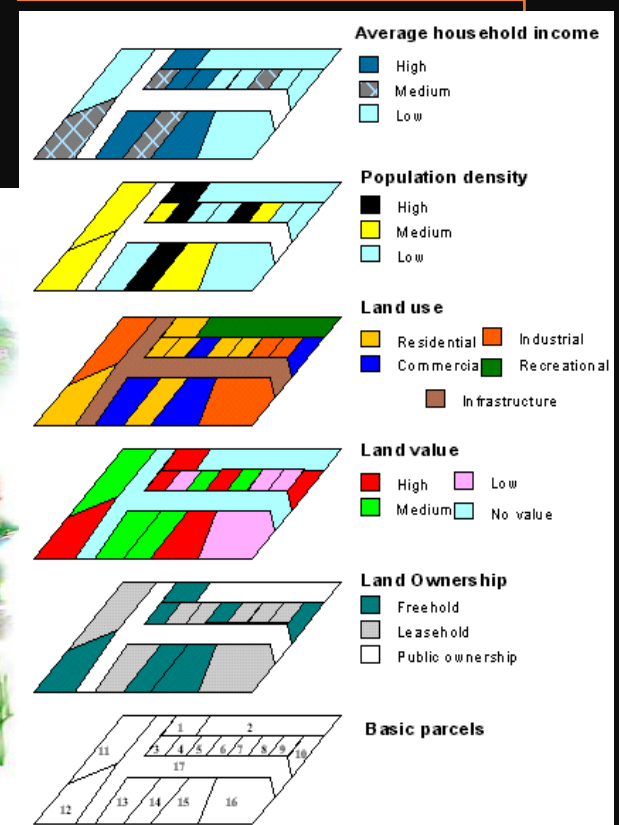
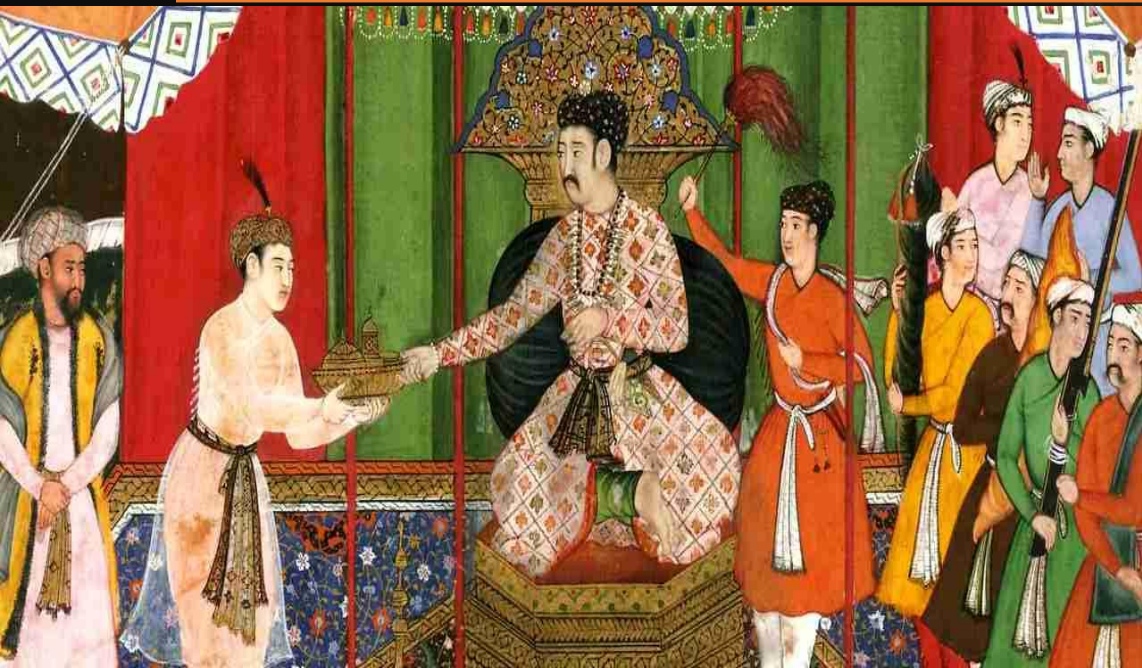
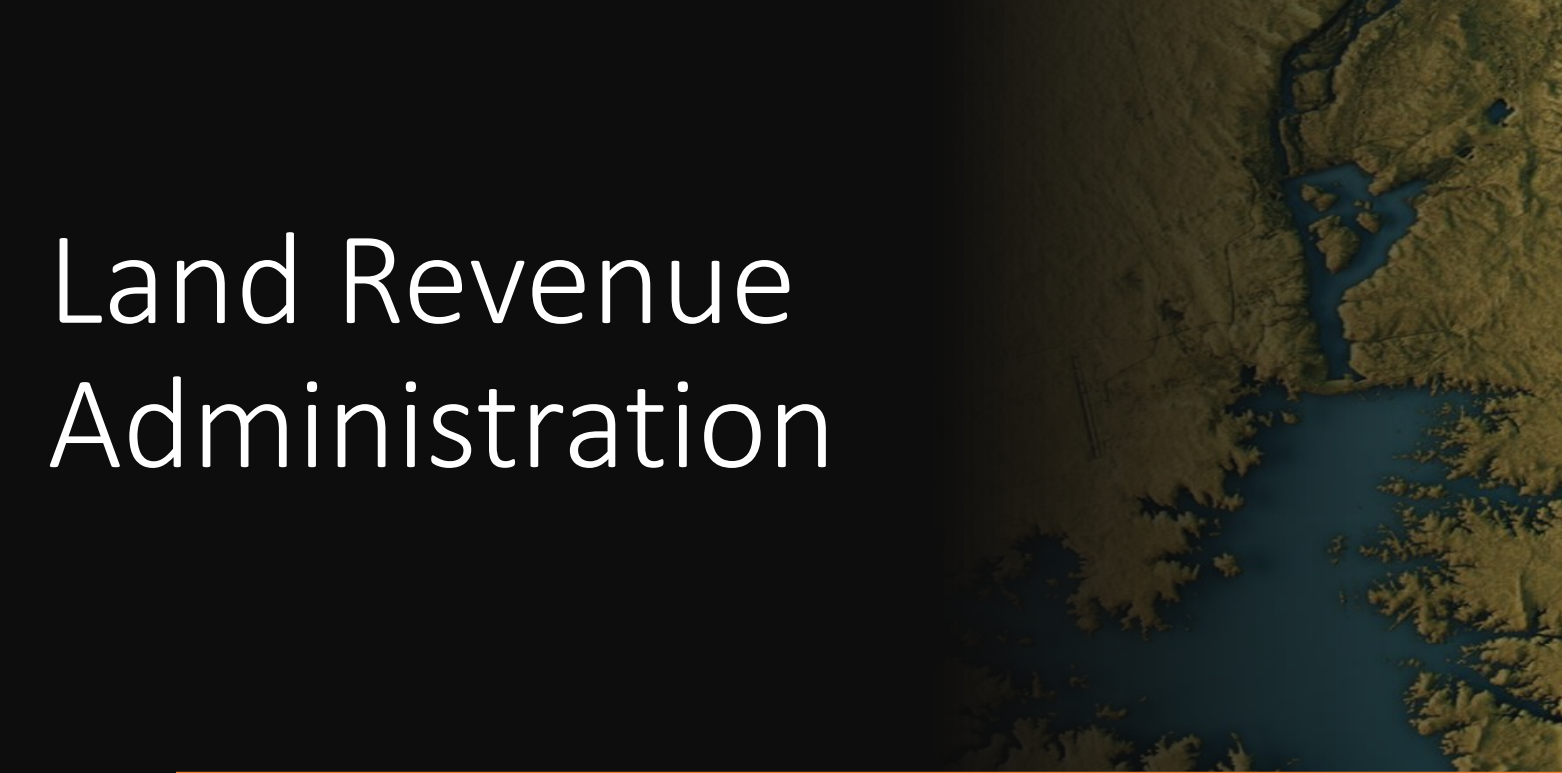


Important Concepts of Land Revenue Administration

Muhammad Irfan Khalid
Project Director
Punjab Revenue Academy
Board of Revenue, Punjab.



Land Revenue Administration



Land Revenue Administration

State's three basic roles:

- ✓ *Tax Collection*
- ✓ *Facilitation*
- ✓ *Regulation*

A state is meant to give structure & stability to existence of a nation

Cont'd...

- When a set of people, arranged in a social milieu, assume the proportion of a nation & get a state of their own, they require set of institutes to:
 - ✓ cement their achievements,
 - ✓ perpetuate them,
 - ✓ standardise & stabilise the business environment &
 - ✓ materialise expression of their popular will



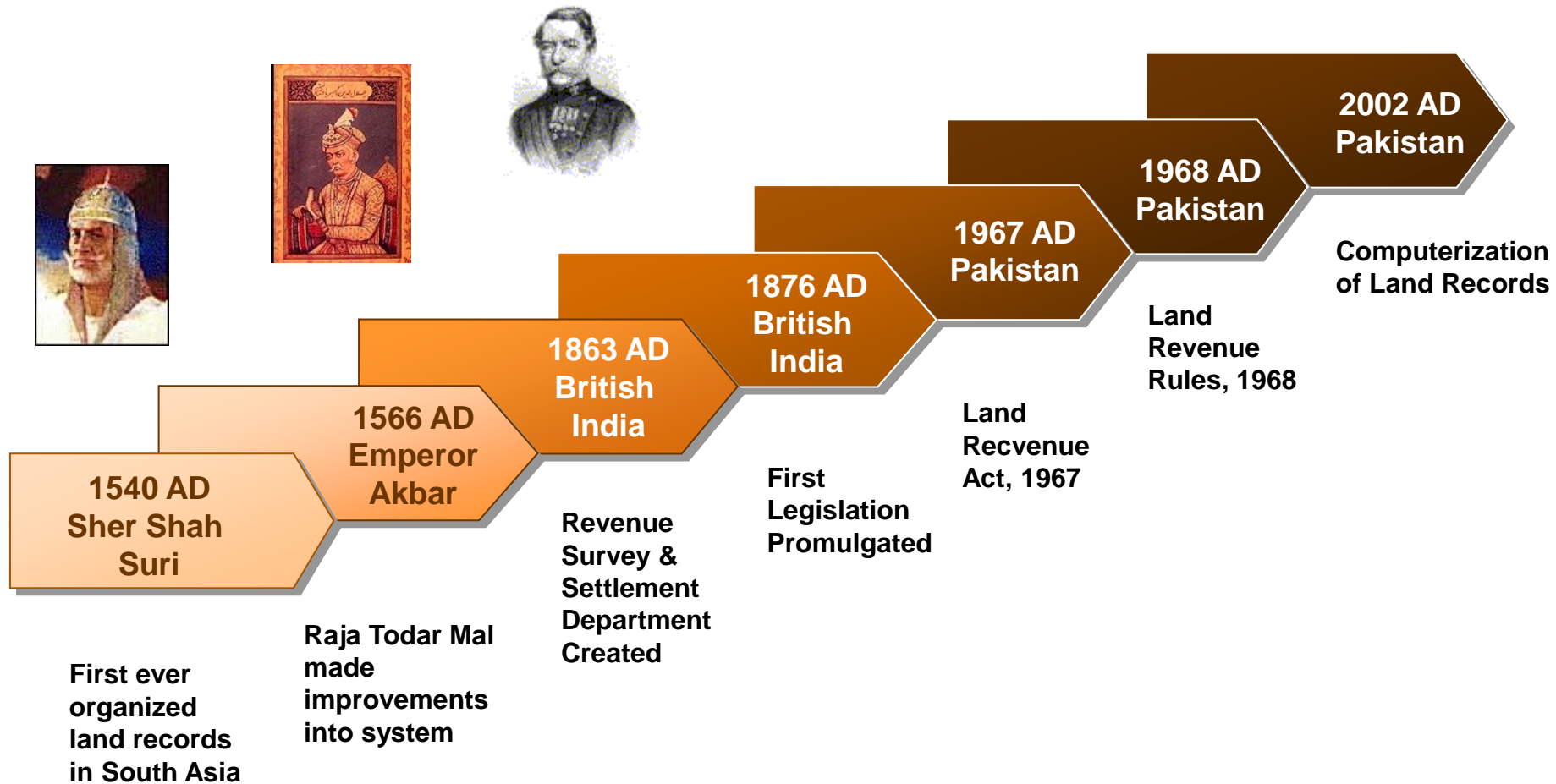
The principal instrument to carry out all this is called the government

The apparatus through which this instrument carry out its business is called administration.

