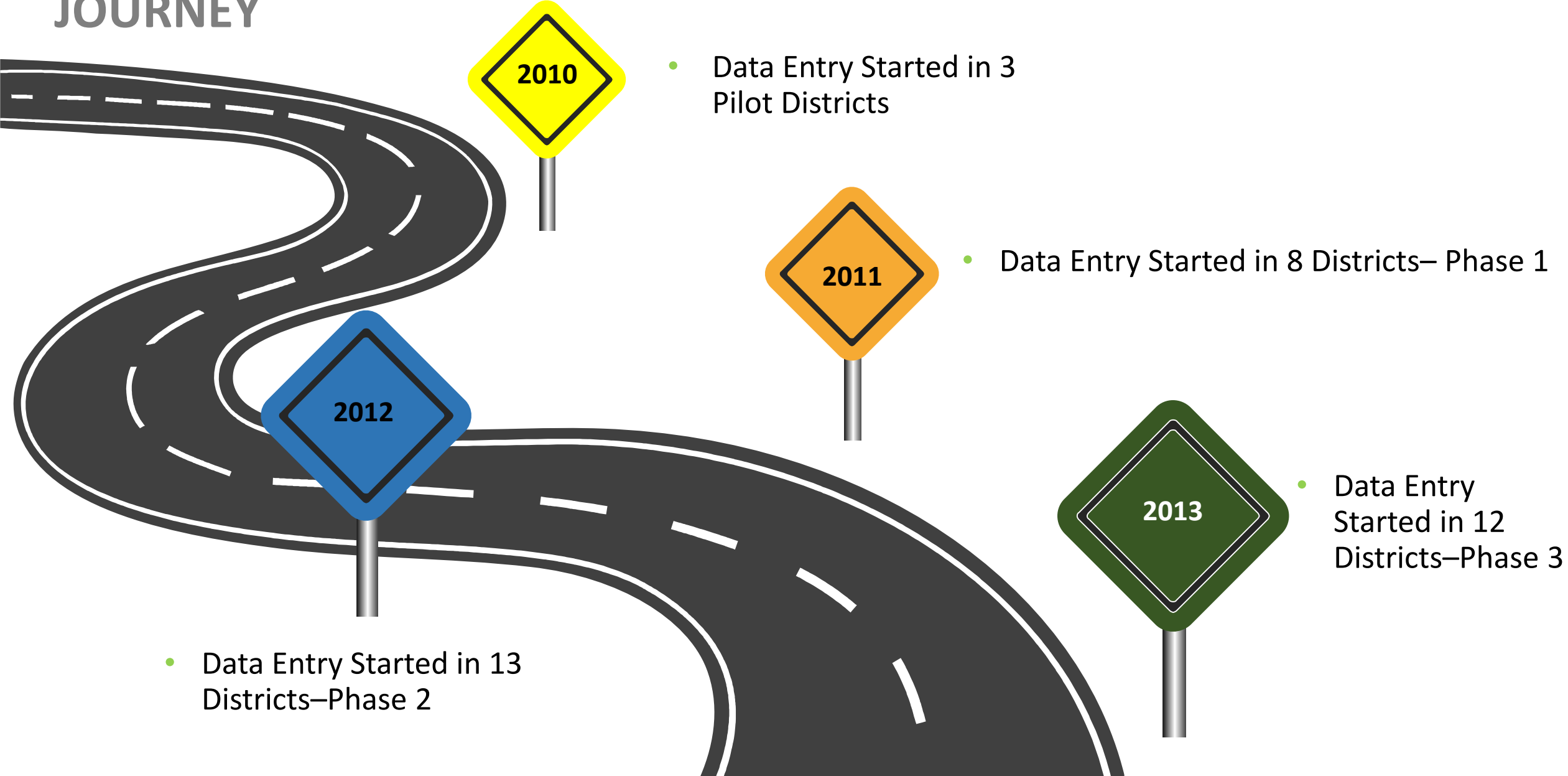


Investing in human capital

## Objectives

- To increase access to land records at lower transaction cost
- To increase security of land titles
- To increase collateral value of land

# LRMIS JOURNEY



# CHALLENGES HAVE NEVER BEEN AN IMPEDIMENT



Strong resistance from potential stakeholders



Limited market capacity to undertake the gigantic project



Non-availability of robust software



Manual record keeping in Urdu transcript



Limited Connectivity with far flung tehsils



Data entry of 55.5 million landowners



Quality Assurance of inconsistent record



Development of new processes





Registration of Deeds

18 Days; 4.2% cost; 4 Procedures

Agriculture e- Loan Passbook

20 mins , free of cost  
(400k in last 4 months)



Updation of Rights

Instant, Free of cost



Transfer of Ownership

50 mins, 4% of land value cost ( >80k p.m.)



FARD / Copy of Record

30 mins, 0.5\$ cost ( >190K p.m.)







