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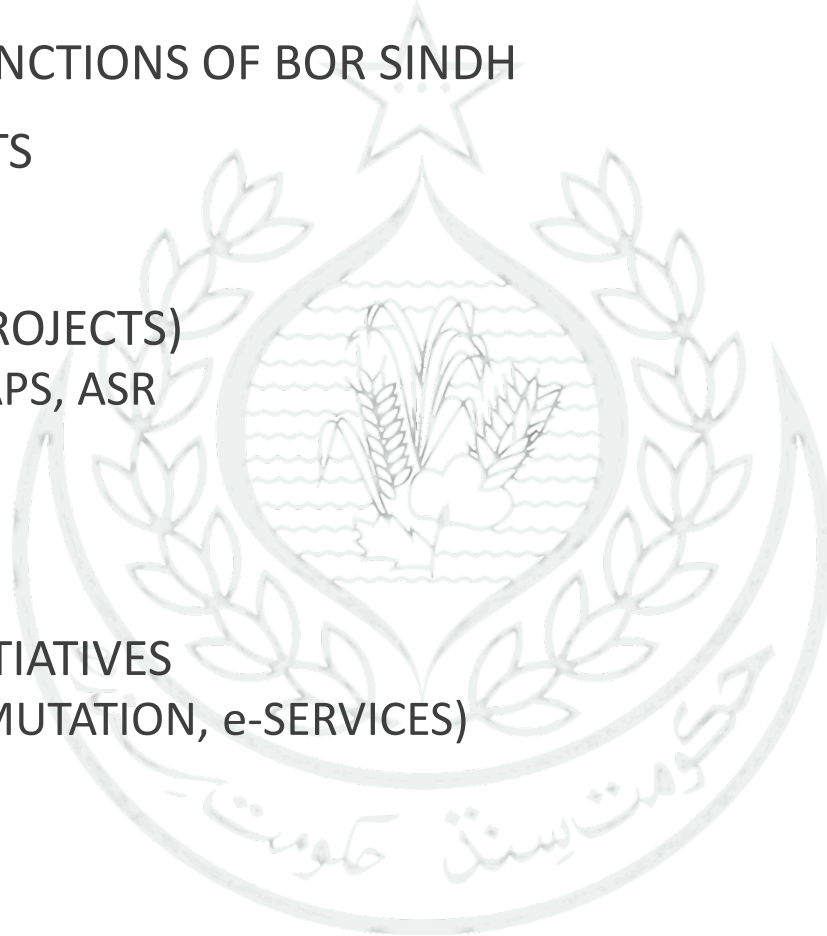


BOARD OF REVENUE SINDH

SAIFULLAH ABRO
SECRETARY CUM
DIRECTOR, LARMIS

SEQUENCE OF THE PRESENTATION

1. INTRODUCTION AND FUNCTIONS OF BOR SINDH
2. ATTACHED DEPARTMENTS
3. VISION
4. REFORMS PROGRAM (PROJECTS)
LARMIS, PRC, GIS MAPS, ASR
5. E-STAMPING IN SINDH
6. ONLINE SERVICES
7. RECENT REFORMS & INITIATIVES
e-REGISTRATION, e-MUTATION, e-SERVICES)
8. LARMIS-II



FUNCTIONS OF BOR SINDH

- ❖ Governed by Sindh Board of Revenue Act, 1957.
- ❖ Controlling authority on matters relating to management of **state land**, collection of **land revenue** and other taxes, duties, etc. and maintenance of **revenue record** and other allied matters.
- ❖ **Appellate and Revision Authority** in all Revenue Cases / matters under the Sindh Land Revenue Act, 1967.
- ❖ Service matters of the establishment of the Board of Revenue Secretariat and other field functions.
- ❖ Development Schemes and Portfolios of Revenue Department



FUNCTIONS OF BOARD MEMBERS (1/4)

❖ SENIOR MEMBER BOARD OF REVENUE

- ❖ Secretary to Government of Sindh, Revenue Department.
- ❖ Relief Commissioner, Sindh.
- ❖ Chief Land Commissioner, Sindh.
- ❖ Director General Anti-Encroachment Force, Sindh.
- ❖ Administrative Head of Board of Revenue, Sindh.

❖ MEMBER GOTHABAD

- ❖ Regularization of villages in the Province under Sindh Gothabad (Housing Scheme) Act, 1987.
- ❖ Presiding Officer of Revenue Court in relation to Revenue Cases assigned by Board of Revenue Sindh.



FUNCTIONS OF BOARD MEMBERS (2/4)

❖ MEMBER RS&EP (Registration, Stamps & Evacuee Property)

- ❖ Registration and preservation of property documents
- ❖ Issuance / Sale of stamps, collection of Registration Fee, CVT, Town Tax (Local Government Levy), and Gain Tax (Federal Government Levy)
- ❖ Recommends formulation / amendments in relevant rules, policies, regulations, etc.
- ❖ Presiding Officer of Revenue Court in relation to Revenue Cases assigned by the Board of Revenue Sindh.



FUNCTIONS OF BOARD MEMBERS (3/4)

❖ MEMBER LAND UTILIZATION

- ❖ Custodian of State Land.
- ❖ Disposal of state land under ***Colonization of Government Lands Act, 1912.***
- ❖ Notifies **market value** and **rates of State Land** for agriculture or non-agricultural purposed as per government approval and **statement of conditions.**

❖ MEMBERS JUDICIAL (I, II, & III)

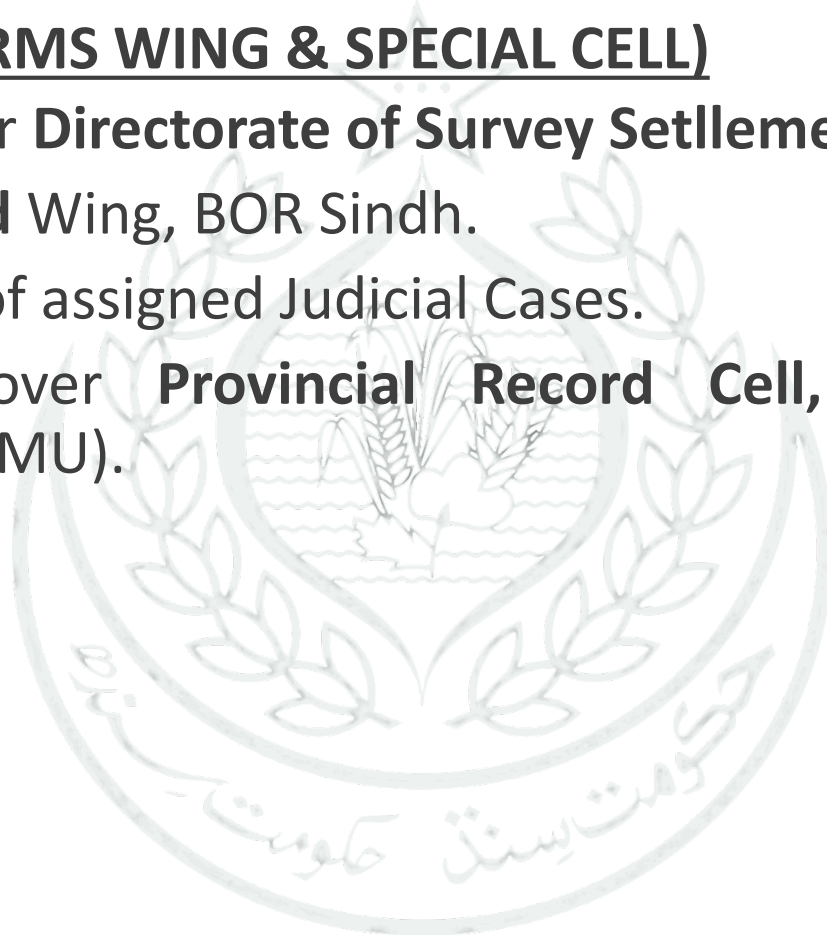
- ❖ Highest appellant and revision authority in revenue related matters as per jurisdiction assigned by Board of Revenue Sindh.



FUNCTIONS OF BOARD MEMBERS (4/4)

❖ MEMBER R&S (REFORMS WING & SPECIAL CELL)

- ❖ Supervising role over **Directorate of Survey Settlement and Land Records**
- ❖ Head of **Katcha Land Wing**, BOR Sindh.
- ❖ Special jurisdiction of assigned Judicial Cases.
- ❖ Supervisory role over **Provincial Record Cell, LARMIS, and Project Management Unit (PMU)**.



ATTACHED DEPARTMENTS (1/2)

❖ OFFICE OF RELIEF COMMISSIONER

- ❖ Carrying out of relief work through Commissioners and Deputy Commissioners across Sindh.
- ❖ Preparation of Sindh Provincial Disaster Management Plan.
- ❖ Establishment of Relief Cells in Commissioner and Deputy Commissioner Offices across Sindh.
- ❖ Establishment of relief camps across Sindh for disaster affectees.



ATTACHED DEPARTMENTS (2/2)

❖ ANTI-ENCROACHMENT CELL

- ❖ Removal of **encroachments on Government Land** through Sindh Public Property (Removal of Encroachment) Act, 2010.
- ❖ Retrieval of State Land from land-grabbers, encroachers, and mafias.
- ❖ Prosecution of land grabbers and encroachers through speedy trial court.

❖ DIRECTORATE OF ENQUIRIES AND INSPECTION (E&I)

- ❖ Conduct inquiries into maintenance of Record-of-rights to detect fraud and forgeries.
- ❖ Conduct inspection of sub-ordinate offices.