Hence, the conventional Land Revenue Administration

Whether in a modern nation-state or in the conventional meaning, three basic said roles of the state historically remains the same

Different stages along time scale



Analysis of Existing Legal Framework

The West Pakistan Land Revenue Act, 1967 (LRA, 1967);

The West Pakistan Land Revenue Rules 1968 (LRR 1968),

The Land Records Manual (LRM),

The Registration Act of 1908 (RA 1908),

The Stamp Act, 1899,

The Transfer of Property Act 1882,

Cont'd...

The Immovable
Property Tax Act
1958,

The Punjab
Local
Government
Act, 2019,

Survey &
Rectangulation
of Land
Ordinance 1959,

Towns
Improvement
Act, 1922,

The LDA Act,
1975,

The Punjab
Development of
Cities Act, 1976,

The Punjab
Kachi Abadis
Act, 1992,

The Punjab
Housing & Town
Planning Agency
Ordinance, 2002



Land Revenue
Administration



Civil
Administration

- District Administration- cocktail of:
 - ✓ *District Magistrate (Criminal Administration) &*
 - ✓ *District Collector (Land Revenue Administration).*
- Executive Magistrates- aides of the District Magistrate (Criminal Administration)
- **Revenue Agency thus constituted the hardcore Civil Administration**

Criminal administration-devolved to Police & Judiciary.

Revenue Agency was made a punching bag for sins committed by others.

Cont'd...

The fate of Land Revenue Administration-erstwhile lynchpin of empires for 500 years, withstanding apocalyptic transformations from Sultanate, to Mughal, to the British Raj, & independence in 1947, still entangled in combweb of ignorance.

Cont'd...

- Post-devolution reversal & the Civil Administration Act, 2017 did not even capitulated the Revenue Agency
- Computerization of Land Records without understanding market dynamics further deteriorated the situation
- The purpose of LRMIS stands practically defeated up till now



Executive decision makers- mere Optics

Hence, hue & cry of ineffectiveness/ desire for lost turf of Criminal Administration

- *Rozanamcha Waqiyati*- lend the prowess back to DC, if effectively & smartly utilized
- It is the best documented intelligence gathering paradigm any HR based intelligence system would imagine- legal sanctity

Cont'd...

British era DC (by virtue of being District Collector) used to directly handle the Revenue Agency.

Presently, how many DCs independently & seriously assert or independently perform their role of the District Collector?

Instead of playing tippy topsy, we may try to decide to go back to the basics that proved metal across half a millennium

Civil administration is nothing but a moral authority

Cont'd...

No de jure position can lend it effectiveness & no de facto existence can deny it sanctity

Bringing criminal administration back to basket of diverse & challenging basket of services *Vs.* transforming our HR into best services' delivery machine akin to the one that ran (not ruled) empires

Coordination with all Depts a must- can be built around a vertical right from village level for which only Revenue Agency has its roots to work around

Spectrum of Land Revenue Administration

Revenue Agency-
Patwari, Girdawar,
RO, ADLR,
Tehsildar, AC, DC,
Commissioner, BOR

Consolidation,
Land Acquisition,
Settlement, Tax
Collection,
Registrations &
Sub-registries,
Disaster & Relief
(BOR)

Statistics-
Agriculture,
weather, crimes,
diseases, District
Gazetteer etc.

Development
Authorities

Excise & Taxation
Department

Cooperatives'
Department
(PCCBL)

*Whither
Development
Catalyst?*

Irrigation
Department

Financial Lending
Institutes (ZTBL
etc. Banks etc.)



Property Registration Systems- Concepts & Practices

There are over a million land-related disputes pending court resolution in Pakistan composing 40 percent of all court disputes (FIAS, 2005b)



Title- legal term for a bundle of rights in a piece of property



Title is distinct from possession, a right that often accompanies ownership but is not necessarily sufficient to prove it



In law, conveyancing is the transfer of title of property from one person to another or the granting of an encumbrance such as a mortgage or a lien

Cont'd...

- A system of conveyancing is usually done to ensure that the buyer secures title to the land together with all the rights that run with the land, and is notified of any restrictions in advance of purchase
- A typical conveyancing transaction contains 2 major things:
 - the exchange of contracts (whereby equitable title passes), &
 - completion (whereby legal title passes)

Cont'd...

- Conveyancing occurs in three stages:
 - before **contract**,
 - before completion, &
 - after completion
- In most developed jurisdictions, conveyancing is facilitated by a system of land registration, designed to encourage reliance on public records, assuring purchasers of land that they are taking good title

Property: concept, idea & philosophy

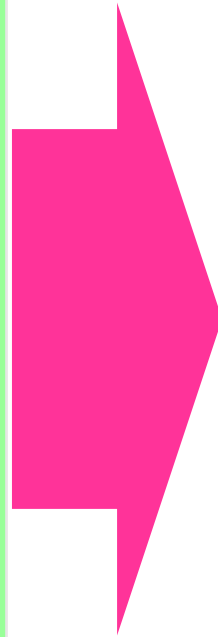
- Conventionally speaking, all property was owned by the monarch & it devolved through feudal land tenure or other feudal systems of loyalty & fealty with tenancy
- Napoleonic code- 1st government acts of modern times to introduce the notion of absolute ownership into statute,
 - ✓ protection of personal property rights have always been present in Islamic law and jurisprudence, and
 - ✓ in more feudalist forms in the common law courts of medieval and early modern England

- **Possession** is the actual holding of a thing, whether or not one has any right to do so.
- The '**right of possession**' is the **legitimacy of possession** (with or without **actual possession**), the **evidence** for which is such that the law will uphold it unless a **better claim** is proven.
- The '**right of property**' is that right which, if all relevant facts were known (and allowed), would defeat all other **claims**.
- **Good title** consists in uniting following 3 things:
 - ✓ *the possession,*
 - ✓ *the right of possession, and*
 - ✓ *the right of property in the same person(s)*

Suppose Aslam steals from Bashir, what

Bashir had previously bought in good faith from Kalsoom, Which Kalsoom had earlier stolen from Danish, which had been an heirloom of Danish's family for generations

but had originally been stolen centuries earlier (though this fact is now forgotten by all) from Ehsan



Aslam has the possession, Bashir has an 'apparent' right of possession (as evidenced by the purchase), Danish has the 'absolute' right of possession (being the best claim that can be proved), and the heirs of Ehsan, if they know it, have the right of property, which they can't prove

England & Wales

- A system of land registration- attempted under the Land Registration Act 1862
- This system proved ineffective, following further attempts in 1875 & 1897,
- The present system was brought into force by the Land Registration Act, 1925
- Compulsory registration as late as in 1990.
- Inheritance, gift, & mortgage became compulsorily registerable in April 1998

Cont'd...

- The Land Registration Act, 2002 left the 1925 system substantially in place,
- Compulsory electronic conveyancing to transfer & register property, came in 2005
- England & Wales Land Registry is connected to the European Land Information Service (EULIS)

Torrens Title/ System

- A register of land holdings maintained by the state guarantees an indefeasible title to those included in the register.
- It was introduced in South Australia in 1898, by then Premier of South Australia Sir Robert Torrens, formulated to:
 - combat the problems of uncertainty, complexity & cost associated with old-system, which depended on proof of an unbroken chain of title back to a good root of title

Cont'd...

- Torrens system operates on three principles:
 - ✓ Mirror principle
 - ✓ Curtain principle
 - ✓ Insurance principle

Deeds Registration System

- To establish one's title to the land, a person (purchaser) will have to ascertain that:
 - ✓ All the title documents are properly executed
 - ✓ "A chain of title" is established
 - ✓ There are no (hidden) encumbrances on the land that could compromise the land title
- Land owners are needed to prove their ownership of a particular piece of land back to the earliest grant of land by the Crown to its first owner

Cont'd...

- However,
 - This event could have occurred hundreds of years ago & could have been intervened by dozens of changes in the land's ownership.
- Thus, a person's ownership over land in this system could be challenged anytime, causing potential threat to investment