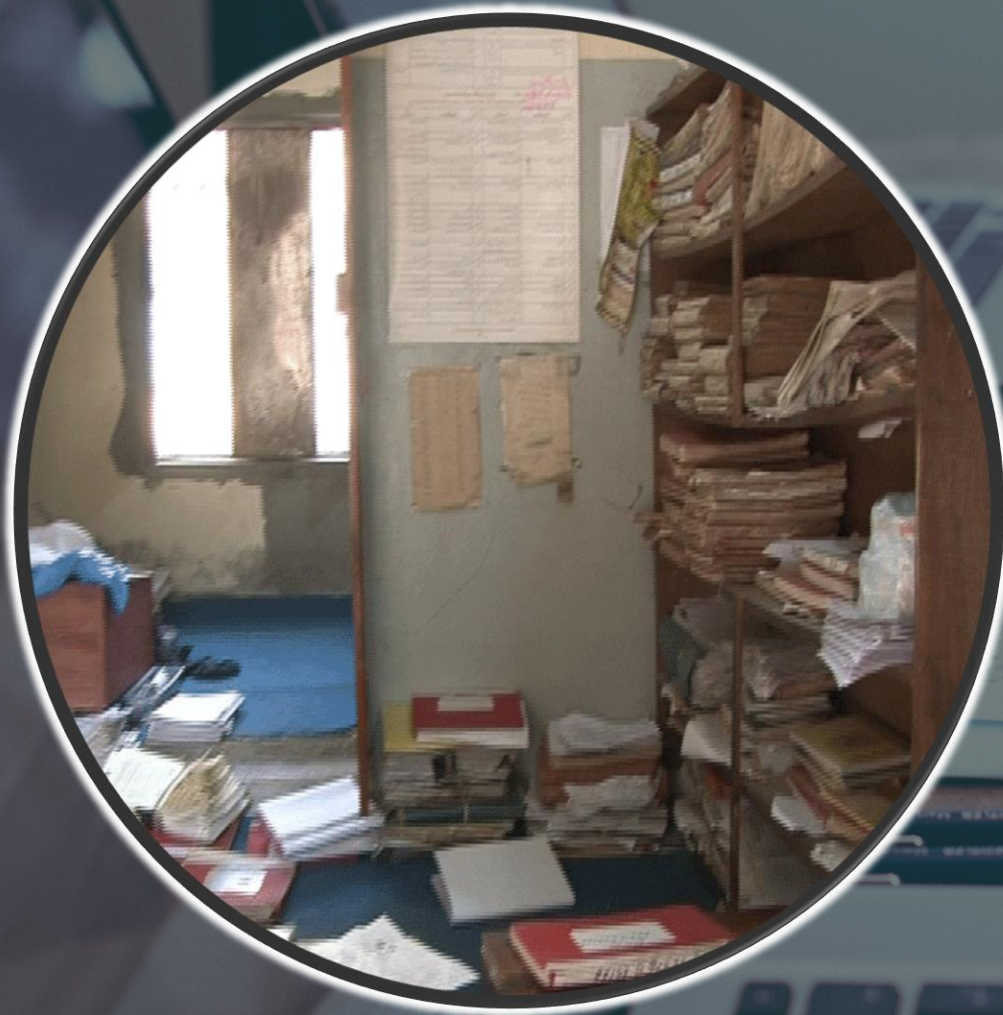
PREVIOUS

CURRENT



PREVIOUS

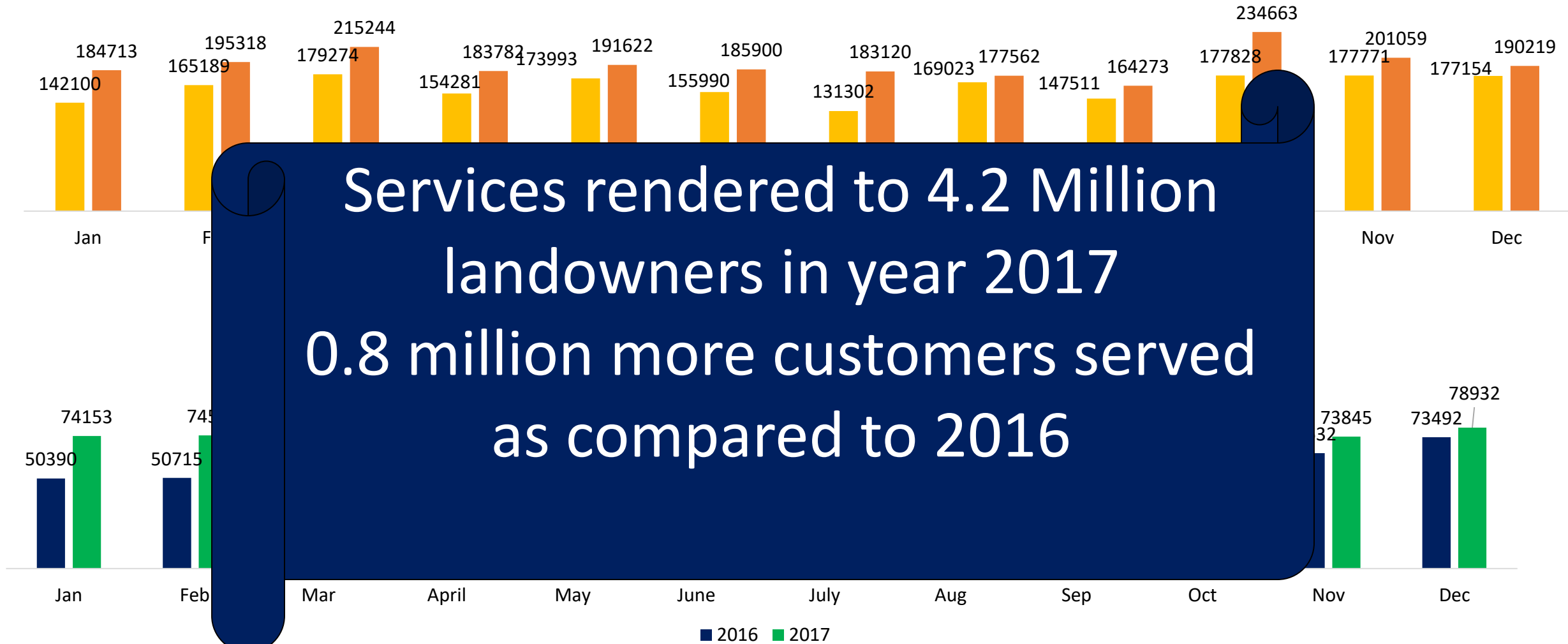
CURRENT



**Tier 3 Datacenter  
&  
Disaster Recovery  
Site**

# Transactional Trend – 2016 & 2017

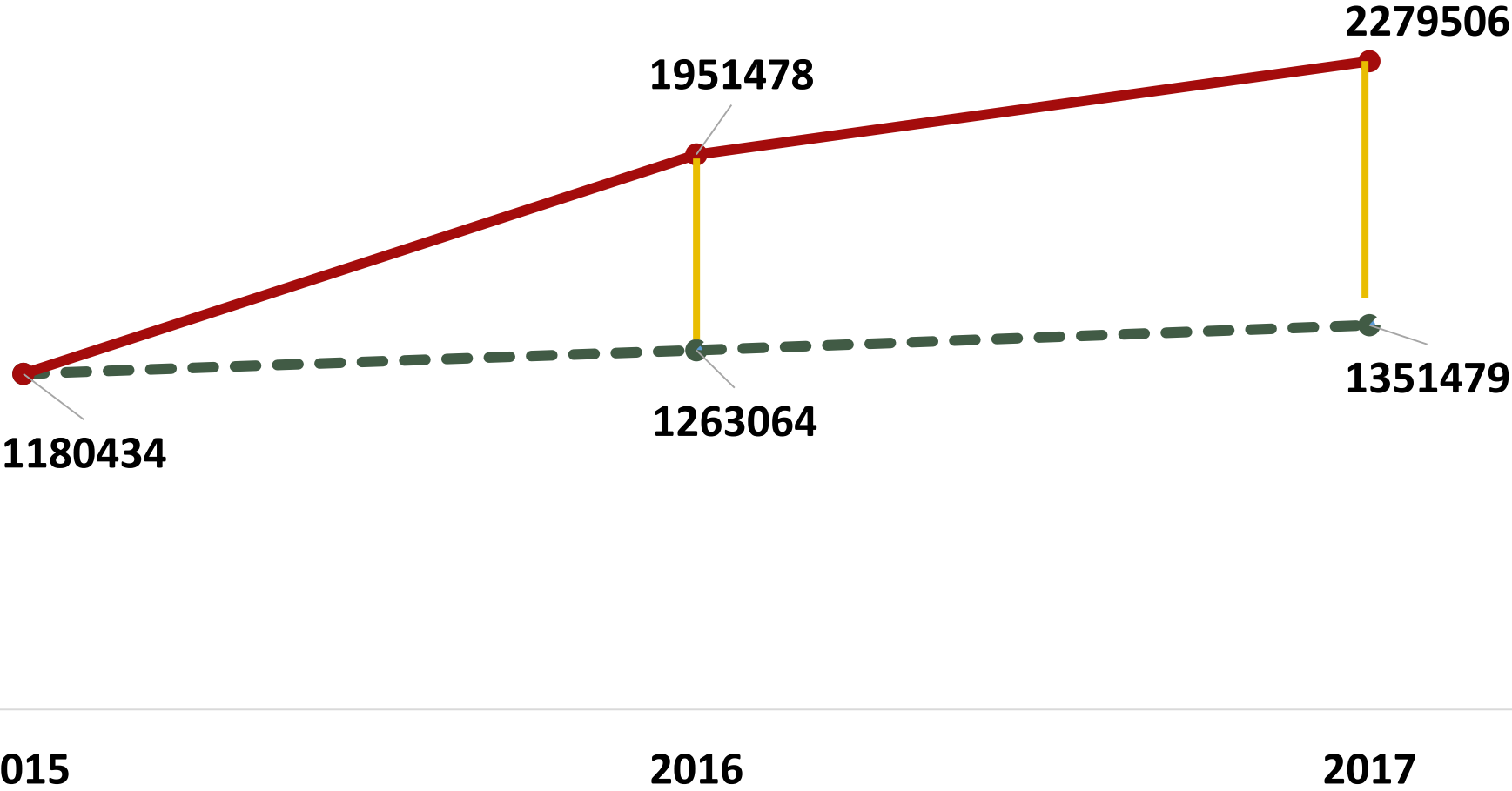
Fard Issuance – Avg. 17% Increase