VISION



Revolutionize the Record Keeping



Development of Digital Database

Preservation of Old Revenue Record

Automation of Business Processes

Conversion of Archival Record into Digital Format



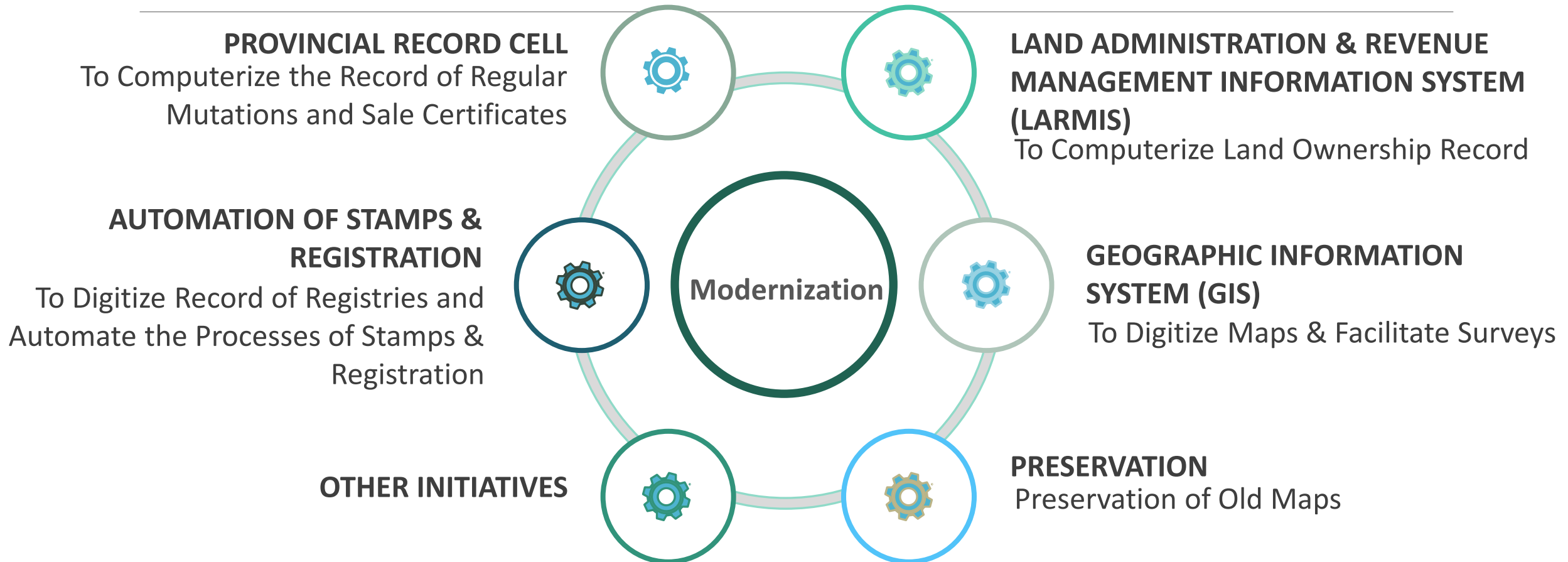
Regular Computerization of land ownership and property documents



One Window Operation and Online & Paperless Services

Establishment of Central Data Center and DRC

REFORMS PROGRAM





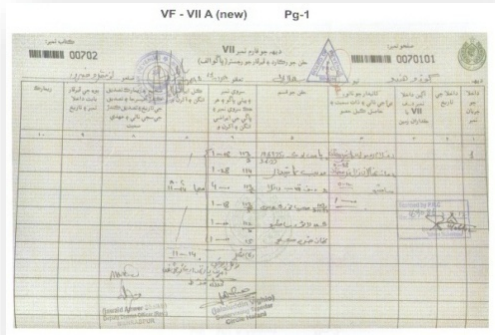
Land Administration & Revenue Management Information System (LARMIS)

LARMIS – Background

- ❖ First Prototype of GIS based Land Record Management System was developed in **2008** with the help and support of SUPARCO and PMU of NPIW (National Program for Improvement of Watercourses. However, it was not pursued.
- ❖ Later, upon such **orders of Supreme Court of Pakistan in 2011**, the project named **LARMIS was initiated in 2012** by the Government of Sindh.
- ❖ Project cost – Rs. 4,997.45 million
- ❖ Some provisions of the conceived project were implemented in 2016 and project was declared as complete. However, **no fully intergrated** Land Record Management System, exists in the Province.
- ❖ **Digitization work done in 2012** remains un-authenticated till today



Computerization Process



Scanning of Land Record

01



03

Verification by Field Officers



Database in Tier 3 Data Center

04



Online Web Portal

05

Disaster Recovery Center at Hyderabad



Data Entry by 9 Private Firms

02



Issuance from Service Center

07

06



Data Entry of the Scanned Record

Handwritten scanned records with dates, names, and stamps.

Handwritten text: "For Scanning By PKC", "Scanned Wide PKC", "Ghulam Qadir Unar", "Salamat Ali Memmo".

Nine Firms Hired for Data Entry



Table with 10 columns: سروي نمبر (Survey No), آڈیو نمبر (Audio No), حاکمیت یا انسانی (Authority/Manual), سکول ایریشن (School Issuance), موقع خرید (Purchase Location), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance).

Table with 10 columns: سروي نمبر (Survey No), آڈیو نمبر (Audio No), حاکمیت یا انسانی (Authority/Manual), سکول ایریشن (School Issuance), موقع خرید (Purchase Location), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance).

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Screenshot of a web portal showing a search form and a table of records.

Search form fields: نام (Name), تعلقہ (District), سید بنظیر آباد (Saeed Bin Zair Abad).

Table with 4 columns: سروي نمبر (Survey No), آڈیو نمبر (Audio No), حاکمیت یا انسانی (Authority/Manual), سکول ایریشن (School Issuance).

Table with 10 columns: سروي نمبر (Survey No), آڈیو نمبر (Audio No), حاکمیت یا انسانی (Authority/Manual), سکول ایریشن (School Issuance), موقع خرید (Purchase Location), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance).

Table with 10 columns: سروي نمبر (Survey No), آڈیو نمبر (Audio No), حاکمیت یا انسانی (Authority/Manual), سکول ایریشن (School Issuance), موقع خرید (Purchase Location), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance), ایریشن (Issuance).

ta Entry in Sindhi, Urdu & English

بورڈ آف ریونیومنٹ
زمین جی کاتن جو کمپیوٹرائزڈ تفصیل
پراجیکٹ مینجمنٹ پونٹ



صقہ اول تلاتن سندھ کا نقشہ رپورٹ

بورڈ آف ریونیو کی جانب سے خوش آمدید

صلعو شہید بینظیر آباد تعلقہ قاضی احمد دیپ امرجی

تلاش سروے نمبر

سروے جنین 128/1

جرین نمبر	سروے نمبر	ملک کا نام بمعہ احوال	جنس	ذات	شناختی کارڈ نمبر	حصہ پنیموں میں	اراضی پنیموں اراضی میں	حصہ
3	128/1	الاهی بخش وک ٹمر حیات	مرد	جمالی	45402-7468538-5	100.00	3-30	





اندراج کا نمبر شمار	اندراج کی تاریخ	پرانا اندراج نمبر دف VII (الف) یا (ب) حقداران زمین یا رخ اور تاریخ	انتقال کرنے والے کا نام بمعہ احوال	نام مالک بمعہ احوال	حقداران کی قسم	سروے نمبر پیٹی حصہ نمبر اور ہر ایک کی اراضی لفظوں اور نمبروں میں	حاصل کی ہوئی اراضی لفظوں اور نمبروں میں	صحیح اور رمارک اندراج / تصدیق کرنے والے آفیسر کا نام عہدا اور تصدیق کی تاریخ	بعد کی تبدیلی اندراج نمبر اور تاریخ
۱	۲	۳	۴	۵	۶	۷	۸	۹	۱۰
3	01 Jan 12	7ب-27/ 28/29	الاهی بخش ولد قمر حیات زات جمالی حصہ 0.00 پیسے شناختی کارڈ نمبر 45402- 7468538-5 پرانا شناختی کارڈ نمبر	الاهی بخش ولد قمر حیات زات جمالی حصہ سو پیسے شناختی کارڈ نمبر 45402- 7468538-5 پرانا شناختی کارڈ نمبر	جنسی دستاویز جریان نمبر 11 تاریخ 201/02/24 0 رجسٹریشن نمبر 9 تاریخ 201/02/24 0 رجسٹرار شہید بینظیر آباد ایم ایف رول نمبر 651/136 تاریخ 201/03/25 0 فولو	= 3-25 128/3 = 13-23 125/1.2.3. 5 = 3-30 128/2 = 3-25 128/4 = 3-30 128/1	28-13 الٹھانیس ایکڑ اور تیرہ گھنٹے	منظور احمد کورانی سپر وائیزر تھیدار منظور احمد کورانی ڈی۔ ڈی۔ او آفیسر قاضی احمد	سلامت علی میمن اسسٹنٹ کمشنر قاضی احمد