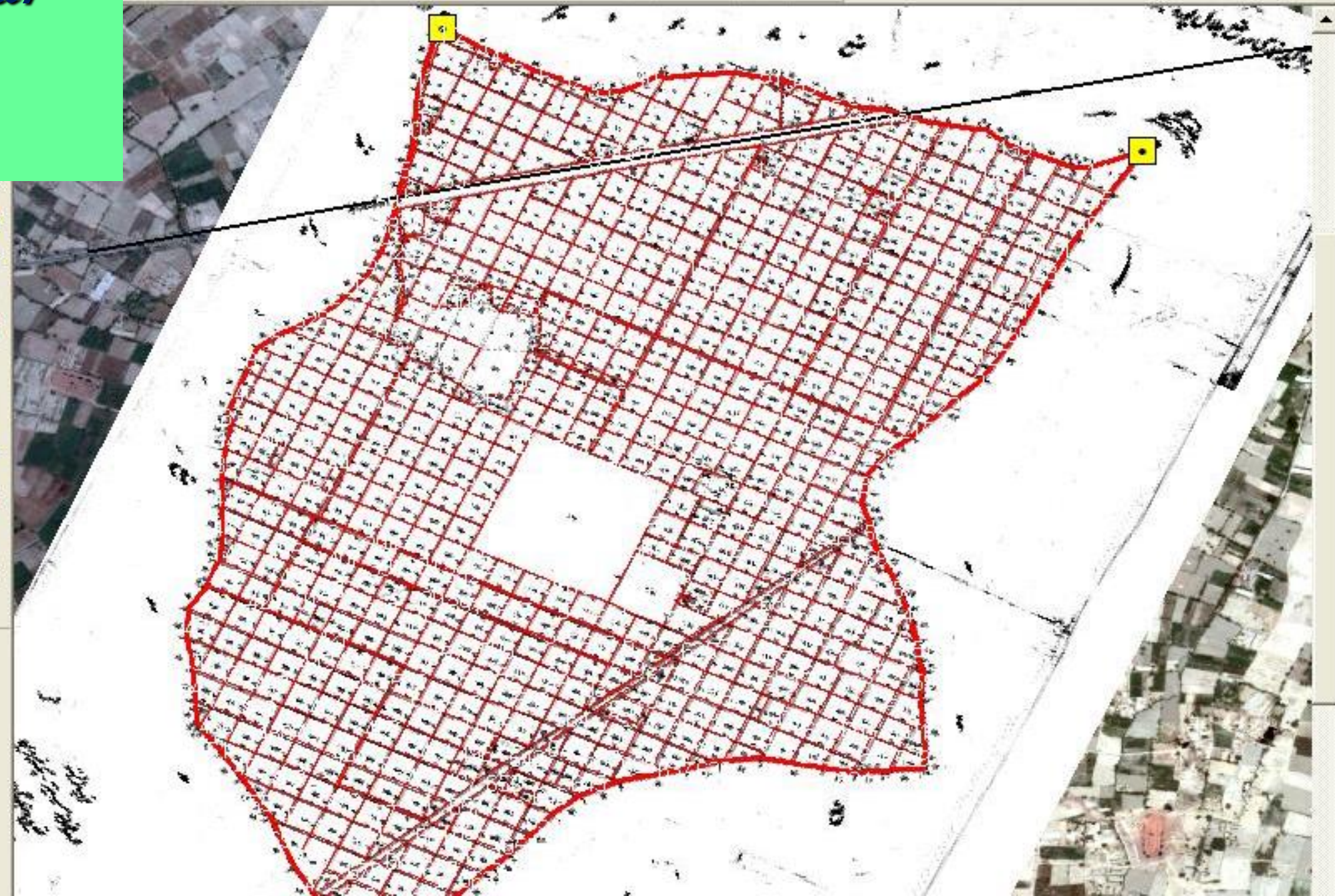
**Khasra
No.?**

**Survey
No.**



Latha Parcha/ Cadaster/ Masavi

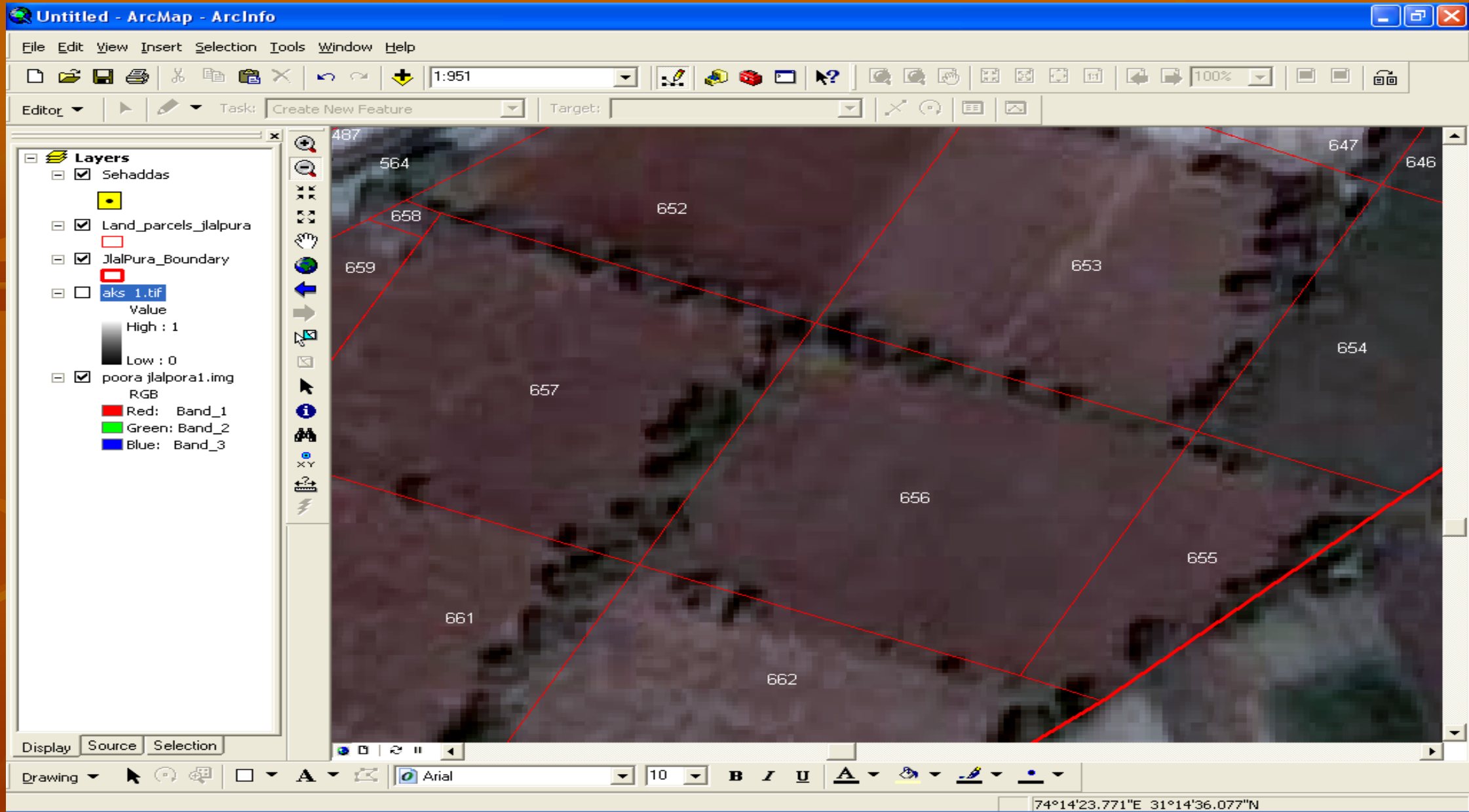
- JlalPura_Boundary
- Land_parcel_jlalpura
- aks 1.tif
Value
High : 1
Low : 0
- poorajlalpora1.img
RGB
Red: Band_1
Green: Band_2
Blue: Band_3



Layers

- Sehadass
- ROADS
- JlalPura_Boundary
- Land_parcels_jlalpura
- aks 1.tif
 - Value
 - High : 1
 - Low : 0
- poora jlalpora1.img
 - RGB
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3







The Punjab has a land administration system inherited from the British, involving rules & regulations regarding sale, purchase & use of land resources, mainly linked to collection of land revenue.

Present land legislation- *constituted mainly of:*

- West Pakistan Land Revenue Act, 1967 (Mutation) &
- Registration Act of 1908 (Registration of document)

Both do not profess to provide for A State Certificate of Title to land under aegis of a public authority.

The records of rights & other documents based on land records, by virtue of provisions in the land laws are presumed to be accurate.

Many court rulings maintained that:

Entries in land revenue records are contestable
Revenue records are not documents of title, & it is permissible to challenge the entries for determining the title to land

In a nutshell, no title registration of property is maintained by any authority in the country, which is not only a major reason for the huge number of disputes in the justice system, but also acts as a chief impediment to the investment.

The West Pakistan Land Revenue Act 1967 excludes the site of a town or village from its preview under Sec. 3

Hence, in all of the urban areas of the province there is no legal justification for Patwaris to maintain/ keep the land revenue records.



Pakistan



- The system in Pakistan for recording of interests & rights in land is fiscal in nature
- The title to land is incidental- not real concern of any tax collecting agencies
- No single agency maintains updated land records, even for fiscal purpose
- Practically, no system of title registration exists in the country



Cont'd...

- In Pakistan's case the first settlement record has sanctity of conclusive evidence
- '*fard*' simply is presumed to be the proof of a bona fide owner
- Title disputes go to civil courts for decisions, putting extra burden on civil justice system, besides running a cycle of undue litigation through lower to highest Revenue Court



Cont'd...

- Even an exhaustive search of the chain of title would not give the purchaser complete security due to:
 - the principle of *nemo dat quod non habet* ("no one gives what he does not have") &
 - the ever-present possibility of undetected outstanding interest
- Resultantly, transfers of land render slow, expensive, & often unable to create certainty in title, besides involving lengthy inquiries, examinations & prolonged litigation

The Torrens title system ensures "title by registration" (i.e., indefensibility of a registered interest) rather than "registration of title."

Each parcel of land is given a separate folio (unique number) in the title register & is identified by reference to a registered plan.

The folio records:

- 1. Dimensions of the land & its boundaries,*
- 2. Names of the registered proprietors, &*
- 3. Any legal interests that affect title to the land.*

The State guarantees title & is usually supported by a compensation scheme for those who lose their title due to the State's operation.

Claims for compensation are very rare.

To change boundaries of a parcel of land, a revised plan must be prepared & registered.

Once registered, the land cannot be withdrawn from the system.

New Zealand also adopted a similar system in 1875

Majority of states in the US employs a system of recording instruments that affect title of real estate as exclusive means for publicly documenting land titles & interests



This system differs significantly from land registrations systems, such as Torrens System that have been adopted in a few States

The principal difference is that the recording system does not determine who owns the title or interest involved.

That determination is ultimately made through litigation in the courts.

The system simply provides a framework for determining whom the law will protect with relation to those titles & interests when a dispute arises.

Even though a Recording Act does not require recording, the market dynamics do create strong incentive for a buyer to record.

→ Recording provides constructive notice to any subsequent purchasers that a prior conveyance occurred and therefore protects the prior purchaser in the event of a subsequent conveyance.

→ To protect themselves from defects in the title, buyers frequently purchase title insurance at this time, either for themselves or for their lender.

→ The Recording Systems are established by State Statute, which usually provides for the office of a recorder in each county.

Singapore

Due diligence checks at several agencies can be done online through a one-stop portal called 'Intereq'.

They include:

- *Inland Revenue Authority of Singapore (for Property Tax);*
- *Land Transport Authority,*
- *National Environment Agency,*
- *Public Utilities Board,*
- *Urban Redevelopment Authority (planning regulations),*
- *a land register check at the Singapore Land Authority,*
- *a bankruptcy check, in order to ascertain if the seller is affected by winding up actions.*

The stamp duty is also paid online.

Finally, transfer is lodged through Singapore Land Authority's Singapore Titles Automated Registration System Portal.

The entire process takes about 5 to 8 days, involving 3 major steps.

In Thailand, seller & buyer, or their representatives, must go to Land Office where land is located, & submit an application to register sale of land & buildings thereon.

The Land Officer compares original title deed with original copy kept at Land Office & calculates all registration fees & expenses.

The cheque for the taxes is payable to the Ministry of Finance but collected by the Land Office.

Seller will need to produce construction permit & household registration of building to transfer building.

As Seller owns both land & buildings upon land, transfer of building occurs in same process at same registry as for transfer of land.

This exercise takes about 2 days to complete.

A comparative analysis of various Land Registration & information systems in vogue in different countries of the world, it becomes clear that basically all systems were developed for fiscal & legal purposes.

All systems gather similar basic information.

It is the design of the system & the way it maintains the information that makes the difference: either making it the most transparent & efficient one, ensuring guarantee of title or rendering it the most sluggish one, exhibiting the inefficiency and corruption, wherein generations parish in search of justice!

Conclusion

- Although land registration systems from Afghanistan to the USA are products of unique legal system of each country yet basic constituents of these registration systems are same:
 - ✓ clearance/ payment of various taxes before the transaction takes place
 - ✓ identification of the parties
 - ✓ conveyance/ documentation, identification/ surveying of the property
 - ✓ witnesses/ public oversight
 - ✓ general & specific sanctity & its impact on the finality of the transaction
 - ✓ associated dispute resolution mechanism, etc.

Cont'd...

- However, shape of the land registration system in each country and the extent to which it ensures certainty to title to record of rights in landed property largely depend on:
 - ✓ the history,
 - ✓ culture,
 - ✓ market needs,
 - ✓ demand and supply equilibrium of land,
 - ✓ the justice system,
 - ✓ the level of socio-economic development and economic philosophy,
and
 - ✓ the system of governance & the body politic

Cont'd...

- Hence,
 - All systems were developed for fiscal & legal purposes
 - Almost all systems gather similar basic information
 - Design of the system & the way it maintains the information makes it either the most transparent & efficient one, ensuring guarantee of title or rendering it the most sluggish one, exhibiting the inefficiency & corruption, wherein generations parish in search of justice

Cont'd...

- Some systems maintain all the information in the form of a unified single register, having distinct parcel based identifiers, backed by certain guarantee or insurance
- In other systems the same information is scattered in various places, the manual retrieval of which is a cumbersome/ costly task, with lot of procedures
- The inefficiency or otherwise of a system determines the level of corruption in the system and growth of various land, housing and mortgage markets
- **Developed systems offer opportunities of better urban planning/ more resource generation/ taxes**

Benefits of a robust Titling Registration System

- Thus, a land titling registration system may bring a number of benefits:
 - ✓ Greater certainty over title/conveyancing
 - ✓ Registered owner is the legal & factual owner
 - ✓ Ownership & title can be easily ascertained
 - ✓ Litigation will be drastically reduced
 - ✓ Enables access to productive capital through tradable property rights, unleashing potential wealth locked in the land as a dead end

The West Pakistan Land Revenue Act 1967 excludes the site of a town or village from its preview under Sec. 3

Hence, in all of the urban areas of the province there is no legal justification for Patwaris to maintain/ keep the land revenue records.

To be substituted to the memorandum

number & date.

Form No. 2355-

From

Mr. G. A. Gardezi, PCS,
Deputy Secretary to Government, West Pakistan,
Revenue Department.

To

All the Commissioners in West Pakistan,
(except Karachi, Hyderabad & Khairpur Divisions).
All the Deputy Commissioners in West Pakistan,
(except Karachi, Hyderabad & Khairpur Divisions).

Memorandum No. 3417-68/1203-(S),
dated the 8th July, 1968.

Subject: Exemption from the payment of land revenue and
abandonment of revenue records in respect of
lands located within "Rating Areas" of the
Urban Immovable Property Tax Act.

Reference: In supersession of this office memo. No. 321-65/1958-
(S), dated the 31st July, 1965, on the above subject.