# Trend – Anticipation / Actual

Fard Issuance Trend

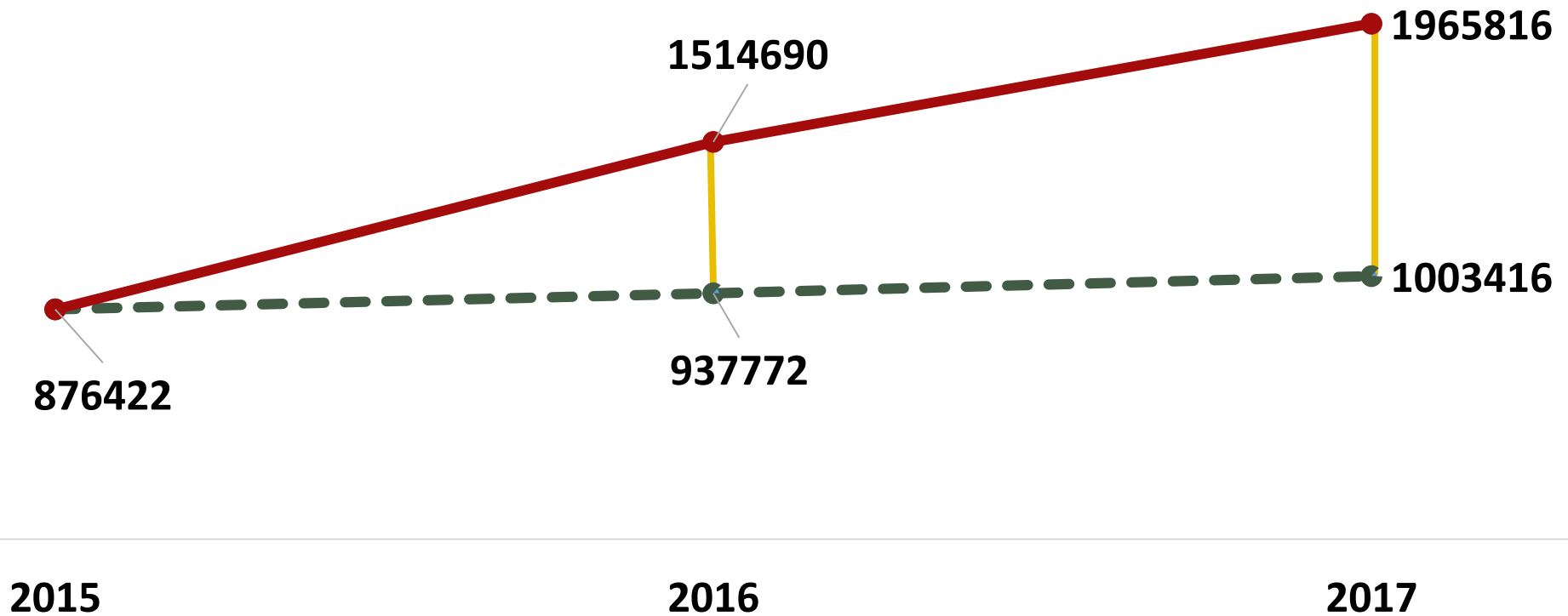
—●— Anticipated Fard —●— Actual Fard



# Trend – Anticipation / Actual

## Mutation Issuance Trend

Anticipated Fard Actual Fard



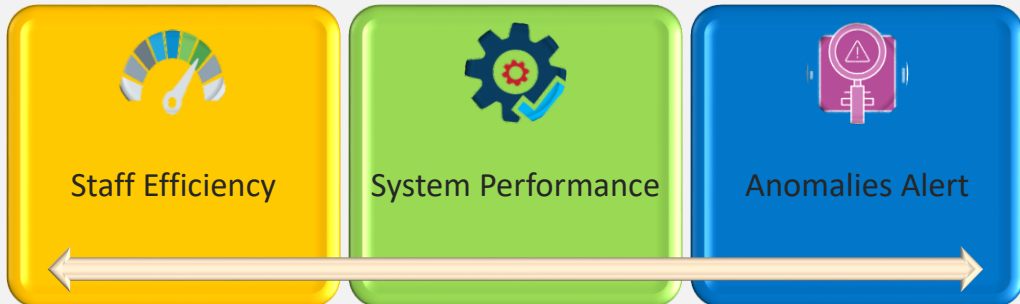