ڪتاب
نمبر

حقن جو رڪارڊ ۽ ٽيڪس جي رجسٽريشن

ٽيڪس جي رجسٽريشن جا ڪم

ٽيڪس جي رجسٽريشن جا ڪم

تعلقو ۽ ڊسٽرڪٽ

ڊسٽرڪٽ جا ڪم

ضلعو ساڳيو

ٽيڪس جي رجسٽريشن جا ڪم

نمبر

صفحو نمبر

سري نمبر	ٽيڪس جي رجسٽريشن جا ڪم	ٽيڪس جي رجسٽريشن جا ڪم	ٽيڪس جي رجسٽريشن جا ڪم	ٽيڪس جي رجسٽريشن جا ڪم	ٽيڪس جي رجسٽريشن جا ڪم	ٽيڪس جي رجسٽريشن جا ڪم	ٽيڪس جي رجسٽريشن جا ڪم	ٽيڪس جي رجسٽريشن جا ڪم	ٽيڪس جي رجسٽريشن جا ڪم
1	2	3	4	5	6	7	8	9	10
15	01/01/570	5170	سٽيلس ولد ڀول لعل حصو 5000 روپيا شڪر داس ولد ڀول لعل حصو 5000 روپيا	ش ڦوٽي ڀول مل جي مڙن ڪري وڙي پر ملي بيٺن جو ڪتاب ٽي شاهي محمد پرت نمبر 41 موجب تصديق بيٺن جي آڱر تي ٿيل ٽيڪس جي مختيارڪار صاحب سنجھورو	2-2-50 31-1-31	4-1	حزب الله ايلي وسطو مختيارڪار سنجھورو		شڪر داس AOSP ٽيڪس ساڳيو وٽان پنهنجو ٽيڪس 23515 روپيا جمله ايراضي چار ايڪڙ ڪ ڪهنو
26	01/01/552	8882	گلشن بخش ولد تاج محمد حصو 8882 روپيا	بخش بر سنس پري کان ملي تصديق ٿيل بيان جناب مختيارڪار صاحب سنجھورو جي ڪتاب نمبر 405 پرت نمبر 26 مورثو 8882 موجب	5-2	3-2			ايراضي ٽي ايڪڙ پارٽن ڪهنو

سندھ گورنمينٽ پبلڪيشن

سروي نمبر	اڳوڻو سروي نمبر	حقيقت سرڪاري يا (نامي)	ڪل ايراضي	وضع خراب		ايراضي	ريمارڪ ۽ گهٽ وڌ جي فارم جو نشان
				گهر	ايراضي		
1	2	سرڪاري	4-20	0-0	0-0	4-20	8
117	117	سرڪاري	6-3	0-0	0-0	6-3	
116	116	سرڪاري	6-24	0-0	0-0	6-24	
119	119	سرڪاري	3-32	0-0	0-0	3-32	
150	150	سرڪاري	6-5	0-3	0-3	6-5	
151	151	سرڪاري	4-18	0-0	0-0	4-18	
152	152	سرڪاري	9-6	0-0	0-0	9-6	
153	153	سرڪاري	4-3	0-2	0-2	4-3	
154	154	سرڪاري	8-33	0-0	0-0	8-33	
155	155	سرڪاري	4-11	0-0	0-0	4-11	
156	156	سرڪاري	6-35	0-0	0-0	6-35	
157	157	سرڪاري	7-7	0-0	0-0	7-7	
158	158	سرڪاري	4-24	0-2	0-2	4-24	
159	159	سرڪاري	9-2	0-4	0-4	9-2	
160	160	سرڪاري	9-23	0-5	0-5	9-23	
161	161	سرڪاري	3-22	0-0	0-0	3-22	
162	162	سرڪاري	5-17	0-1	0-1	5-17	
163	163	سرڪاري	3-21	0-5	0-5	3-21	
164	164	سرڪاري	9-8	0-0	0-0	9-8	
165	165	سرڪاري	4-3	0-0	0-0	4-3	
166	166	سرڪاري	5-4	0-4	0-4	5-4	
167	167	سرڪاري	8-29	0-0	0-0	8-29	
168	168	سرڪاري	4-39	0-0	0-0	4-39	
169	169	سرڪاري	7-1	0-0	0-0	7-1	
170	170	سرڪاري	2-34	0-0	0-0	2-34	
171	171	سرڪاري	8-9	0-0	0-0	8-9	
172	172	سرڪاري	7-27	0-0	0-0	7-27	
173	173	سرڪاري	5-0	0-0	0-0	5-0	
174	174	سرڪاري	8-8	0-0	0-0	8-8	



گهٽ وڌ جو فارم

ضلعو نوشهروفيروز

تعلقو مخرابيڙو

گهٽ وڌ جو فارم

ڊيگه ٽيون

فيوڊرل جو نمبر	سروي نمبر	ڪل ايراضي	خرابو	ول پٽڻ جوڳي صفائي ايراضي	گهٽ وڌ جا سبب	سروي نمبر	ڪل ايراضي	خرابو	ول پٽڻ جوڳي صفائي ايراضي	ڪيترائي ايراضي ٽڪري ويني	ڪيترائي ايراضي گڏي ويني	وڌ	اڳين داخلا						
													1	2	3	4			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
14	24	3-22	0-4	3-18	موجوده منظور ٿيل ٽيڪس جي ڪم ۾ 88ع	1-17	3-22	3-18	0-4	3-22	24	1-13	0-0	1-13	24/1	1-17	3-22	3-18	0-4
14	24	3-22	0-4	3-18	موجوده منظور ٿيل ٽيڪس جي ڪم ۾ 88ع	1-17	3-22	3-18	0-4	3-22	24	1-13	0-0	1-13	24/1	1-17	3-22	3-18	0-4
14	96	5-38	0-0	5-38		2-16	5-38	5-38	0-0	5-38	96	2-16	0-0	2-16	96/2	2-16	5-38	5-38	0-0
14	313/2	4-28	0-0	4-28		1-9	4-28	4-28	0-0	4-28	313/2	1-9	0-0	1-9	313/2	1-9	4-28	4-28	0-0
14	361	3-27	0-0	3-27		3-27	3-27	3-27	0-0	3-27	361	3-27	0-0	3-27	361	3-27	3-27	3-27	0-0
14	361	3-27	0-0	3-27	موجوده منظور ٿيل ٽيڪس جي ڪم ۾ 74 ڊيگه ۾ 105 چالان	0-0	3-27	3-27	0-0	3-27	361	3-27	0-0	3-27	361	3-27	3-27	3-27	0-0

DATA AVAILABLE IN DATABASE

STATICS OF RECORDS IN LARMIS					
Old Indexed Village form Record					
VF 7A	VF 7B	VF II	VF I	GW	Grand Total
6,466,539.00	13,182,146.00	363,938.00	2,314,330.00	870,968.00	23,197,921.00

PRC Indexed Village form Record			
VF 7A	VF 7B	VF II	Grand Total
84,328.00	1,020,083.00	559,889.00	1,664,300.00

Property Register Un-Indexed		
S.No	District	Count
1	Badin	2,395
2	Hyderabad	170,622
3	Karachi East	74,888
4	Karachi Malir	30,282
5	Karachi South	17,774
6	Karachi West	47
7	Matiari	3,984
8	Mirpurkhas	5,707
9	Sanghar	1,629
10	Shaheed Benazirabad	2,940
11	Shikarpur	39,699
12	Sukkur	186,012
13	Tando Allahyar	920
Total		536,899

Rule Card Register Un-Indexed		
S.No	District	Count
1	Badin	14,600
2	Ghotki	13,237
3	Hyderabad	488,655
4	Jacobabad	19,776
5	Jamshoro	8,496
6	Kamber Shahdadkot	13,932
7	Karachi East	11
8	Khairpur	9,249

9	Larkana	68,624
10	Matiari	37,196
11	Mirpurkhas	180,414
12	Naushahro Feroze	5,920
13	Sanghar	172,206
14	Shaheed Benazirabad	109,098
15	Shikarpur	246,301
16	Sukkur	548,712
17	Tando Allahyar	77,200
18	Thatta	38,800
19	Umerkot	5,584
Total		2,058,011

Village Form Micro Record Un-Indexed	
Total PDF	Total Pages in PDF
15,042	1,296,954



27 SERVICE CENTER ESTABLISHED UNDER LARMIS

To issue True Copies of Land Record on Security Paper

SERVICE CENTERS



➤ **27**

Service Centers

1. District Hyderabad
2. District Jamshoro,
3. District Tando Muhamad Khan
4. District Karachi Central
5. District Karachi Malir
6. District Karachi South
7. District Karachi East
8. District Karachi West
9. District Thatta
10. District Badin
11. District Matiari
12. District Mithi @ Tharparkar
13. District Umerkot
14. District Sanghar
15. District Sukkur
16. District Mirpurkhas
17. District Tando Allahyar
18. District Shaheed Benazirabad
19. District Jacobabad
20. District Khairpur
21. District Ghotki
22. District NaushehroFeroze
23. District Kashmore
24. District Larkana
25. District Qambar Shahdadkot
26. District Shikarpur
27. District Dadu

➤ One Center in Each District



01

True Copy on Security Paper

The ownership record through PSC in form of True Copy on Security Paper

02

Quick Service

In **15 minutes** for **Rs.300 per page only**

03

Central Database

Get land record of any District from any Service Center

04

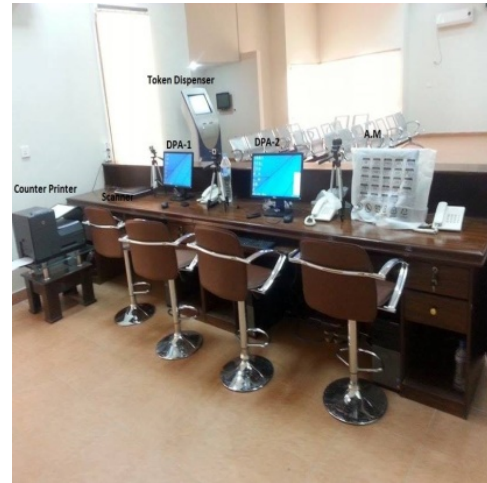
Online Services

Online search of information regarding computerized Land Records of Sindh at www.sindhzameen.gos.pk free of cost.

Issuance of Record
From Service
Center



A View of Service Center





National Database and Registration Authority
Technology
Verisys VERIFICATION SYSTEM
Verification Date: January 15, 2015
41504-0450686-9

There is no record for this individual in the current database. Either no record exists, or the information on this record does not match information that could be used for linking the record with this information.