Memorandum:

Under Section 56(1)(d) of the West Pakistan Land
Revenue Act, 1967, land on which Property Tax under the West
Pakistan Urban Immovable Property Tax Act, 1958 (West Pakistan Act
V-1958), is payable, is exempt from the assessment of land revenue.
This Act came into operation in the Province with effect from
1st January, 1968. In view of the above provision in the Act, the
instructions issued in the memorandum under reference stand
superseded. You are, therefore, requested kindly to direct the
field staff not to assess land revenue with effect from Rabi 1968
in respect of properties which are subject to assessment of
Property Tax.

2. The shortfall in revenue due to the above orders
should please be reported for the information of Finance
Department.

3. So far as the preparation of record of rights in the
Rating Area is concerned it has been decided that the instructions
contained in paragraph 2 of Board of Revenue's memorandum No. 3210-
65/1859-(S), dated the 31st July, 1965, should be followed with
slight modification as under. Only the existing staff should
however, be employed for this work and no additional staff be
entertained :-

- 1) The practice of maintaining revenue records in
Rating Areas may continue as before. All transactions
which have been completed after 8th July, 1968, should
be incorporated in the revenue records. If a piece
of land has since been sold or otherwise

any number of blocks, the mutations of all the
transactions should be recorded, datewise.

(ii) Areas which have been built up may be treated as
'Abadi Deh' for the purposes of revenue records
and further maintenance of record in respect
thereof should be discontinued. It may be made
clear that only those Khasra/Survey numbers should
be treated as Abadi Deh, which have entirely been
covered by construction. It would not be advisable
to treat a portion of a field number as Abadi Deh
and discontinue further maintenance of records
in respect thereof.

(iii) If a field/survey number is covered by buildings,
it would not be necessary to change entries in
Jamabandi (Revenue Records) forthwith, but new
entries may be made at the time of preparation
of the next quadrennial Jamabandi (Revenue Records).
At the time of revising the quadrennial Jamabandi
(Revenue Records) the Tehsildar/Naib Tehsildar
concerned should personally inspect the existing
Abadi Deh and compile a report about the field/
survey numbers which were covered by buildings
during the last four years. He should then submit
a proposal to include that area in the Abadi Deh,
for orders of the Collector. After obtaining the
orders of the Collector the Tehsildar/Naib
Tehsildar should make entries in the new Jamabandi
(Revenue Records) accordingly.

If any difficulty is experienced in the implementation
of the above instructions, a reference may be made to the Board of
Revenue for clarification.

Sd/-
Deputy Secretary to Government, West Pakistan,
Revenue Department.

No. 3417-68/1204-S.

A copy is forwarded to all the Deputy Commissioners/
Commissioners in Southern Zone with reference to memorandum No. 3417-
68/1208-(S), dated the 8th July, 1968, for information and necessary
action.

Sd/-
Deputy Secretary to Government, West Pakistan,
Revenue Department.

No. 3417-68/1205-(S).

A copy is forwarded to the Deputy Secretary (Revenue),
Board of Revenue, with reference to this office order No. 3210-65/
68-(S), dated the 31st July, 1965, for information and necessary
action.

Sd/-
Deputy Secretary to Government

Cont'd...

Memo expressively stated that under section 56 (1) (d) of the West Pakistan Land Revenue Act 1967, Land on which Property Tax under the West Pakistan Urban Immovable Property Tax Act, 1958 (West Pakistan Act V-1958), is payable, is exempted from the assessment of Land Revenue.

This Act came into operation in the province of West Pakistan with effect from 1st January 1968.

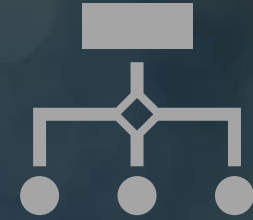


The Memo further clarified:

“Areas which have been built up may be treated as ‘abadi deh’ for the purpose of revenue records & further maintenance of record in respect thereof should be discontinued.”

“While preparing for new jamabandi Tehsildar/ NT should personally inspect the existing abadi deh & compile a report about the field/ survey numbers which were covered by buildings during the last four years” &

“ then submit a proposal to include that area in the abadi deh for orders of the Collector.



“After obtaining orders the Tehsildar/ NT should make entries in the new jamabandi accordingly.”

In another Memo No. 1519-84/1114 – LR, dated 27th May, 1984 of the Revenue Dept Punjab, addressed to all Commissioners, DCs, & ACs in the Punjab, & DLR, while reminding “**The Collector acting under the special or general powers of the Board of Revenue, is empowered to fix and from time to time vary the limits of the site of a Town of village under section 3 (2) of the Land Revenue Act 1967**”, conveyed the following instructions in no unambiguous words:

“It is to be ensured that khasra numbers entirely brought under construction in the Rating Areas of Municipal Corporations, Municipal Committees & Town Committees are delimited & included in ‘Abadi Deh’ after every four years at the time of preparation of quadrennial Register Haqddaran- Zamin”

From

The Deputy Secretary (Settlement),
Government of the Punjab,
Revenue Department.

To

- i) All Commissioners of Divisions in the Punjab.
- ii) All Deputy Commissioners in the Punjab.
- iii) All Assistant Commissioners in the Punjab.
- iv) Director of Land Records, Punjab, Lahore.

Subject:

EXEMPTION FROM THE PAYMENT OF LAND REVENUE AND
ABANDONMENT OF REVENUE RECORDS IN RESPECT OF
BUILDINGS LOCATED WITHIN THE RATING AREAS OF
THE URBAN IMMOVABLE PROPERTY TAX ACT, 1958.

MR. MAQBUL AHMAD SHAIKH, MEMBER (REVENUE), BOARD OF REVENUE, PUNJAB.

Memorandum:

Under Section 56(1)(d) of West Pakistan Land Revenue Act, 1967, land on which Property Tax under the West Pakistan Urban Immovable Property Tax Act, 1958 (West Pakistan Act V of 1958), is payable, is not liable to the payment of Land Revenue with effect from Rabi, 1968, when this Act came into operation. As such the assessment of Land Revenue on such urban properties is not required.

2. So far as the preparation of record of rights in the Rating Area is concerned, the detailed instructions issued by West Pakistan Revenue Department's memo. No. 3417-68/1203-(S), dated 6.7.1968 (copy enclosed) to all the Commissioners and Deputy Commissioners in West Pakistan (except Karachi, Hyderabad and Khairpur Divisions) are re-iterated. These instructions inter-alia provided as under :-

- i) Areas which have been built up may be treated as 'Abadi Doh' for the purposes of revenue records and further maintenance of record in respect thereof should be discontinued. It may be made clear that only those Khasra/Survey numbers should be treated as Abadi Doh, which have entirely been covered by construction. It would not be advisable to treat a portion of a field number as Abadi Doh and discontinue further maintenance of records in respect thereof.
- ii) If a field/survey number is covered by buildings, it would not be necessary to change entries in Jamabandi (Revenue Records) forthwith, but new entries may be made at the time of preparation of the next quadrennial Jamabandi (Revenue Records). At the time of revising the quadrennial Jamabandi (Revenue Records) the Tehsildar/Naib Tehsildar

2003
received
initials
open
1984

the number of entries, the mutations of all the transactions should be recorded, datewise.

- i) Areas which have been built up may be treated as 'Abadi Doh' for the purposes of revenue records and further maintenance of record in respect thereof should be discontinued. It may be made clear that only those Khasra/Survey numbers should be treated as Abadi Doh, which have entirely been covered by construction. It would not be advisable to treat a portion of a field number as Abadi Doh and discontinue further maintenance of records in respect thereof.
- iii) If a field/survey number is covered by buildings, it would not be necessary to change entries in Jamabandi (Revenue Records) forthwith, but new entries may be made at the time of preparation of the next quadrennial Jamabandi (Revenue Records). At the time of revising the quadrennial Jamabandi (Revenue Records) the Tehsildar/Naib Tehsildar concerned should personally inspect the existing Abadis Doh and compile a report about the field/survey numbers which were covered by buildings during the last four years. He should then submit a proposal to include that area in the Abadi Doh, for orders of the Collector. After obtaining the orders of the Collector the Tehsildar/Naib Tehsildar should make entries in the new Jamabandi (Revenue Records) accordingly.

If any difficulty is experienced in the implementation of the above instructions, a reference may be made to the Board of Revenue for clarification.

Sd/-
Deputy Secretary to Government, West Pakistan,
Revenue Department.

No. 3417-68/1204-S.

A copy is forwarded to all the Deputy Commissioners/Commissioners in Southern Zone with reference to memorandum No. 3417-1208-(S), dated the 3th July, 1968, for information and necessary action.

Sd/-
Deputy Secretary to Government, West Pakistan,
Revenue Department.

No. 3417-68/1205-(S).

A copy is forwarded to the Deputy Secretary (Revenue), Board of Revenue, with reference to this office order No. 3210-65/1205-(S), dated the 31st July, 1968, for information and necessary action.

Sd/-
Deputy Secretary to Government



The same Memo showed concern that:

“instructions passed in letter of 1968 are not being complied with by the field officers

It even devised a Performa for sending reports regarding status of implementation on instruction pertaining to this “very important matter”.



No compliance report could be found!

At the time of checking & inspection of kharif of the estate within 'Rating Area' of the Urban Immovable Property Tax Act, for which new Register Haqdarani Zamin is to be prepared the field Qanungo should visit the existing abadi deh & make a report in Patwari's diary about fields which have entirely been covered by constructions in period intervening between two Register Haqdarani Zamin.

The field Qanungo should also send a copy of his report to circle revenue officer, who is duty bound to personally inspect existing abadi deh before middle of December & make a self contained report about field numbers newly covered by building that he would propose to include in abadi deh for order of Collector.

On receipt of Collector's order the Patwari shall enter a dakhil kharij-Extension of abadi deh area – in respect of field numbers, covered by buildings in favour of abadi deh & put up the same to the revenue officer for necessary orders.



The circle revenue officer must attest such dakhil kharij before 15th of June.



Slide
from
the
Past

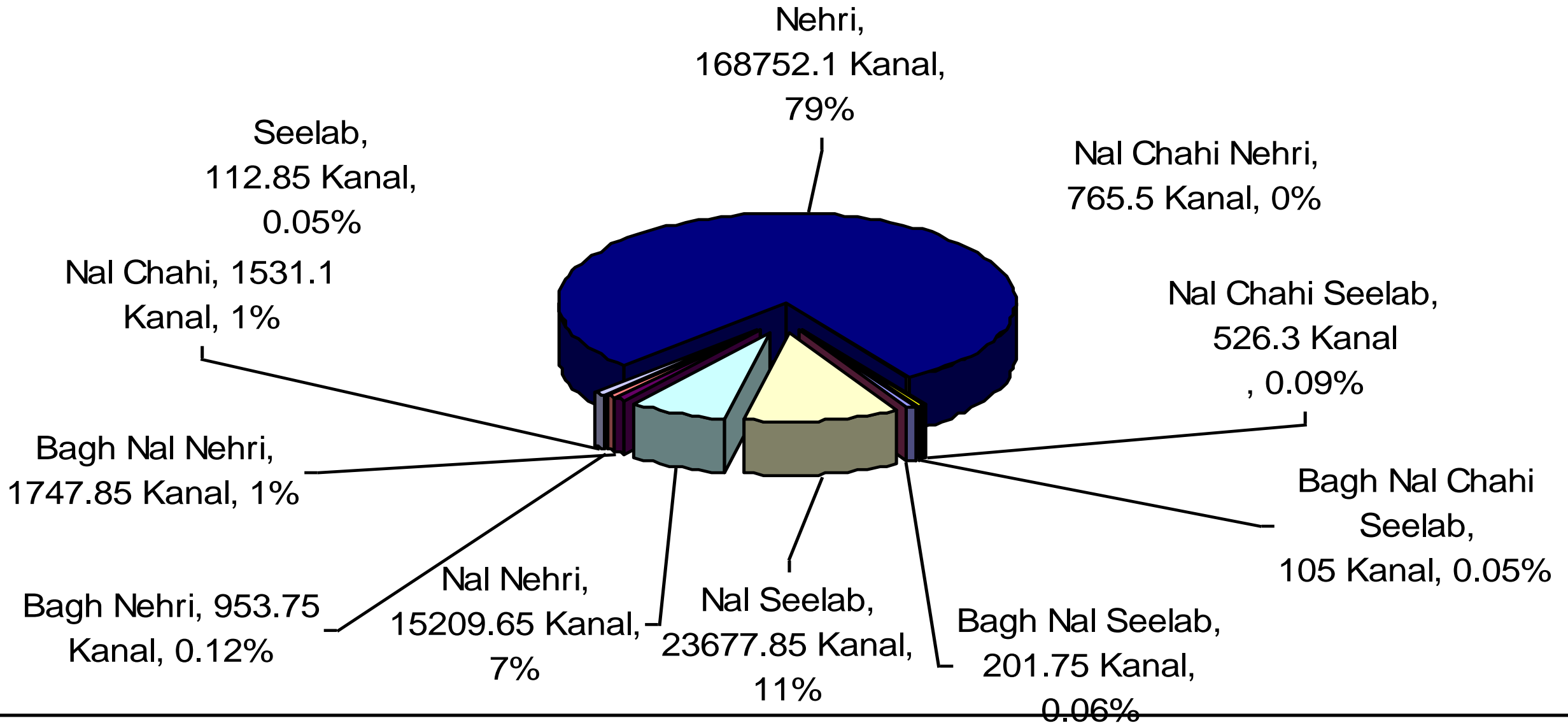
Problems In Manual System in Maintaining Land Records