# MEASURES TAKEN



## Monitoring IP Cameras



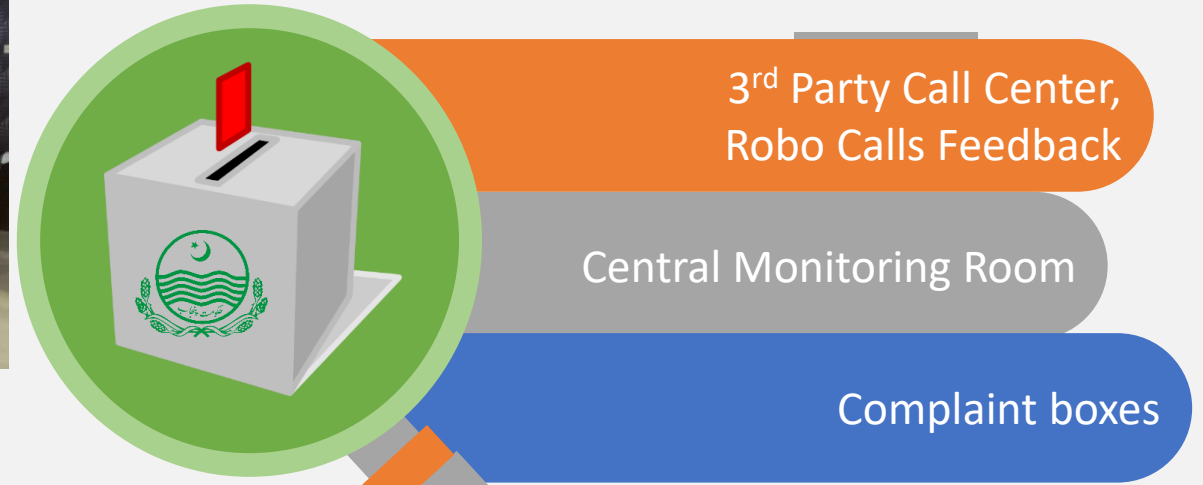
**Interactive Live Monitoring Dashboard**



Feedback	%age	👍
Satisfied with services	95%	
Preferred computerized system	98.5%	

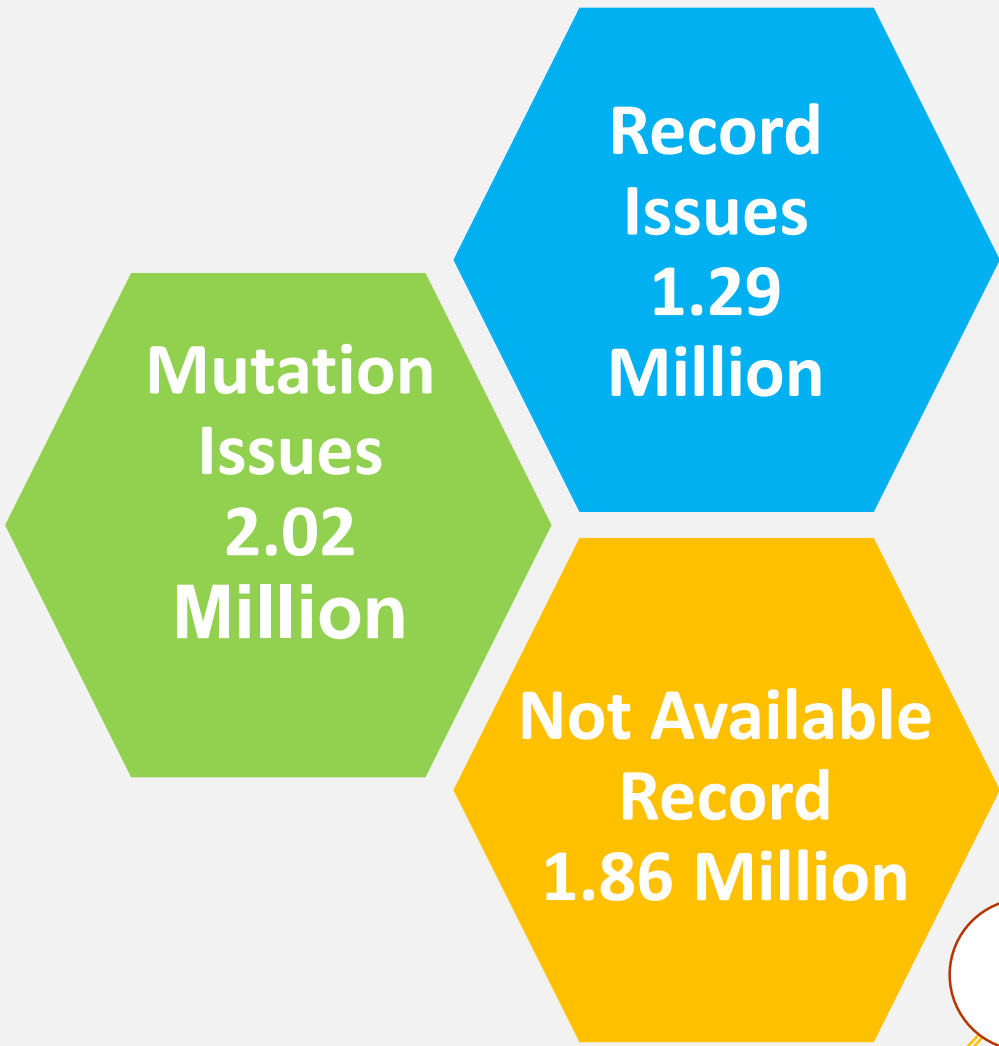
Source: 3<sup>rd</sup> Party Report by Apex Consulting Firm