Religion: ISLAM
Father's Name: رحمان



Peoples Service Center
Karachi Central

Shikhar Sahkar Takhir Fee Aqil (Bak-Tak) Every Date: 15-Jan-2011 Show Date: 15-Jan-2011 Show No: 9157 Bank No: 1077 Register: 10-10-08 Akhara No: 5

Client Name: Pasha
Reference No: 9251

PERSON NAME	NICNO
Muhammad Iqbal	4150400000000
Angela Ali	4150400000000
Shaban Akbar	4150400000000
AMAR ALI	4150400000000
Muhammad Akbar	4150400000000

PERSON NAME	NICNO
Muhammad Akbar	4150400000000





Peoples Service Center Karachi Central



AA000070
[Barcode]

District: Sukkur Taluka: Pano Aqil Deh: Talli Entry Date: 15-Jan-2011 Scan Date: 17-Jan-2011 Scan No: 9587 Book No: 1577 Register: VF-VII-B Jaryan No: 5

Change Status: Partial

Reference Scan No: 35271

Buyer's Information:

PERSON NAME	NIC/CNIC
Muhammad Ilyas	4550118357081
Asghar Ali	4550118356995
Ghulam Abbas	4550118357057
Akbar Ali	4550118357009
Mushtaq Ahmed	9999999999999

Seller's Information:

PERSON NAME	NIC/CNIC
Muhammad Aslam	0000000000000

کتاب نمبر: 01577
 دیہہ جو فارم نمبر VII (یاگوب) 9587
 صفحہ نمبر: 0157603
 حقن جو رکارڈ ۽ قیرقار جو رجسٹر

داخلا جو جریان نمبر	داخلا جي تاريخ	برائي داخلا نمبر VII يا حقداران زمین جي	انتقال کنڈر جو نالو، بی جي نالی ۽ ذات سمیت ۽ کپل حصو	حق حاصل کنڈر جو نالی، بی جي نالی ۽ ذات سمیت ۽ حاصل کپل حصو	حقن جو قسم	سروي نمبر، پتی یاگی نمبر ۽ هر هڪ جي ايراضي انگن ۽ اکرن	حاصل کيل ايراضي انگن ۽ اکرن	صحیح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	پوه جي قيرقار بابت داخلا نمبر ۽ تاريخ
5	15.1.11	34	محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	فرضي	69/2	2-00	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	پوه جي قيرقار بابت داخلا نمبر ۽ تاريخ
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	MFR 83	69/3	3-00	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	69/4	2-28	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	63/5	4-00	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	67/1-2	8-00	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	70/3	3-39	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	70/4	4-00	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	86/3	4-00	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	86/4	00-35	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	86/12	2-12	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	87/1	3-25	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	87/2	3-21	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	87/3	4-00	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	87/4	3-39	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	88/1	4-00	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	88/2	3-26	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	83/3	1-19	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	
			محمد اسلم ولد غلام عباس	محمد اسلم ولد غلام عباس	83	88/5	2-30	صحيح ۽ ريمارک داخلا رکندڙ/ تصدیق کنڈر آفيسر جي سڃي نالی، عهدي ۽ تصدیق جي تاريخ سمیت	

SHOUKAT ALI JUNEJO
Supervising Tapedar
Circle Sultanpur Tal: Pano Akil

MUKHTIARE PANO AKIL

ABDUL SHAKOOR QURESHI
Deputy District Officer (Rev)
PANO AKIL

BOARD OF REVENUE SINDH

LAND ADMINISTRATION & REVENUE MANAGEMENT INFORMATION SYSTEM



PROVINCIAL RECORD CELL (PRC)



PRC-Establishment of Computerized Lab



Revenue record of some offices was burnt in the wake of riots following the martyrdom of Mohtarma Benazir Bhutto in 2007.



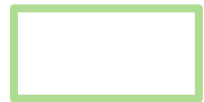
On the direction of Honourable High Court of Sindh, scanning of new mutations was started at PRC in 2010 to prevent any such event in future.



The purpose of the scanning was to preserve the record of new mutations.



In 2014, indexing of the the new mutations was also started at PRC.



Since 2015, the VF-7A, VF-7B, and VF-II registers at Mukhtiarkar offices have been replaced with security paper based books for carrying out mutations.



Scanning & Indexing of Mutations & Sale Certificates



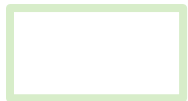
Now, Mukhtiarkars from across Sindh send copy of each mutation record to PRC for scanning and indexing.



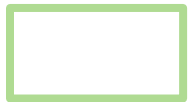
True copies of this record are also issued on security paper from Service Centers.



PRC is also mandated to scan and index Sale Certificates issued by Mukhtiarkar offices.



Both, mutations and sale certificates, become accessible online at sindhzameen.gos.pk.



SECURITY PAPER BASED DEH FORM NO.VII (B) REGISTER



کتاب نمبر: 08896
 دہہ جو فارم نمبر VII (یاگوب) 0889544
 حلقہ جو رکارڈ و ٹیرٹرا جو رجسٹر

دہہ جو نمبر	داعلا جو تاریخ	پرانی داعلا نمبر	انقال کنڈر جو نالی، ذات و سیت و منزل	حق حاصل کنڈر جو نالی، ذات و سیت و منزل	حلقہ جو قسم	سروی نمبر	حاصل کیں اراضی انکن و آکرن پر	صحت و ریمارکس	ہاں جو ایرٹار ہاں جو داعلا نمبر و تاریخ
925	19-5-93	55	موتی بیگم	عبدالحمید	خانیہ	337-04-03	A - 31	17/19/2023	
	12-5-93		پنھون	پنھون	خانیہ				
			گللاب بیگم	گللاب بیگم	خانیہ				
			میرزا علی محمد	میرزا علی محمد	خانیہ				
					خانیہ				
					خانیہ				

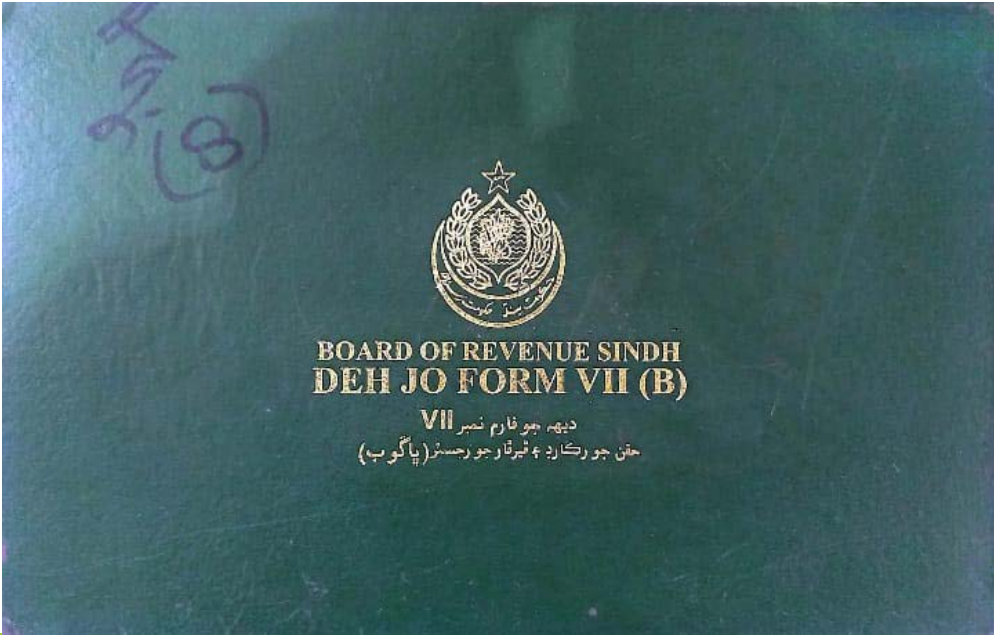
MURAD ALI ZARDARI
 SUPERVISING TAPEDAR
 Taluka City Hyderabad

ALI SHEH BAZARI
 MUKHTIAR
 Taluka City Hyderabad

INVIATION FEE
 Paid into M.B.P.
 Punjab / Sindh / State Bank Hyd.
 Date: _____
 MUKHTIAR
 City Hyderabad