- **Quality**: The record is in a very poor condition.
- **Management**: The management has been rendered impossible in an efficient and productive manner over time because of several factors.
- **Transparency**: The manual system is prone to misuse owing to lack of transparency.
- **Monopoly**: Monopoly of the Patwari has put officers and the public alike at his mercy.
- **Uncertainty**: Lack of certainty in the





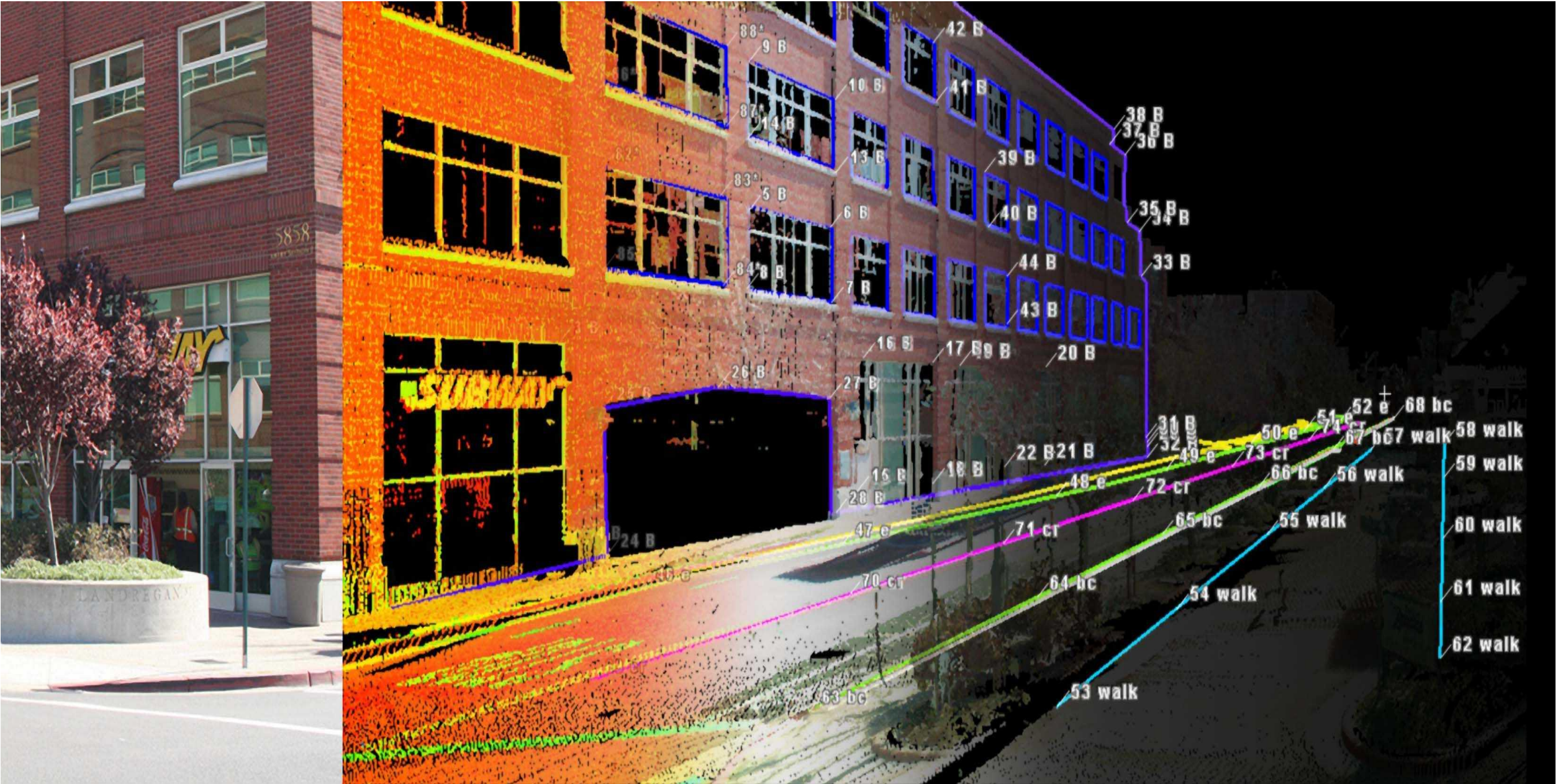
LandType

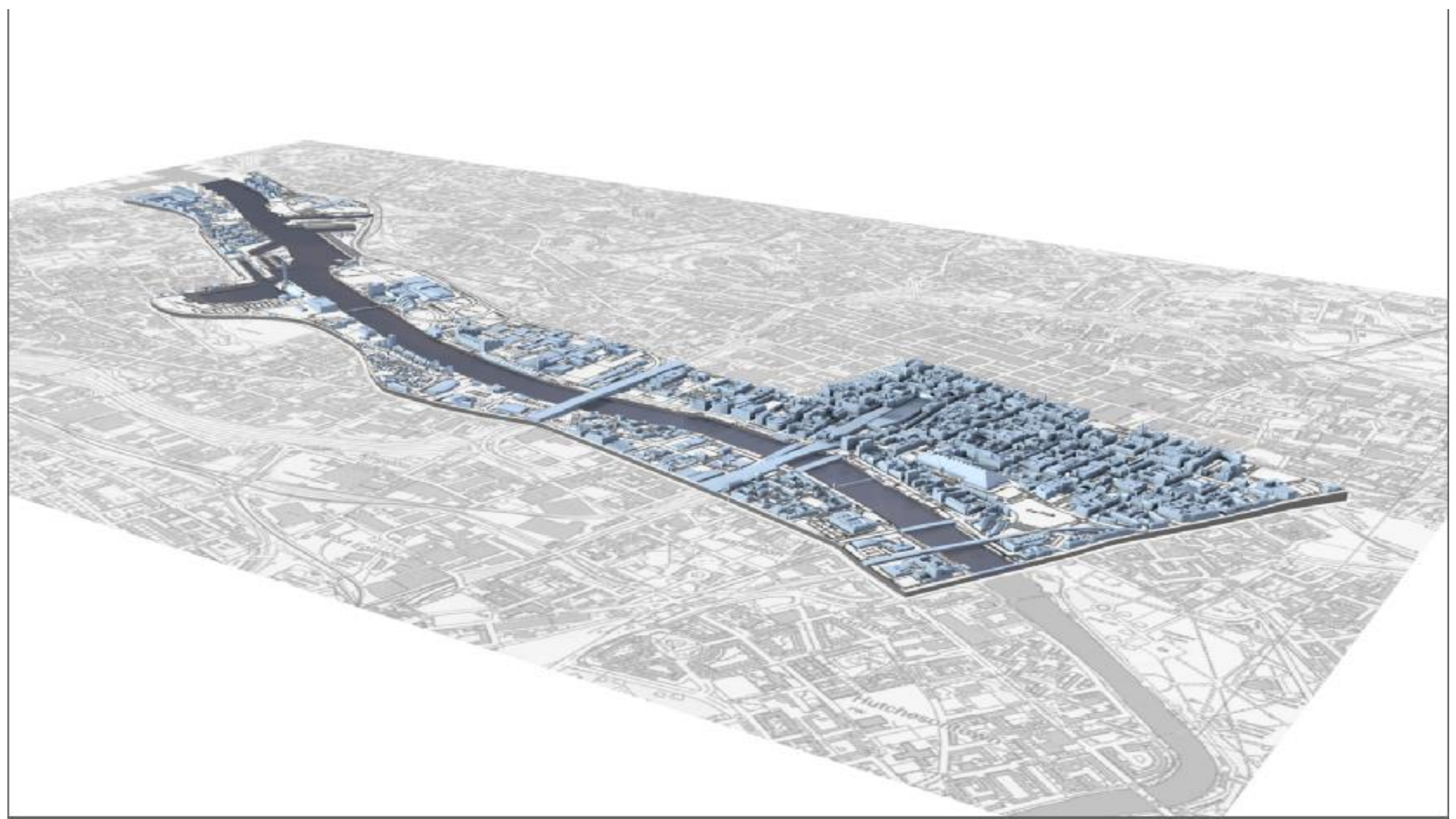






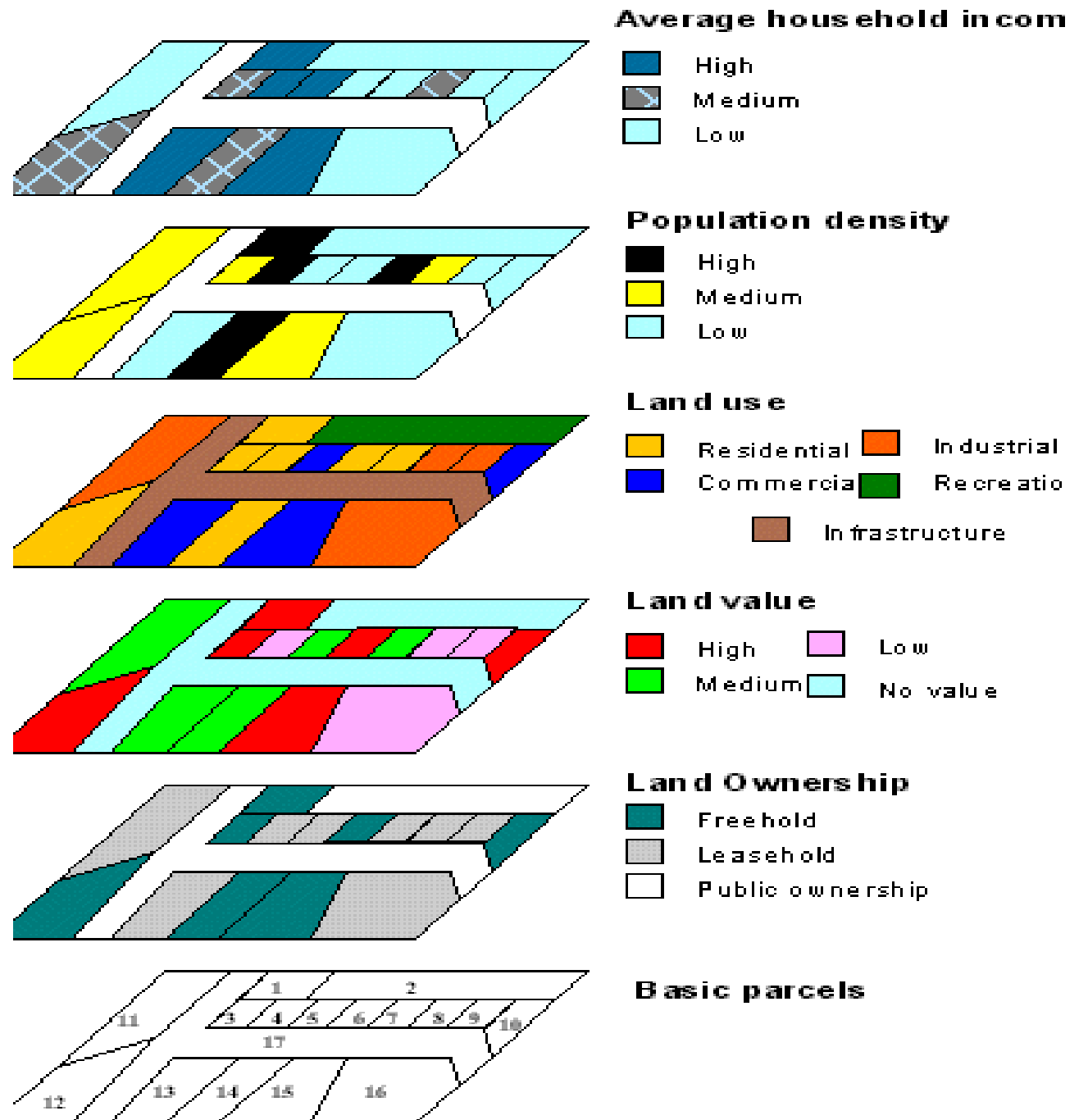
Primary differentiating feature: high density “as-built” or “as-is” geometric data



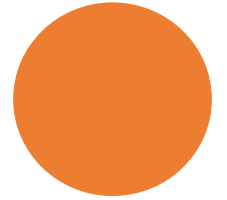


Geographical Integration System (GIS)

*Whither Spatial Data
Infrastructure (SDI)?*



- An open-door policy by allocating at least 1.5 hours daily for listening to complainants/ public.