## Others



Extensive internal & external awareness & dissemination campaigns

# ACHIEVEMENTS



- Complete new regime introduced
- Legal permanence of reform structure
- Public disclosure of entire land record data
- Robust technology powered by monitoring system
- Anti corruption measures by integrating data with different agencies
- Linkages with NADRA (individual CNIC match)
- Boosted the confidence of expatriates



# 24/7 ACCESS TO LAND RECORD [www.Punjab-zameen.gov.pk](http://www.Punjab-zameen.gov.pk)

Inspection of Record of Rights is free

مطلوبت برائے ماکان (قیمت نمبر 5)

نمبر الاغلاں طرہ الاغلاں 4/315 ص نوبت حق ماگ رقم 0-4-0 کال رل سرمانی	غلاء الاغلاں طرہ الاغلاں 9/315 ص نوبت حق ماگ رقم 0-1-0 کال رل سرمانی	رنگہ تیدہ طرہ الاغلاں 35/315 ص نوبت حق ماگ رقم 0-3-8 کال رل سرمانی
سیدو تکم درتراج الاغلاں 18/315 ص نوبت حق ماگ رقم 0-2-0 کال رل سرمانی	رنگہ تیدہ درتراج الاغلاں 17/315 ص نوبت حق ماگ رقم 0-1-0 کال رل سرمانی	مانڈریم درتراج الاغلاں 3/315 ص نوبت حق ماگ رقم 0-3-0 کال رل سرمانی
قام قائم درتراج الاغلاں 4/315 ص نوبت حق ماگ رقم 0-4-0 کال رل سرمانی	سیت الاغلاں طرہ الاغلاں 9/315 ص نوبت حق ماگ رقم 0-1-0 کال رل سرمانی	کم فردی درتراج الاغلاں 28/315 ص نوبت حق ماگ رقم 0-3-1 کال رل سرمانی

Publishing data abolished monopoly of information hence rent seeking minimized

# INTERVENTIONS FOR EASE OF DOING BUSINESS

Operationalized 50 Fard Booths at Remote Areas

Opening of Fard counters at 3700 outlets of NADRA Franchises

Delivery of mutation copy at doorstep

9 more additional ARCs operationalized

Opened Bank of Punjab counters at each ARC

Extension of waiting areas

Opened the Express services at busy tehsils

# EASE OF DOING BUSINESS

Indicators	Karachi	Lahore	South Asia	OECD high income
Procedures (number)	8.0	7.0	6.6	4.7
Time (days)	208.0	56	110.7	22.4
Cost (% of property value)	4.3	5.2	6.9	4.2
Quality of the land administration index (0-30)	5.0	10.0	7.8	22.7



## Property Registration:

Lahore 35%:Karachi 65%



## New Interventions:

Issuance of E-Stamp Papers & its linkages, Linkages of SRO with ARC, Dedicated website, Availability of online fee calculator & challan, Complaint Management System



## Current Scenario:

Procedures reduced to 4 numbers, days reduced to 18, and quality index improved to 22.5



## Benefits:

Certainty of getting services, Reduced Litigation, More investment, enhanced security of land titles, improved contract enforcement

# Reforms Completed b/w June,17 & April,18- Procedure

Sr. #	Procedure (in DB Report)	DB 2018 Report	Currently	Action Taken
1	Obtain the Fard (ownership)	√	√	
2	Advertisement of a transaction in newspapers and inviting objections	√	Eliminated	Online Availability of land Records & Instructions issued by PLRA/BOR
3	Hire the deed writer or the lawyer to draft the sale purchase agreement	√	√	
4	Payment of the stamp duty, capital value tax, town tax and registration fee	√	√	
5	Receipt of the payment is submitted to the Stamp Office	√	Eliminated	Online Verification portal of E-Stamp Paper at Sub-Registrar Offices
6	Execution & registration of a deed before the registration authority	√	√	
7	Mutation	√	Eliminated	Computerization of Sub registrar offices & its linkages with ARC