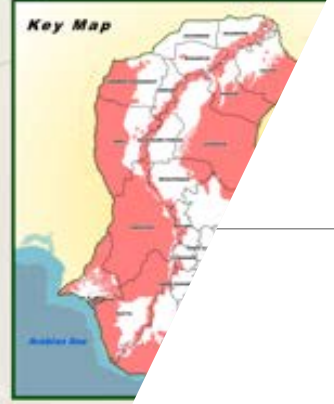
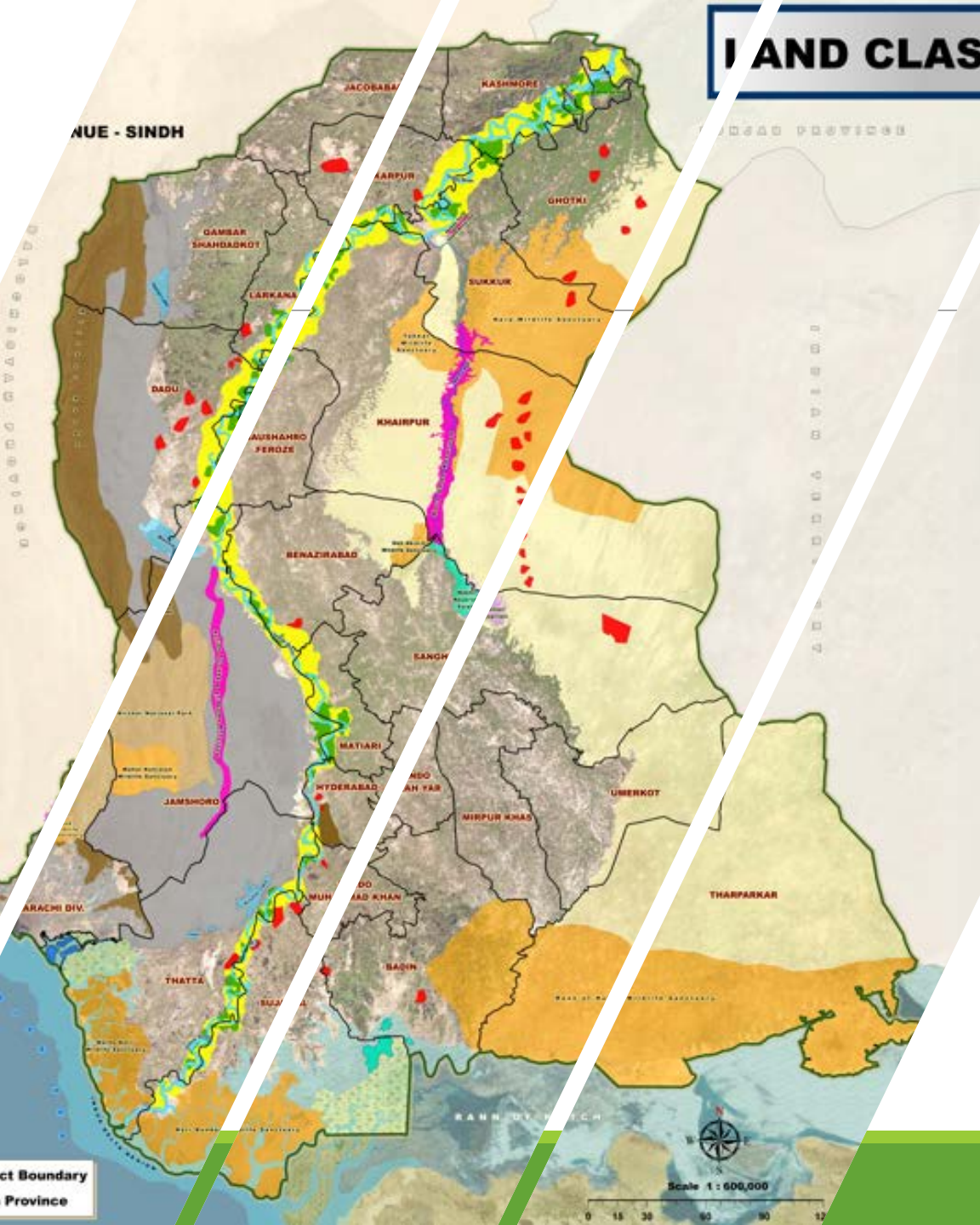
legal heirs determined
 by Mukhtiar Mr.
 Eulmi verified

(SHARAZO CHAIR JAKWAN)
 ASSISTANT COMMISSIONER
 CITY HYDERABAD





LAND CLASSIFICATION OF SINDH



Category

Area Under U
Government
Area o



GEOGRAPHIC INFORMATION SYSTEM (GIS)



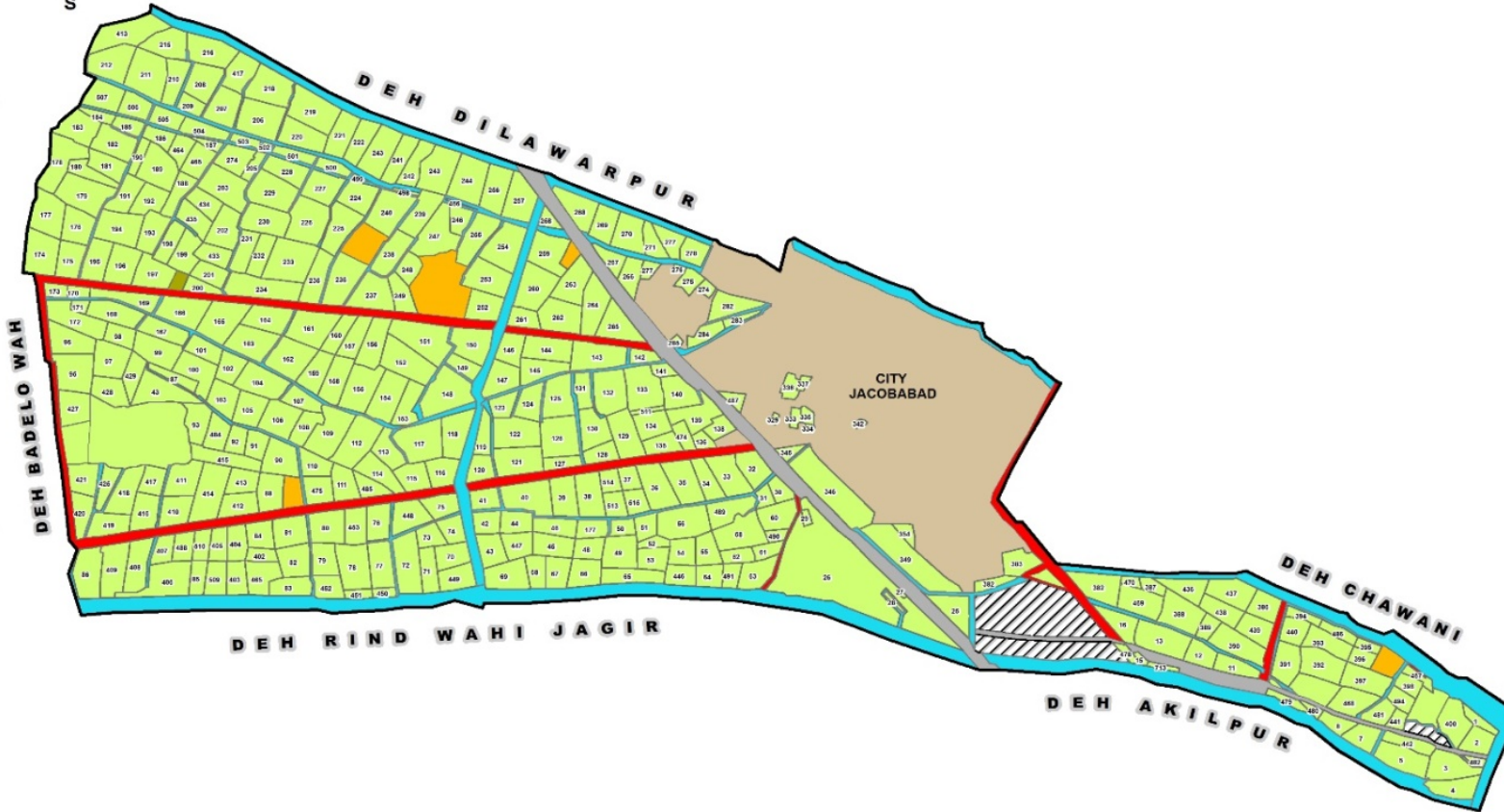
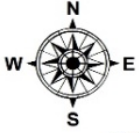
GIS CENTER

A GIS Center / Lab was established at Revenue House equipped with latest workstations, computers, plotters, scanner, storage drives, data servers and other GIS related hardware



GIS LAB of BOR Sindh has remained instrumental in providing technical support on regular basis to various Departments of Government of Sindh, Federal Agencies, Courts as well as other private institutions. Currently, non-functional.

GEOSPATIAL MAP OF DEH JACOBABAD, TALUKA JACOBABAD, DISTRICT JACOBABAD



Key Plan



Projection / Datum: UTM Zone 42N, WGS84
Map Source: DEH Maps, Census & Survey Sheets

LEGEND

- Deh Boundary
- Surveyed Land
- Road As Per Deh Map
- River / Nala / Canals
- Graveyard
- Village
- City/Colony
- Railway Line
- Railway Station

Client



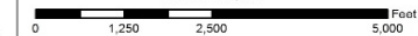
Drawing

GEOSPATIAL DATABASE DEVELOPMENT OF DEH JACOBABAD, DISTRICT JACOBABAD

Prepared by: AM	Date: 14/11/2016
Checked by: NM	Date: 14/11/2016
Approved by: MI	Date: 14/11/2016

Paper Size : A3

Scale: 1:22,000



Disclaimer:

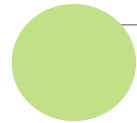
The designation employed and the presentation of material on this map do not imply the expression of any opinion what so ever on the part of the map developer and neither for BOR Department of Sindh concerning the legal & delimitation status of District & Provincial Boundaries.

File Path: D:\



SPECIMEN OF DIGITAL MAPS

DIGITIZATION OF MAPS



Digitization of 29 District Maps Completed



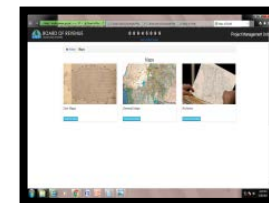
Scanning of 5119 Deh Maps Completed



Digitization of 4380 out of 6094 Deh Maps upto survey number level Completed



Digitized Maps available online Completed



973 maps

Pending

DIGITIZATION OF MAPS



Board of Revenue, Sindh has completed baseline mapping of entire province of Sindh on low resolution data, which covers 140,000 square kilometers.



The baseline survey on high resolution data comprises of 60,738 square kilometers area that covers agricultural land along with Indus River.

COOPERATION WITH OTHER DEPARTMENTS



1. Supreme Court of Pakistan
2. Pak Army
3. Pak Navy
4. NAB (National Accountability Bureau)

5. Election Commission of Pakistan
6. International Finance Corporation World Bank Group
7. Sindh Education Foundation, Govt. of Sindh
8. Pakistan Bureau of Statistics
9. Department of Forest, Sindh
10. Works and Services Department of Sindh
11. Information Science & Technology Department, Govt. of Sindh
12. Provincial Disaster Management Authority (PDMA), Sindh
13. The Michigan University
14. Sindh Employees\Social Security Institution (SESSI)
15. Chief Secretary office
16. Deputy Commissioner Office, Govt of Sindh
17. Survey of Pakistan for project of Modernization of Cadaster Mapping

of Karachi, Lahore and Islamabad

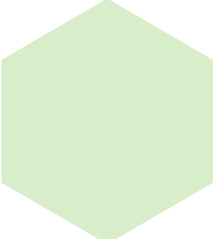


AUTOMATION OF STAMPS & REGISTRATION (ASR)

SCOPE OF THE ASR PROJECT



Conversion and Indexing of Microfilmed Registered Deeds into Digital Format.