- In case of non-availability of the head of office, the officer immediate to him/ her should be available to meet the public during these hours.

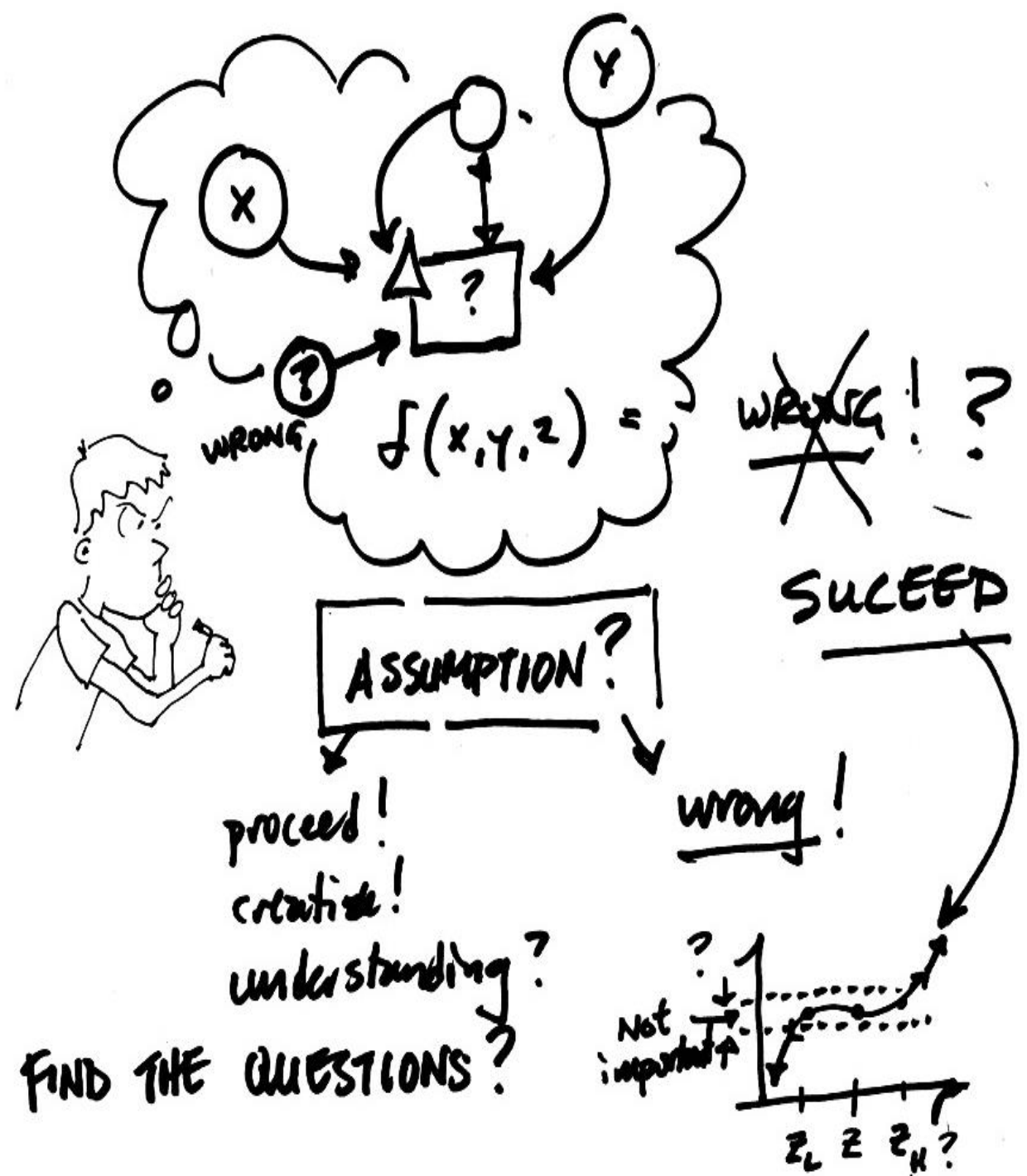


- Punctuality to be observed.

- 1.5 hrs/ 90 min/ 45 persons daily x 220 total working days= 9,900 persons/ year, if no gap occurs.
- It means not even 0.003% public access of say an average District of 2.5 million population.
- What impact such an infinitesimal number of public access would create on public perception?



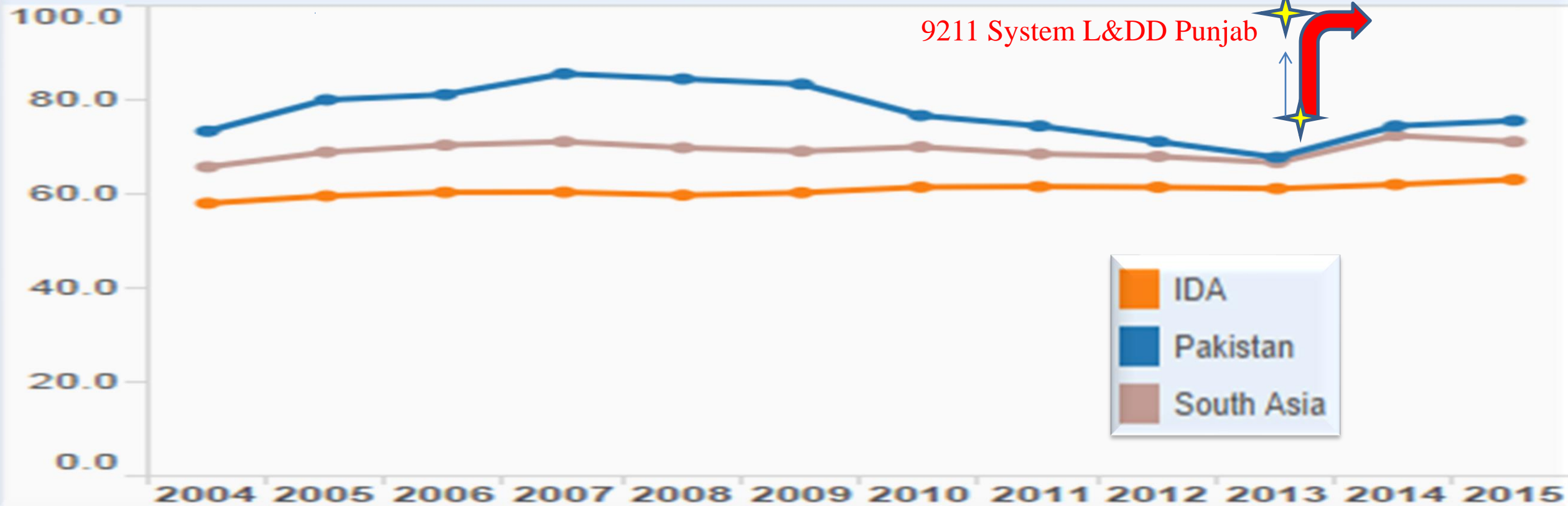
The assumption that the public has to obtain public services from the Government and as such by making an access would solve the problem is outdated due to compromised accountability and inspection regimes.



- 1984 was the last time a District Gazetteer was prepared i.e. when the practice was discarded due to poor quality of the work. How many can produce inspection notes on their own?
- On an individual basis, if a dedicated DC attend 300 persons in a day which is only possible by giving 10 straight hrs daily for 220 working days, even then outcome comes to 66,000 persons/ Y
- “IT” or “ICT” or “Disruptive Technologies”?
“Information technology applied to an efficient operation magnifies the efficiency, whereas information technology applied to an inefficient operation magnifies the inefficiency”



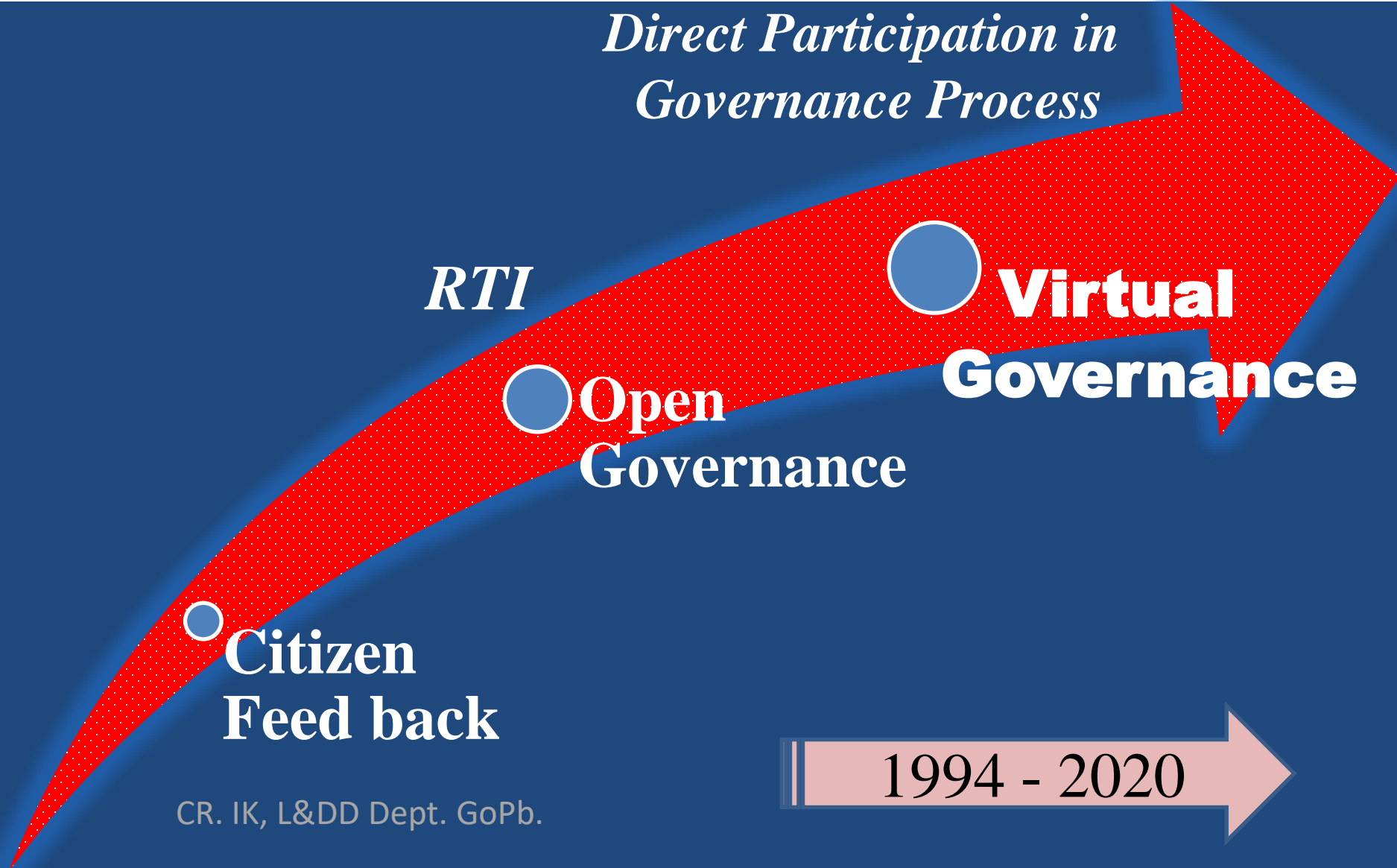
Pakistan: Overall Score



- **Statistical Capacity**- the average of score of 3 dimensions of data:
 - *Availability*
 - *Collection*
 - *Practice*

Next Generation Governance Paradigm

*Direct Participation in
Governance Process*



Total working days 220

1 “*Working*” day

8 hrs

Actual Service delivery/ year

220/ 3

73 days

CR. IK..