Procedures reduced from 7 to 4

# Reforms Completed b/w June,17 & April,18- Time

Sr. #	Procedure	DB 2018 Report	Currently	Justification
1	Obtain the Fard (ownership)	2 Days	1 Day	Fard Issuance in 30 Mins
2	Advertisement of a transaction in newspapers and inviting objections	8 Days	Eliminated	
3	Hire the deed writer or the lawyer to draft the sale purchase agreement	3 Days	1 Day	Online Availability of Specimens
4	Payment of the stamp duty, capital value tax, town tax and registration fee	1 Days	1 Day	Issuance of E-stamp Paper from BOP
5	Receipt of the payment is submitted to the Stamp Office	1 Day	Eliminated	
6	Execution and registration of a deed before the registration authority	38 Days	15 Days	Digitization of Sub registrar offices & Its linkages with ARCs
7	Mutation	3 Days	Eliminated	

Days reduced from 56 to 18

# Reforms Completed b/w June,17 & April,18- Cost

Sr. #	Procedure	DB 2018 Report	Currently
1	Obtain the Fard (ownership)	PKR 150	PKR 150
2	Advertisement of a transaction in newspapers and inviting objections	PKR 10,000	Eliminated
3	Hire the deed writer or the lawyer to draft the sale purchase agreement	PKR 8,000	Mutually Agreed
4	Payment of the stamp duty, capital value tax, town tax and registration fee	Stamp duty 3% + Registration fee 1% + Town fee 1%	Stamp duty 3% + Registration fee PKR 500 + Town fee 1%
5	Receipt of the payment is submitted to the Stamp Office	No Cost	
6	Execution and registration of a deed before the registration authority	PKR 500	PKR 500
7	Mutation	PKR 500	Nil

# DB 2018 versus Current Status – Quality Index

<b>Sr. #</b>	<b>Category</b>	<b>Doing Business 2018 report</b>	<b>Current</b>
	<b>Quality Index</b>	<b>10.5</b>	<b>23.5</b>
i	Reliability of Infrastructure Index	5	7
ii	Transparency of information Index	2	5
iii	Geographical Coverage Index	0	8
iv	Land Dispute Resolution Index	3.5	3.5

**Validated & Vetted by 3<sup>rd</sup> Party M/S Ferguson (pvt) ltd.**

# Interventions made for Property Registration

Availability of all registered deeds at website with searching module

Complaint Management System

111-22-22-77;  
111-22-22-88

E-complaint system

Digital entry of stay/ court orders / Lien &

Dedicated website for property registration

Fee calculators  
Fee schedules  
Printing of fee challan  
Online Maps  
E-Complaint Management  
Standard template  
Procedures with timelines  
Required documents  
Progress reports  
Data of court orders / stay orders  
All Laws & Notifications



# Digital Stay orders / Court Orders / Liens

ضلع لاہور تحصیل شی موضع جگمیاں جو دھا

کھیوٹ نمبر 143

انتقال / فرد بدر / تعمیرات دیکھیے

منتخب کیجیے

تاریخ

تصویر دیکھیے

پرانا کھیوٹ نمبر:	140	کل مالکان:	129	کھیوٹ حصہ 1/1:	1/1	میزان مالکان:	26-12-0	کل کھتونی:	2	کل خسرے:	3	میزان خسران:	26-12-0	بلاک:	✓	تفصیل بلاک:
آز بہن:	0	حکم انتاعی:	4	رقبہ فارمیٹ:	کناں-مرلہ-فٹ	فٹ فی مرلہ:	225.00									

ملکیت کاشکار کھتونی خسرہ کیفیت

تلاش کیجیے

نمبر شمار	خاندان نمبر	مالک	قوم	ذمیت حقوق	بذریعہ مالک	حصہ	رقبہ	شناختی کارڈ	پاس بک	تفصیل بلاک	تفصیلات دیکھیے
31	240	مسرت افزا دختر حسن دین زوجہ محمد ذوالفقار طارق	آرائیں نین	مالک		180/119700	0-0-180	35202-1535367-0			
32	243	اصغر علی ولد محمد رفیق	آرائیں نین	مالک		225/119700	0-1-0	35202-2573844-3			
33	62	نشان علی ولد شاہ دین	آرائیں	مالک قبضہ		2037/119700	0-9-12			≡	
34	62	عمران علی ولد شاہ دین	آرائیں	مالک قبضہ		1813/119700	0-8-13	35202-5668150-7			
35	62	حفصہ بی بی دختر شاہ دین	آرائیں	مالک قبضہ		2025/119700	0-9-0				

کیفیت	بلاک کی تاریخ	بلاک حصہ	بلاک رقبہ	تفصیل بلاک	وجہ بلاک	
منظور شدہ	20/06/2016 01:49 شام	1/1	0-9-12	حکم امتناعی	بلاک	1
منظور شدہ	10:57 صبح 09/01/2017	1/1	0-9-12	حکم امتناعی بعد الٹ چناب محمد یوسف عبدالرحمن سولہ جی درجہ اول لاہور مورخہ 2017/01/04 بنام نشان علی، احسان علی، عمران علی پسران تسنیم بی بی، ناہید بی بی دختران شاہ دین - منجانب عفت بی بی دختر شاہ دین	حکم امتناعی	2

کل 2 میں سے 1 تا 2 ظاہریں

# حکم امتناعی

## ملکیت

نمبر	نام	قوم	شناختی کارڈ	کمیوٹ نمبر	کل حصہ	کل رقبہ	پلاک حصہ	پلاک رقبہ	تفصیل پلاک
1	محمد امین ولد نذیر حسین	آرائیں		143	935/119700	0-4-35	1/1	0-4-35	حکم امتناعی مورخہ 2017/3/17 بعد الت چناب نعیم شہباز سول جج درجہ اول لاہور بنام محمد اسلم ولد نذیر حسین وغیرہ، منجانب میاں فیصل نذیر ولد میاں نذیر احمد تاریخ موجودہ 2017/03/20
2	محمد ذوالفقار ولد نذیر حسین	آرائیں	35202- 2821085-7	136	1181/107775	0-5-56	1/1	0-5-56	حکم امتناعی مورخہ 2017/3/17 بعد الت چناب نعیم شہباز سول جج درجہ اول لاہور بنام محمد اسلم ولد نذیر