Establishment of Digital Scanning Units for Preservation of registered deeds through Scanning and Indexing.



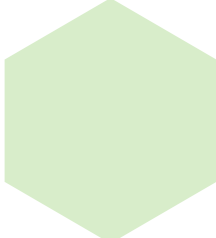
Enhancement of Central Data Centre



E-Stamping



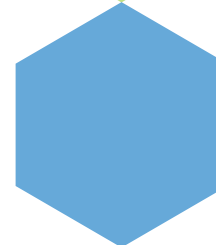
E-Registration



Installation of NADRA linked Biometric Verification System at SROs.



Establishment of Deed Tracking System

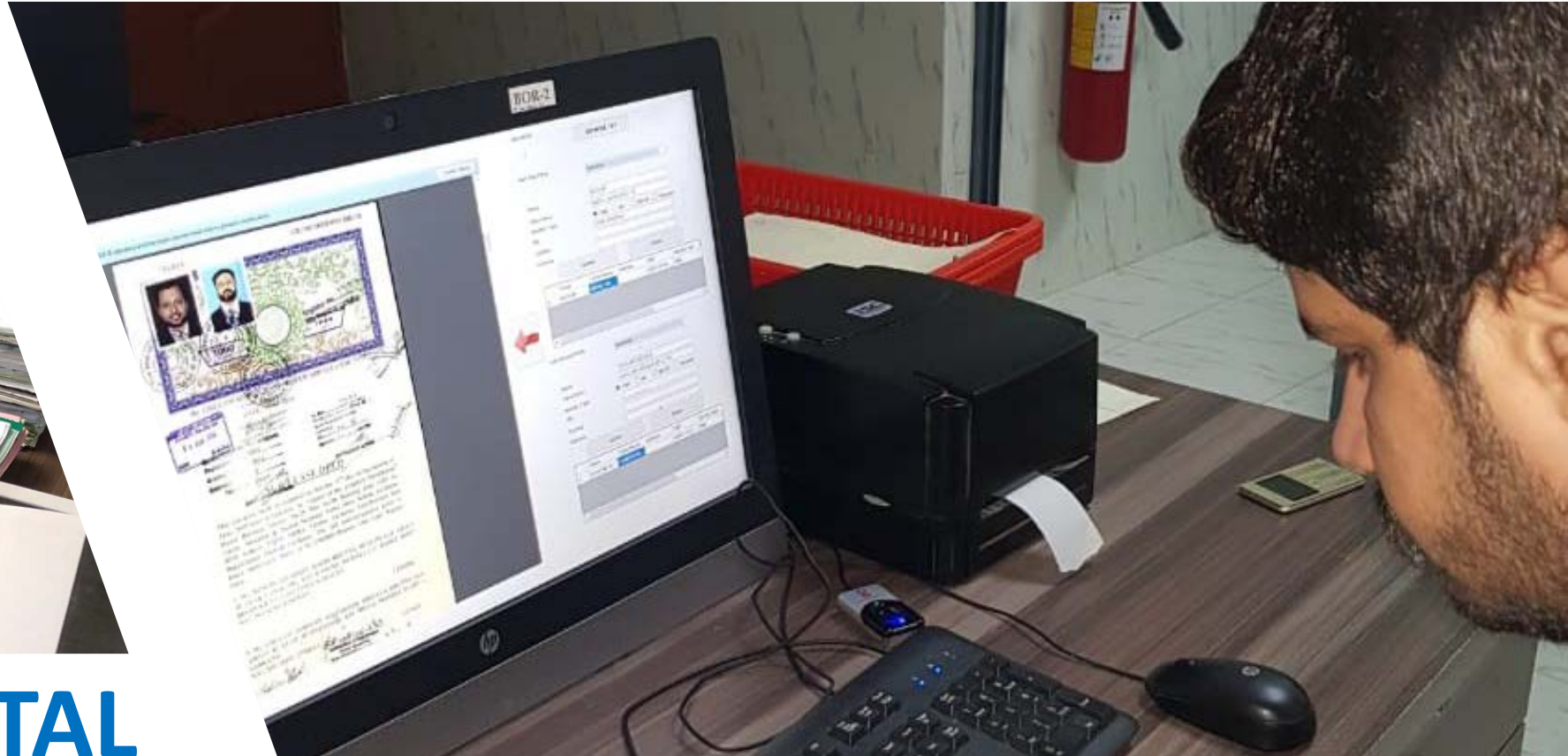




PROGRESS

- ❑ **Six Digital Scanning Units (DSUs)** established at divisional level.
- ❑ **Entire record** of registered deeds stored on microfilms converted into **digital** format. Out of 7.2 million registries 4.5 million registries converted into PDF and indexed.
- ❑ **Online workstations** established at 50 Sub-Registrar Offices.
- ❑ Models of e-Stamps & e-Registration proposed after system study and Business Process Re-Engineering (BPR) by e-Governance consultant NADRA.
- ❑ **NADRA linked Biometric Verification** System installed at 60 out of 90 Sub-Registrar Offices across Sindh to prevent impersonation.
- ❑ **Online Deed Tracking** launched.
- ❑ Free of charge online services including search registries launched.

SCANNING AND INDEXING OF REGISTRIES AT DSUs

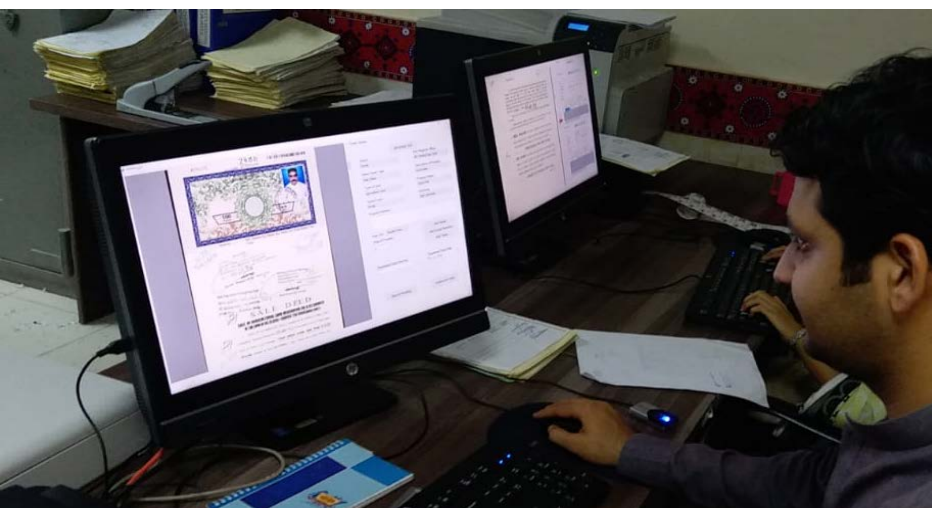


**SIX DIGITAL
SCANNING UNITS**

WORK STATIONS AT DSUs



BIOMETRIC OF DPAs & QR CODE GENERATION



SCANNING & INDEXING



Computerized Token
Issuance at SROs

Unique Number for tracking

QR Code



Automation of Stamps & Registration
Board of Revenue, Sindh

Deed Registration Token



Tracking ID: 1694425087342

Station : Layari Town
Deed Type : Lease Deed
First Party : Mohammad Shakir
42301-6504808-3
Second Party : Mr. Shakil Ahmed Siddiqui
42201-6089338-7

Remarks :

Token Generated On : September 11, 2023
2:38 pm
Token Generated By : ahsanabro



Automation of Stamps & Registration
Board of Revenue, Sindh

Deed Registration Token



Tracking ID: 1694425087342

Station : Layari Town
Deed Type : Lease Deed
First Party : Mohammad Shakir
42301-6504808-3
Second Party : Mr. Shakil Ahmed Siddiqui
42201-6089338-7

Remarks :

Token Generated On : September 11, 2023
2:38 pm
Token Generated By : ahsanabro



Digital Face-Sheet & Day-Book Packed with Registration Information



IRO Day Book
 SR Office: Gaddap Town-II
 Date: 11-09-2023
 Report Generated By: dbadmin



S#	Token No	Token Dt	R.D No.	R.D Date	Indexing Dt	Deed Type
1	1694077555861	2023-09-07 14:06:41	690	31-07-2023	2023-09-07 14:14:13	General Power of Attorney
2	1694078064687	2023-09-07 14:16:28	791	22-08-2023	2023-09-07 14:19:58	Sub-General Power of Attorney
3	1694077157554	2023-09-07 14:00:28	1728	22-08-2023	2023-09-07 14:04:32	Release Deed

Computerized Day-Book

Face-Sheet contains seller & purchaser information, property details and other information



FACE SHEET
 Automation of Stamps & Registration
 Board of Revenue, Sindh.



SR Office: Clifton-II
Property Type: Built-Up Flats Property
Deed Type: Sale Deed
Area: 750 SQR FT
Doc ID: 112366B
District: Karachi South
Taluka/Town: Clifton Town-II
Deh/Area: Delhi Colony
Complete Address: ARCADE SURVEY NO A-35/7 DELHI COLONY
Computer Number: BOR - 2023 - B - 2439

1st Party Detail:

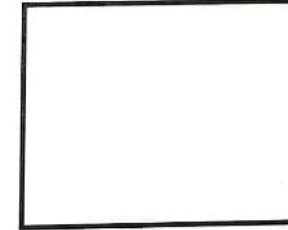
Full Name: NAHEED SAEED
 CNIC: 42301-0728966-0
 Mobile No: 03041235059

No More Members

2nd Party Detail:

Full Name: NILO FAR
 CNIC: 42301-1315570-6
 Mobile No: 03000815156

No More Members



For Office Use Only:

RD No#: 1924 RD Date: 26-Jul-2023 Indexing Date: 11-Sep-2023

<input type="checkbox"/> Registration Fee: 1005	<input type="checkbox"/> Advance Tax: 48105
<input type="checkbox"/> CVT: _____	<input type="checkbox"/> Municipal Tax: _____
<input type="checkbox"/> Gain Tax: 48105	
<input type="checkbox"/> Stamp Duty: 16035	
Signature (Sub Registration)	

Audit Observation (if any):

	Signature (Audit Officer)
--	---------------------------

Computerized Face-Sheet

NADRA LINKED BIOMETRIC VERIFICATION AT SROs



**PURPOSE: PREVENTION OF
IMPERSONATION IN
PROPERTY REGISTRATION**

Court Order

High Court of Sindh in CP# D-7077 dated: 16-09-2021 passed an order to install NADRA linked Biometric Verification system at all Sub-Registrar Offices in Sindh.