*Virtual
government
means
government
at work equivalent
to 5 years in 1 Year
i.e. $73 \times 5 = 365$,*

adding exponential growth to the square of 5^2 Yrs = 25 Yrs

i.e. “30 years work by end of 2nd year”

**ACTUAL
PICTURE**



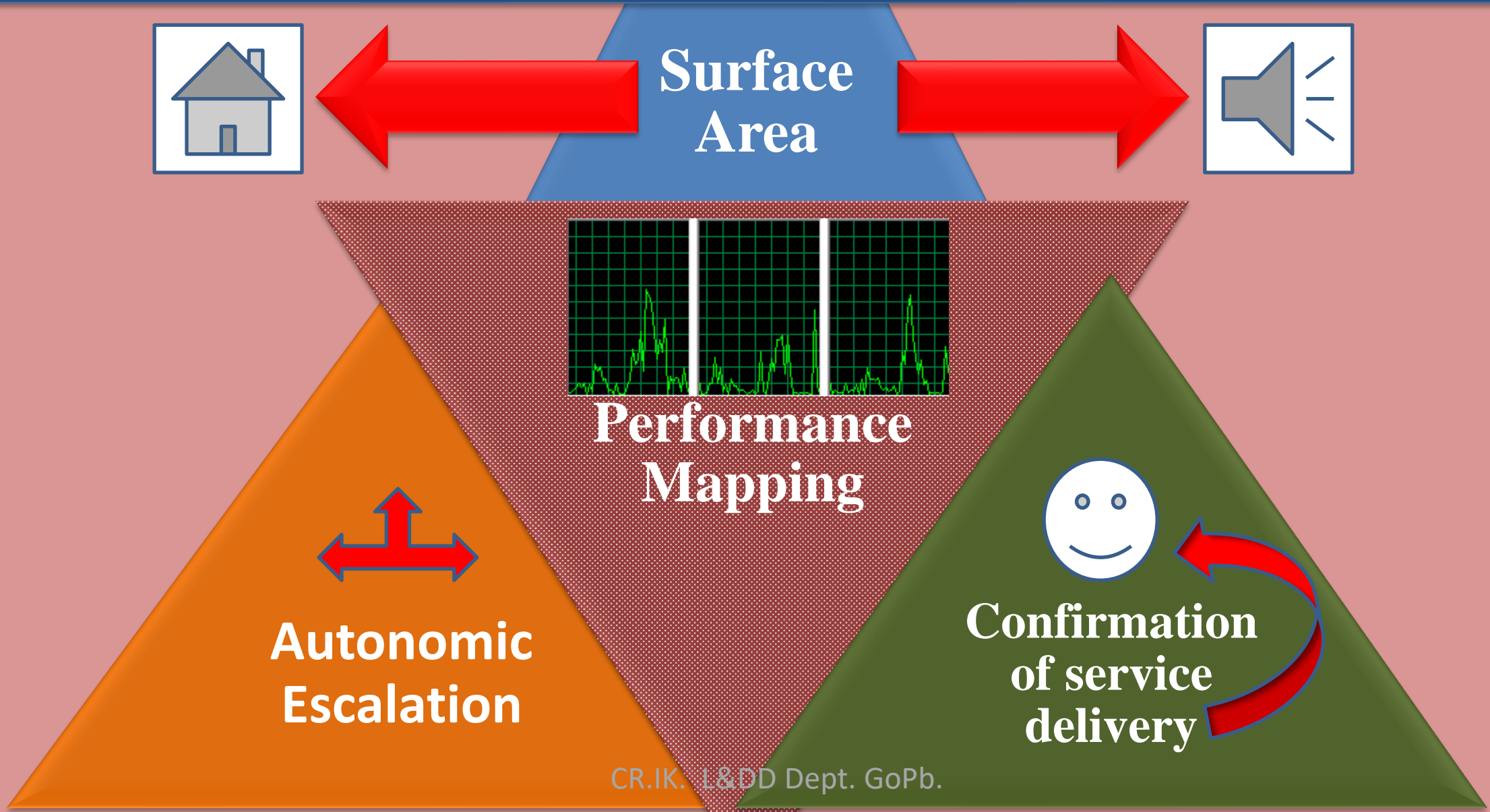
**Desired
Picture**



Paper based system - creates picture at “undesirable level”- prone to manipulation

**E-governance-cost doubles (Computers/ Internet);
redundancy, duplication in key punching/ Mgt.Functions-Easy Data
Manipulation-further blinds Managers**

Translating Concept into Business Model



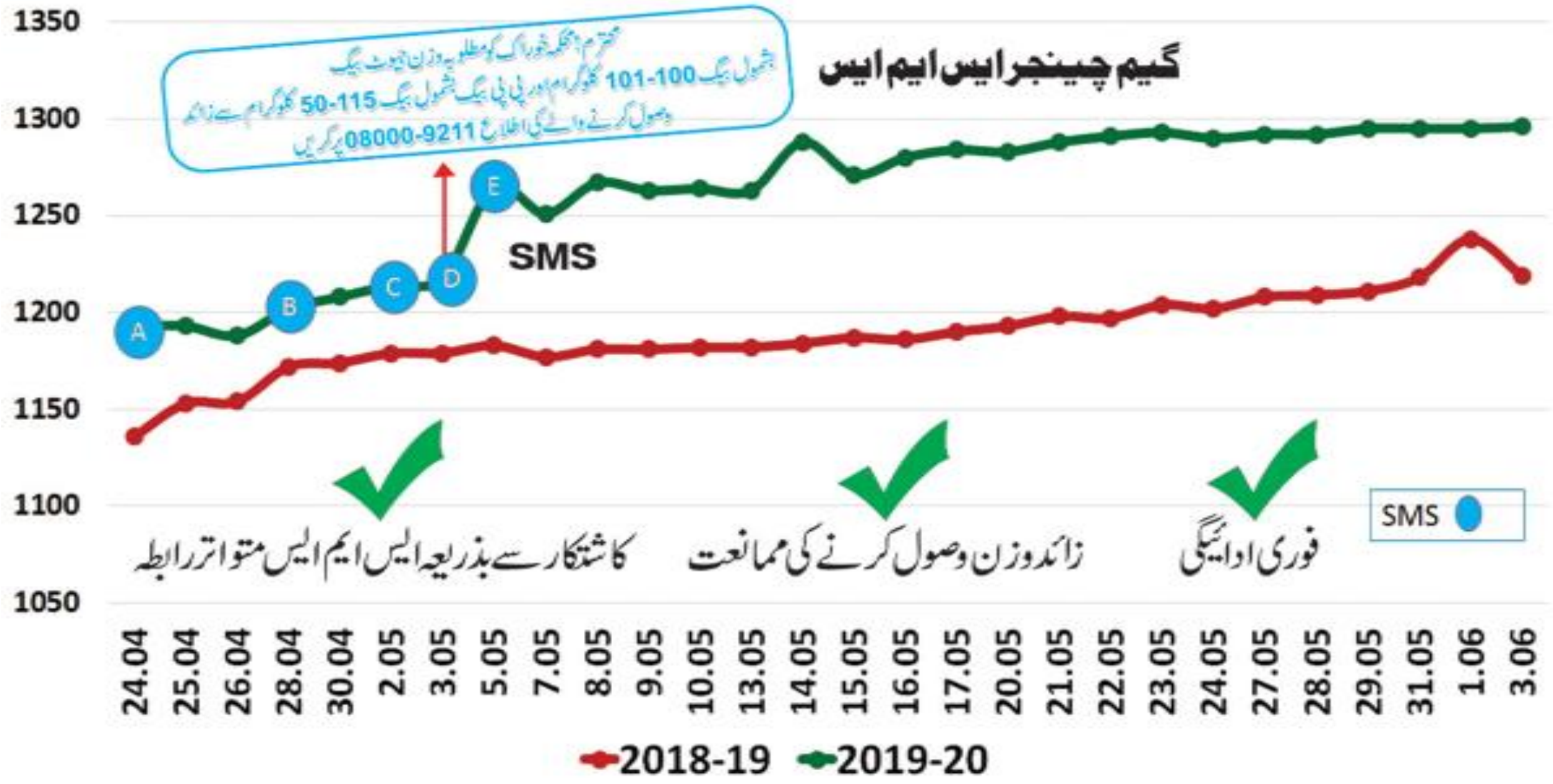
Total Factor Productivity

- ✓ TFP- variable that accounts for effects in total output not caused by traditionally measured inputs of labour & capital
- ✓ TFP may account for up to 60% of growth within economies

Easterly, W.; Levine, R. (2001)

- ✓ TFP is joint effects of many factors:
 - ✓ **innovation,**
 - ✓ **human capital**
 - ✓ economies of scale,
 - ✓ **managerial skill,**
 - ✓ changes in **“Organization of Production”**

COMPARISON OF WHEAT RATE 2018 vs 2019



9211

5-5-19

محترم! محکمہ خوراک کو مطلوبہ وزن
جیوٹ بیگ بشمول بیگ
101-100 کلوگرام اور پی پی
بیگ بشمول بیگ 50-115 کلو
گرام سے زائد وصول کرنے
والے کی اطلاع
08000-9211 پر کریں

24-4-19

محترم! آپ کے گاؤں میں باردانہ کے اجراء اور خریداری گندم شروع ہو رہی ہے، جسکی اطلاع تمام
کاشتکاروں کو ان کے فراہم کردہ موبائل پر کی جا رہی ہے۔ اس بابت تمام کاشتکار بھائیوں کو
مزید تاکید کی درخواست ہے۔ محکمہ کی رہنمائی ٹال فری نمبر 08000-9211 پر کریں۔
محکمہ خوراک پنجاب

23-4-19

محترم! حصول باردانہ کیلئے آپ کے موبائل نمبر پر ایک سے زائد درخواست وصول ہوئی
ہے، فوری متعلقہ سنٹر پر ریکارڈ تصدیق کروائیں۔ شکریہ محکمہ خوراک پنجاب

28-4-19

محترم! اپنا باردانہ 29 اپریل کو متعلقہ سنٹر سے وصول کریں۔ باردانہ بحساب 8 پوری
یا 16 تھیلے فی ایکڑ جاری کیا جائیگا۔ CDR بنام سنٹر اچارج بنوائیں
محکمہ خوراک پنجاب

3-5-19

جن کاشتکار بھائیوں کا 10 ایکڑ رقم مختلف سینٹروں میں ہے وہ اپنا باردانہ متعلقہ
سینٹروں سے حاصل کر سکتے ہیں۔ محکمہ خوراک پنجاب

19-4-19

باردانہ کیلئے آپکی درخواست کی تصدیق کا عمل جاری ہے۔
محکمہ خوراک پنجاب

19-4-19

محترم! باردانہ کیلئے آپ کے پٹوار ریکارڈ کے کوائف نامکمل ہیں
محکمہ خوراک پنجاب

28-4-19

محترم! اپنی باردانہ کی منظور شدہ درخواست کی بابت ریکارڈ اپنے متعلقہ اے سی آفس
میں جمع کرائیں۔ محکمہ خوراک پنجاب

2-5-19

محترم کاشتکار بھائی اگر آپ کی گندم تیار ہے اور باردانہ شیڈول سے پہلے چاہتے تو
متعلقہ مرکز خریداری گندم سے فوراً باردانہ حاصل کر سکتے ہیں۔ محکمہ خوراک پنجاب

104% tax
collection in
2013-14

عوامی خدمت اور آپ کے تحفظ کی جانب

ایک اور انقلابی قدم!