# Contributors Session



# Advertisement in Daily Newspapers

**Innovation & Automation at Your Service**

Quaid's Vision Punjab's Mission

**Registration of Deed & Computerized Mutation**

**in 4 Easy Steps**

**Now in 18 Days Only**  
Instead of 56 Days

1. Issuance of Fard  
1 Day
2. Fee Deposit in BoP to get E-stamp paper  
1 Day
3. Preparation of Documents by lawyer or deed-writer  
1 Day
4. Registration & Computerized Mutation  
15 Days

**Required Documents for Computerized Registry**

1. Proof of ownership/Fard 2. Original CNIC 3. E-stamp paper with receipt

**Call us** 042-111-22-22-77

- Third Party Call Center for Prompt Response
- Availability of Electronic maps on website

**Punjab Land Records Authority**  
Government of Punjab  
rodportal.punjab-zameen.gov.pk

SPL-198

جدید دور کے جدید تقاضے  
سہولت ایک قدم اور آگے

قائد کا خواب  
تعمیر بنا پنجاب

**رجسٹری کا اندراج اور کمپیوٹرائزڈ انتقال**

**4 آسان مراحل میں**

**56 کی بجائے**  
**صرف 18 دن میں**

1. فروکا حصول  
1 دن
2. بینک آف پنجاب میں فیس کی ادائیگی اور ای سٹامپ پیپر کا حصول  
1 دن
3. وثیقہ نویس اورکیل سے دستاویزات کی تیاری  
1 دن
4. رجسٹری کا اندراج اور کمپیوٹرائزڈ انتقال  
15 دن

**کمپیوٹرائزڈ رجسٹری کیلئے درکار دستاویزات**

1. فرد ملکیت کا ثبوت 2. اصل قومی شناختی کارڈ 3. ای سٹامپ پیپر مع رسید

ہم سے رابطہ کریں  
ہیلپ لائن: 042-111-22-22-77

بہتر کارکردگی کیلئے تھرڈ پارٹی کال سنٹر ✓ ویب سائٹ پر الیکٹرانک نقشہ جات کی دستیابی ✓

**Punjab Land Records Authority**  
Government of Punjab  
rodportal.punjab-zameen.gov.pk

SPL-198

# Advertisement in Daily Newspapers

**INNOVATION & AUTOMATION AT YOUR SERVICE**

Registration of Deed and Computerized Mutation... **4** Easy Steps

In line with the vision of Chief Minister, Muhammad Shehbaz Sharif, Government of Punjab has simplified the process.

**Registration of Deed and Computerized Mutation**

Now only in **18** Days instead of **56** Days

**4 Easy Steps:**

- 1. Fard Issuance (Max 1 Day)
- 2. Fee Payment at Bank of Punjab to get E-Stamp Paper (Max 1 Day)
- 3. Preparation of Documents by lawyer/ deed writer (Max 1 Day)
- 4. Registration and Computerized Mutation (Up to 15 days)

**Required Documents for Registry:**

- Fard/Proof of Ownership
- Original CNIC
- E-Stamp Paper with Receipts

**PLRA** Modernization-Transparency-Facilitation  
**Punjab Land Records Authority**  
Third Party Help Line **042-111-22-22-77**  
2-KM, Multan Road, Lahore | Ph: 042-99330120/25

Electronic Maps Available on Website  
[www.punjab-zameen.gov.pk](http://www.punjab-zameen.gov.pk)

SPL-5125

# Articles in Daily Newspapers

## Punjab Land Reforms and Doing Business

CAPTAIN ZAFAR IQBAL

According to the recent census, Punjab has 53% of Pakistan's total population. Providing basic necessities and resolving problems of One hundred and ten million people of the province is Punjab Government's main priority. For creation of job opportunities it's imperative to have a conducive environment for business. An environment which has business friendly policies that resultantly will not only create job opportunities but also improve the economy of the country.

In this regard, Punjab Government keeping in view the index factors of Doing Business is moving ahead with its reformation program. To understand this program, we need to understand priorities of Doing Business. World Bank in 2002 started a Doing Business program with the basic purpose to ease out business regulations and create conducive environment for investments. In this project, reformatory initiatives of business regulations of large economies and selected cities are analyzed and are provided with suggestion for improving their business environment. Doing Business encourages these economies for formulating effective regulations and business policies.

The Doing Business project provides objective measures of business regulations and their enforcement across 190 economies and

selected cities at the subnational and regional level. The Doing Business project looks at domestic small and medium-size companies and measures the regulations applying to them through their life cycle. By gathering and analyzing comprehensive quantitative data to compare business regulation environments across economies and over time, Doing Business encourages economies to compete towards more efficient regulation; offers measurable benchmarks for reform; and serves as a resource for academics, journalists, private sector researchers and others interested in the business climate of each economy.

In addition, Doing Business offers detailed subnational reports, which exhaustively cover business regulation and reform in different cities and regions within a nation. These reports provide data on the ease of doing business, rank each location, and recommend reforms to improve performance in each of the indicator areas. Selected cities can compare their business regulations with other cities in the economy or region and with the 190 economies that Doing Business has ranked.

The first Doing Business report, published in 2003, covered 5 indicator sets and 133 economies. This year's report covers 11 indicator sets and 190 economies.

Most indicator sets refer to a case scenario in the largest business city of each

economy, except for 11 economies that have a population of more than 100 million as of 2013 including two cities of Pakistan where Doing Business, also collected data for the second largest business city. The data for these 11 economies are a population-weighted average for the 2 largest business cities. The project has benefited from feedback from governments, academics, practitioners and reviewers. The initial goal remains: to provide an objective basis for understanding and improving the regulatory environment for business around the world.

These indicators are starting a business, dealing with construction permit, getting electricity, registering property, getting credit, protecting minority investors, paying taxes, trading across borders, enforcing contracts and resolving insolvency.