SLA

Service Level Agreement was signed with NADRA for installation of the biometric system in compliance of above order.

60 SROs

The biometric system has been installed and is operational at 60 Sub-Registrar Offices out of 90 SROs.

30 Remaining

Installation of the system at remaining Sub-Registrar Offices is in progress.

Creation of IDs

NADRA based IDs have been created for remaining Sub-Registrar Offices.



DIGITAL TRANSFORMA

E-STAMPING IN SINDH

Issuance of e-Stamps in Sindh

- ❖ The Hon'ble Chief Minister Sindh (Previous Govt.) approved a summary dated **6th June, 2021** for implementation of e-Stamping system in Sindh province on the pattern of Punjab.
- ❖ The Service Level Agreement was signed between **BOR Sindh and PITB** on 4th October, 2021.
- ❖ The e-Stamping system in Sindh was **inaugurated** by the then CM on **10 May, 2022**.
- ❖ The system is operation across Sindh since July, 2021.
- ❖ Agreements were signed with **NBP and Sindh Bank** for issuance of e-Stamps from their branches.
- ❖ Now e-Stamps are being issued from **142 branches of NBP and 70 designated branches of Sindh Bank**.



Generate Challan Form 32-A and Issuance of e-Stamp

1



Fill Challan Form 32-A on
e-Stamping website
www.estamps.gos.pk
Print the form

2



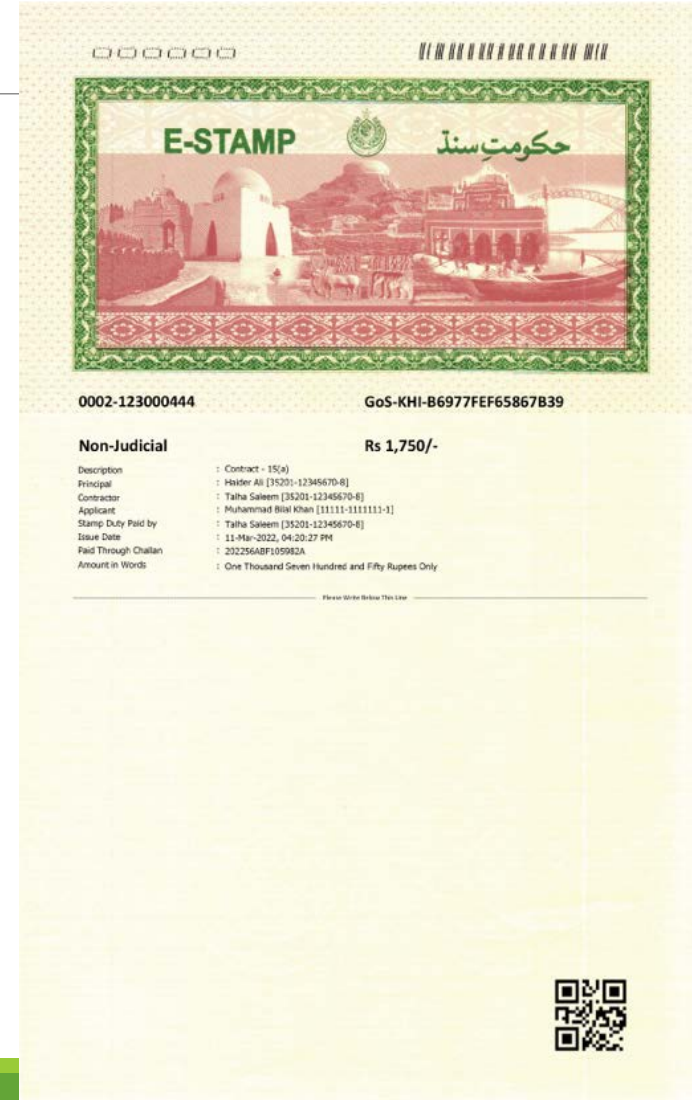
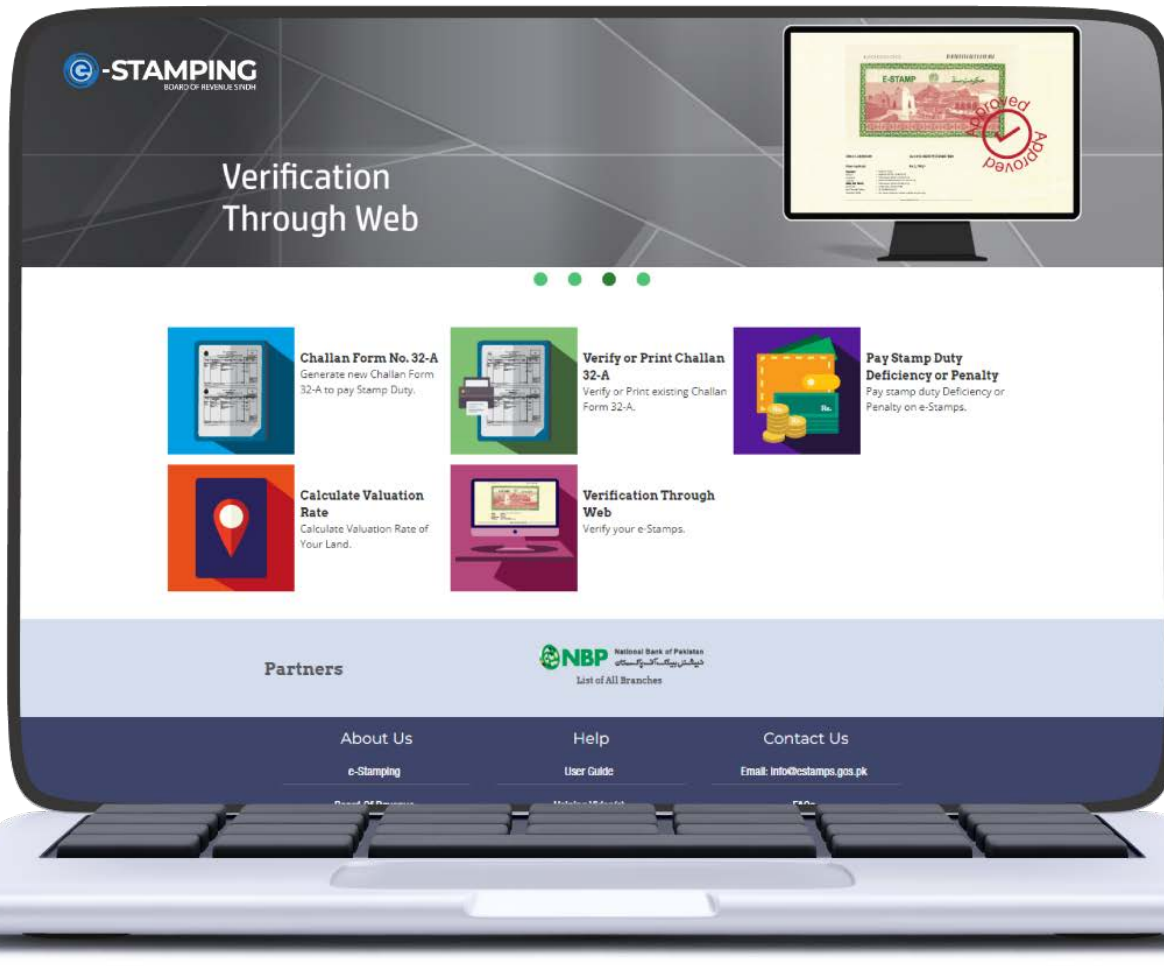
Take the print of Challan Form
32-A and Visit National Bank
of Pakistan

3



Get e-Stamp paper from any
branch of National Bank of
Pakistan after paying the due
charges

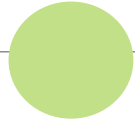
E-STAMP PAPER





COMPUTERIZED ONLINE SERVICES (current)

FREE ONLINE SERVICES



Search Land Record Online



Search Registries Online



Tracking of Registered Deeds Online



Scanned Deh Maps Accessible and Downloadable Online



Digitized Maps available online



Deed Templates Downloadable



Acts, Rules and Notification

SINDHZAMEEN WEBSITE

SINDHZAMEEN.GOS.PK



BOARD OF REVENUE
Government of Sindh

07062140

View Visitors Detail

Project Management Unit

Search Land Revenue Record

Search By Name | نالی سان گوليو

Search By CNIC/NIC | شناختي ڪارڊ سان گوليو

(For Village Form 7-A, Village Form 7-B and Village Form-2)



Registries

رجسٽريان
رجسٽريون



Maps

نقشه
نقشا



Microfilmed Record

مانڪروفلم ريكارڊ
مانڪروفلم رڪارڊ



Property Registers

پراپرٽي رجسٽر
پراپرٽي رجسٽر



Ruled Cards

زولڊ ڪارڊ
زولڊ ڪارڊ



Survey Registers

سروي رجسٽر
سروي رجسٽر



Suspicious Entries

مشڪوک اندراجات
مشڪوک داخلائون



RECENT REFORMS & INITIATIVES

Signing of SLA between BOR & PITB 27th September, 2023



e-REGISTRATION & e-Mutation

- ❖ The previous **elected Govt (Sindh Cabinet)** in its meeting held on **27th July, 2023** approved the signing of Service Level Agreement with Punjab Information Technology Board (PITB) for implementation of e-Registration & e-Mutation System in Sindh.
- ❖ Initially PITB shared a timeline of 12 months for development and pilot run of the system at one People Service Center and its replication at other Service Centers in further 4 months.
- ❖ On further negotiations PITB reduced the implementation timeline for the pilot run from 12 to 7 months. But, the current leadership of Board of Revenue Sindh convinced PITB to further squeeze this **timeline to 3.5 months**.
- ❖ Accordingly, BOR signed the **SLA with PITB on Wednesday 27th September, 2023**.
- ❖ To meet the timelines and ensure **daily progress** a **Gantt Chart** listing day-to-day activities has been prepared which is being strictly followed on daily basis.