محکمہ ایکسائز اینڈ ٹیکسیشن میں آپ کی گاڑیوں کا ریکارڈ کمپیوٹرائزڈ کر کے یہ سہولت فراہم کرنے کا عزم کیا ہے جس میں کسی قسم کی تاخیر 20 روزی تک ہو سکتی ہے۔



مزید معلومات کیلئے ہیل فری نمبر
08000-9966 پر رابطہ کریں

محکمہ ایکسائز اینڈ ٹیکسیشن، حکومت پنجاب



Total Landed Farmers: 5,249,800

Acre	Total Farmers (000)	% of Total	Owners (000)	% of Total	Owners cum Tenants (000)	% of Total	Tenants (000)	% of Total
1.2	1237	43%	1152	23.5%	15.7	0.29%	69.6	1.32%
2.4	965	18%	846	16%	41	0.7%	78	1.5%
5	1144	22%	944	18%	93	1.7%	106	2%
7.5	792	15%	620	12%	88	1.6%	83	1.5%
12.5	619	11%	444	8%	98	1.8%	76	1.44%
Total	4747	90%	4006	76%	335	6.3%	412	7.86%

63%

Owners cum Tenants

7%

Tenants

8.6%

Absentee?

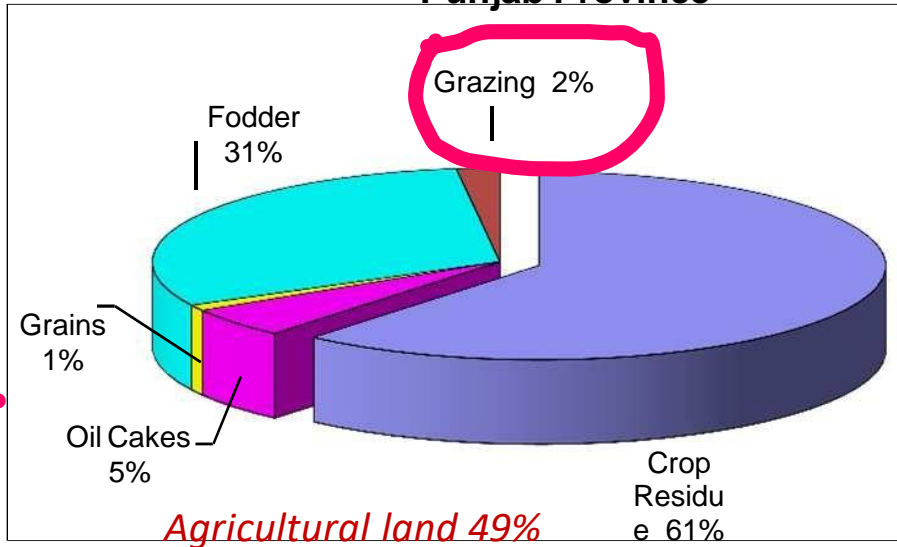
68.6%

Composition

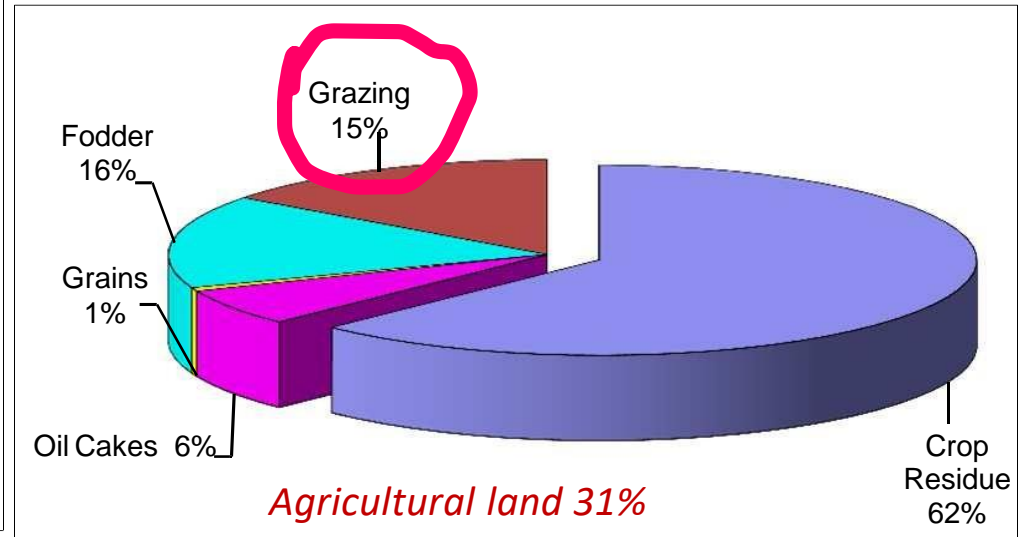
- **Landholding fragmentation 42% in 1990- crossed 68% in 2010 (95% now)**
- Households in the Punjab **18.33 M**/ 110 M Pop.
- Rural Households in the Punjab @ 63.29%: **11.6 M**
- **9.2 M** Livestock Farmers
- Livestock Farmer captured on 9211 System: **9.8 M**
- Composite Families Captured **3.2 M**
- Largest women engagement in any sector of economy (rural woman spends 59% of her daily time in livestock related activities in Punjab)
- **46%** labour force
- **93%** never focused for any development
- **11%** share in National GDP & **58.9%** in Agri Sector GDP (Economic Survey 2017-18)
- Job creation, Rural Urban Migration, Millions of consumers & down stream industries

Heterogeneous Feed Resources

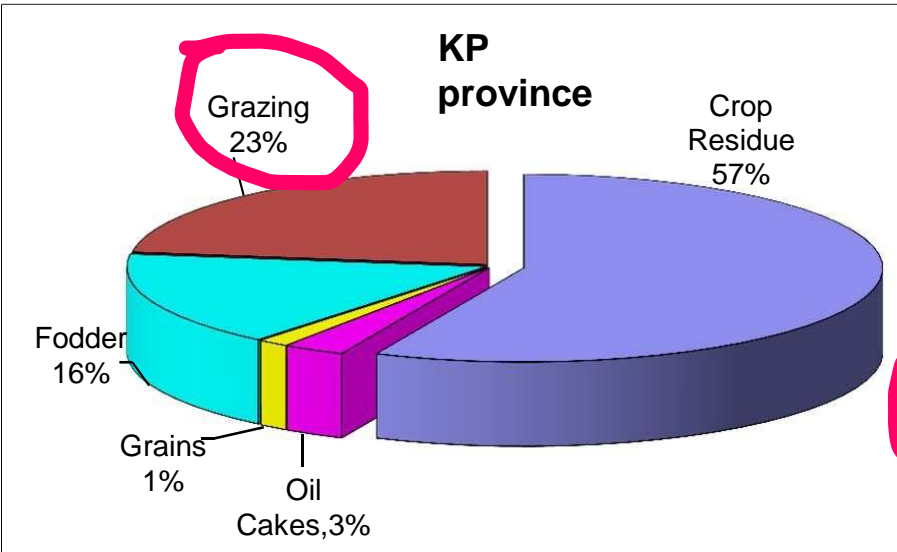
Punjab Province



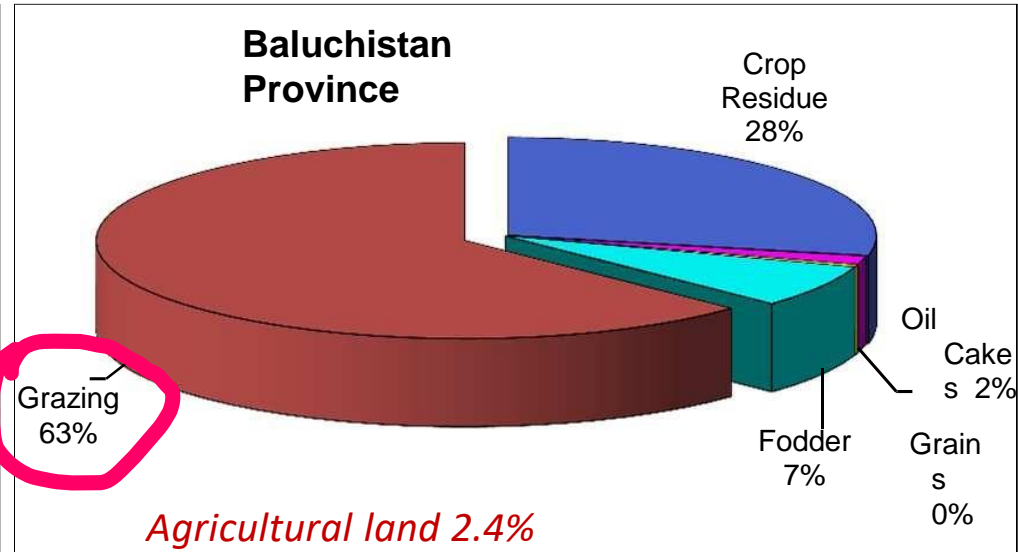
Sindh Province



KP province



Baluchistan Province



Growth Indicators- Real Time Livestock Census Punjab 2018

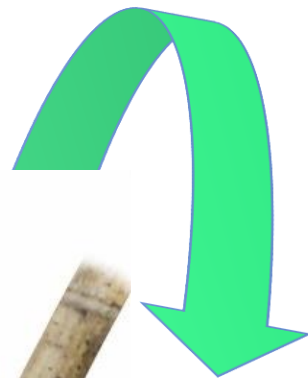
CURRENT LIVESTOCK POPULATION (IN MILLIONS)

Species	Pakistan Economic Survey 2017-18	Pakistan Agri Census 2010	Punjab As per Economic Survey 2017-18	Punjab Agri Census 2010	% share of Pb as per ES	Punjab Real time door to door Livestock Census 2018
Cattle	46.1	24.11	22.58	13.20	49	14.945
Buffalo	38.8	23.46	25.22	16.01	65	14.122
Sheep	30.5	15.02	7.32	4.94	24	6.056
Goat	74.1	45.73	27.41	17.39	37	14.564
G.Total	189.5	108.32	82.53	51.54		49.687
Back yard Poultry	87.16	-	41.83		48	13.754
Commercial Poultry	1057.65	-	772.08		73	-

Access to Credit & Vertical Market Linkages

**89% livestock Farmers
are Landless**

***Share
In Agri
Credit's
Consumption***



Livestock

share in
Agri
sector
GDP
58.3%

- **Access to Credit**
 - Collateral ?
 - Unique Identifier
- 73% Potential
Banking Market
does not have
access to Banking
Products in
Pakistan***

Vertical Market Linkages

Milk Production, Productivity & Per Capita Availability

Pakistan (Economic Surveys 2005, 2010, 2015)

Dairy Population Cattle + Buffalo (Millions) Economic Surveys		Dairy in Lactation (Millions)		Milk Production (Billions Lit.)	Human Population (Millions)	Lit/ Yr available for humans @ 63% of total Produced	Per day availability to Humans (Lit) @ 63% of produced by subtracting 37% for calf on the analogy of Pb Liv. Census 2018	Productivity Average/ Dairy animal/day (Lit)
2005	56.8	25.3	14	38.37	156	155	0.424	6 (1516/ Yr)
2010	67.3	30	16.5	44.82	177	159	0.437	5.9 (1494/ Yr)
2015	76.8	30	16.5	50.88	191	167	<u>0.459</u>	6.8 (1696/ Yr)
		Punjab @ 44.5% Pb Liv. Cen. 2018 analogy	For Punjab taken as 55% for Buffalo & Cattle -of national herd-averaged out	28	10.5	168	<u>0.460</u>	

Variable calculated as per production figures in Economic surveys

Punjab (Livestock Census, 2006, Agri. Census 2010, Livestock real time/ door to door Census 2018)

2006 (Liv. Cen)	29	12.9	17.73	87.5	128	0.349	5.5 (1375/ Yr)
2010 (Agri. Cen.)	28.9	12.86	17.68	93.6	119	0.326	5.5 (1375/ Yr)
2018 Livestock Cen. (9211)	<u>Actual</u> 29	12.9 (44.5% of herd)	17.73	<u>110</u>	101	<u>0.278</u>	5.5 (1375/ Yr)

weighted average after rounding up for both buffalo & cattle @ 5.5 Lit./ animal as per Pb. Liv. Cen. 2018



THANK YOU

Q&A