Of these indicators, Registering Property is a subject of Punjab Land Record Authority. The authority for improving registration of property is taking necessary steps. It is worth mentioning that according to 2017 business indicators, Karachi was better in ranking regarding the business environment. Despite outstanding performance of several departments of the Punjab Government, it requires some basic reforms. PLRA is successfully working on these reforms which could be seen in the upcoming Doing Business report.

PLRA has successfully reduced seven step for property registration to four steps in accordance with the key indicators of doing business. Reducing the total time required of property registration from 56 days to 18 days. Issuance of 'Fard' is now possible in mere 30 minutes.

PLRA from 1 July 2016 to 30 June 2017 has received 24769 application for property registration and on average an application was process in just 18 days. PLRA has successfully digitalized the land record of the entire province. PLRA is managing both registration and mapping so that the process can be made easier and convenient for the people of Punjab and also for the foreign investors. Land record of the entire Province Punjab is available on our website (Punjab-zameen.gov.pk).

We also have a tailor made complaint system for redressing grievances of the General Public. PLRA obtains feedback through a third party which has shown more than 95% satisfaction level of the people benefiting from our services. Due to such revolutionary initiatives of PLRA, Pakistan is expected to improve its ranking on the Doing Business rank chart where we are currently ranked at 147th position, by the project of the World Bank Doing Business.

## BUSINESS 09

# Conducive environment for business

CAPTAIN ZAFAR IQBAL

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PLRA from 1 July 2016 to 30 June 2017 has received 24769 application for property registration and on average an application was process in just 18 days. PLRA has successfully digitalized the land record of the entire province.

The Nation

The Nation, Lahore, Monday, January 29, 2018

# Articles in Daily Newspapers

BUSINESS RECORDER LAHORE MONDAY 29 JANUARY 2018 7

## Punjab Land Reforms and Doing Business

BY ZAFAR IQBAL

According to the recent census, Punjab has 53% of Pakistan's total population. Providing basic necessities and resolving problems of One hundred and ten million people of the province is Punjab Government's main priority. For creation of job opportunities it's imperative to have a conducive environment for business. An environment which has business friendly policies that resultantly will not only create job opportunities but also improve the economy of the country.

In this regard, Punjab Government keeping in view the index factors of Doing Business is moving ahead with its reformation programme. To understand this programme, we need to understand priorities of Doing Business. World Bank in 2002 started a Doing Business programme with the basic purpose to ease out business regulations and create conducive environment for investments. In this project, reformatory initiatives of business regulations of large economies and selected cities are analyzed and are provided with suggestion for improving their business environment. Doing Business encourages these economies for formulating effective regulations and business policies.

The Doing Business project provides objective measures of business regulations and their enforcement across 190 economies and selected cities at the sub-national and regional level. The Doing Business project looks at domestic small and medium-size companies and measures the regulations applying to them through their life cycle. By gathering and analyzing comprehensive quantitative data to compare business regulation environments across economies and over time, Doing Business encourages economies to compete towards more efficient regulation; offers measurable benchmarks for reform; and serves as a resource for academics, journalists, private sector researchers and others



interested in the business climate of each economy.

In addition, Doing Business offers detailed sub-national reports, which exhaustively cover business regulation and reform in different cities and regions within a nation. These reports provide data on the ease of doing business, rank each location, and recommend reforms to improve performance in each of the indicator areas. Selected cities can compare their business regulations with other cities in the economy or region and with the 190 economies that Doing Business has ranked.

The first Doing Business report, published in 2003, covered 5 indicator sets and 133 economies. This year's report covers 11 indicator sets and 190 economies. Most indicator sets refer to a case scenario in the largest business city of each economy, except for 11 economies that have a population of more than 100 million as of 2013 including two cities of Pakistan where Doing Business, also collected data for the second largest business city. The data for these 11 economies are a population-weighted average for the 2 largest business cities. The project has benefited from feedback from governments, academics, practitioners and reviewers. The initial goal remains: to provide an objective basis for understanding and improving the regulatory environment for business around the world.

These indicators are starting a business, dealing with construction permit, getting electricity, registering property, getting credit, protecting minority investors, paying taxes, trading across broader,

enforcing contracts and resolving insolvency.

Of these indicators, Registering Property is a subject of Punjab Land Record Authority. The authority for improving registration of property is taking necessary steps. It is worth mentioning that according to 2017 business indicators, Karachi was better in ranking regarding the business environment. Despite outstanding performance of several departments of the Punjab Government, it requires some basic reforms. PLRA is successfully working on these reforms which could be seen in the upcoming Doing Business report.

PLRA has successfully reduced seven steps for property registration to four steps in accordance with the key indicators of doing business. Reducing the total time required of property registration from 56 days to 18 days. Issuance of 'Fard' is now possible in mere 30 minutes.

PLRA from 1st July, 2016 to 30th June, 2017 has received 24769 applications for property registration and on average an application was process in just 18 days. PLRA has successfully digitalized the land record of the entire province. PLRA is managing both registration and mapping so that the process can be made easier and convenient for the people of Punjab and also for the foreign investors. Land record of the entire province Punjab is available on our website (Punjab-zameen.gov.pk).

We also have a tailor made complaint system for redressing grievances of the General Public. PLRA obtains feedback through a third party which has shown more than 95% satisfaction level of the people befitting from our services. Due to such revolutionary initiatives of PLRA, Pakistan is expected to improve its ranking on the Doing Business rank chart where we are currently ranked at 147th position, by the project of the World Bank Doing Business.



A photograph of a paved road winding through a dense forest. Sunlight filters through the trees, creating a bright path on the road. The text "FUTURE ROAD MAP" is overlaid in white, bold, sans-serif font in the center of the image.

# FUTURE ROAD MAP



## FUTURE

Property Registration in 10 days

## ROAD

Reduce the step from 4 to 3

## MAP

Online Fard Issuance

Linkages of remaining sub-registrar offices in Punjab with LRMIS

Inclusion of CNIC Numbers

Direct linkages with courts

Completion of Archiving of all old registered deeds

Mobile land record services at doorstep

**THANK YOU!**