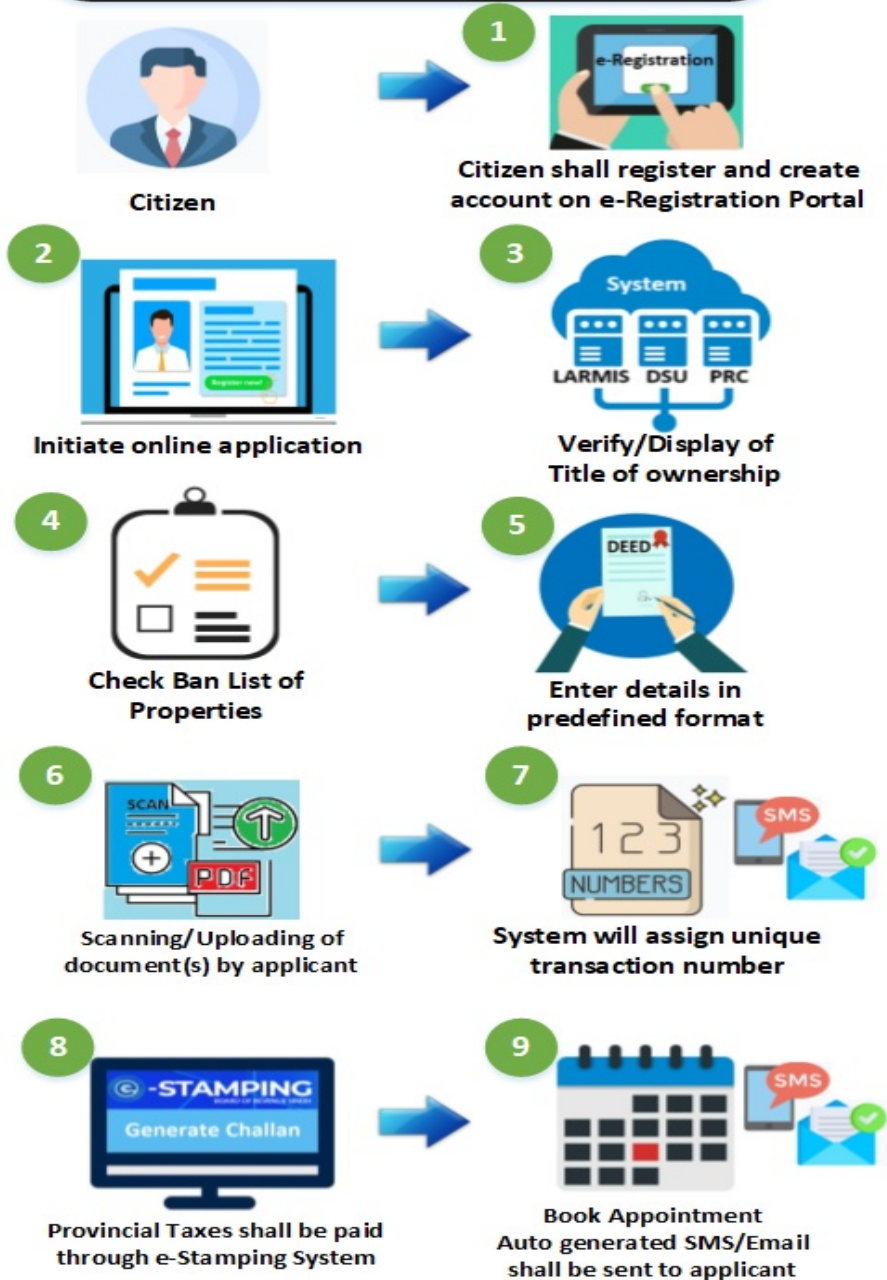
e-REGISTRATION & e-Mutation System

- ❖ Coordination with **Federal Board of Revenue** is being ensured to integrate verification of filer and non-filer and payment of Advance Tax & Gain Tax.
- ❖ A Zoom meeting of BOR & PITB team was held with PITB last week to work out the technical details.
- ❖ **NADRA** is being taken onboard to integrate **e-Sahulat Biometric Verification** in e-Registration and e-Mutation system.
- ❖ Zoom meeting with of technical teams of BOR, PITB and NADRA is scheduled tomorrow.
- ❖ The e-Registration & e-Mutation system **will be in place in January, 2024.**

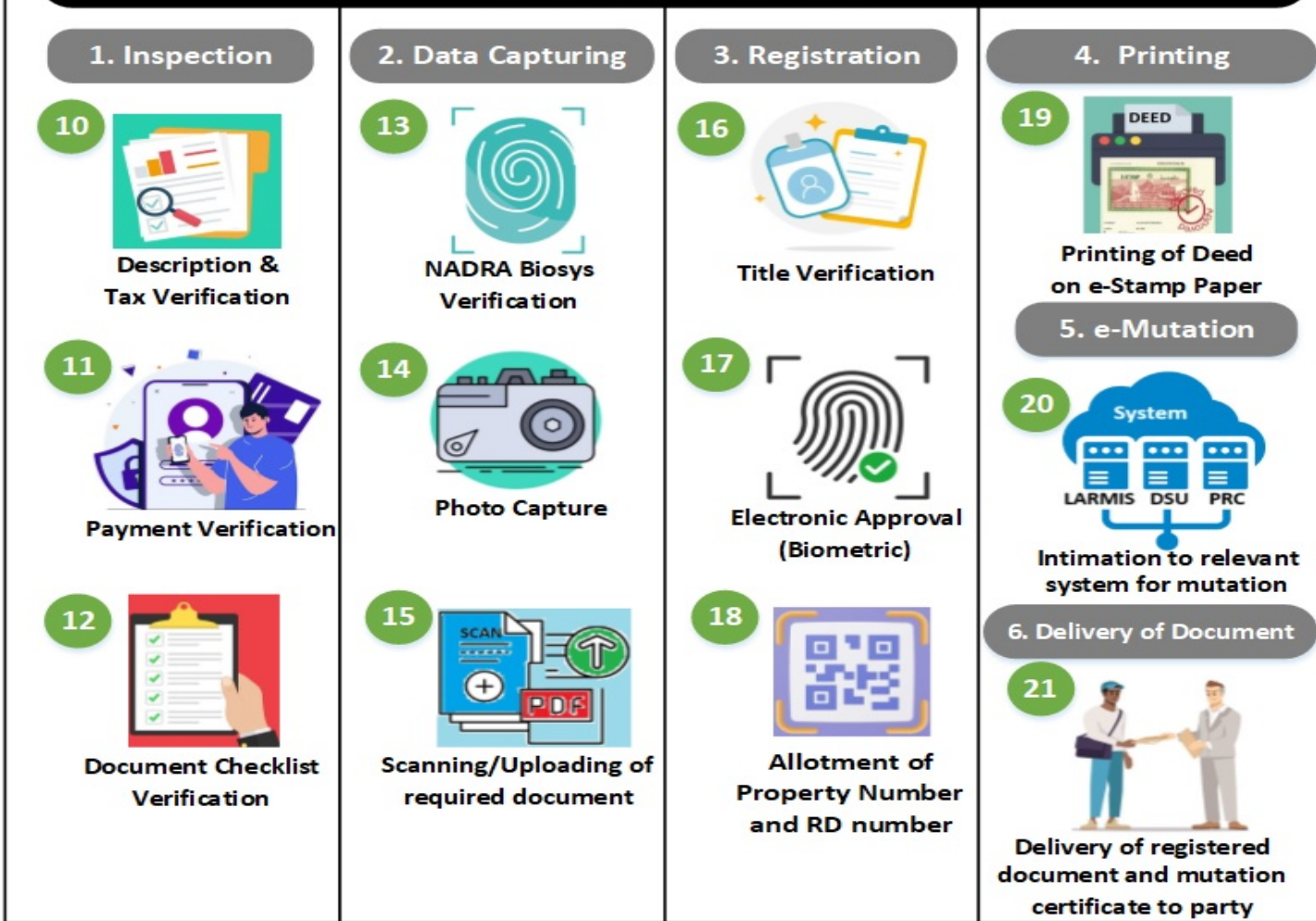


Process Flow

e-Registration and e-Mutation



Processing at Service Center



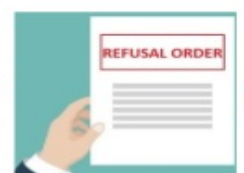
Objection



Objection regarding title of document

OR

Refusal Order



In case of Non-Identification of parties/ Title Deeds or any reason

Appeal & Revision



Orders of SR appealable before IGR



Order of IGR can be challenged in BOR

RECENT REFORMS AND INITIATIVES

- ❖ Bringing **LARMIS** into its conceived form – a fully integrated Land Record Management Information System
 - ❖ Authentication of 23 million digitized entries pending since 2012
 - ❖ Cleaning up the record of the thousands of bogus records entered since 2012
 - ❖ **E-Services Facilitation** Project
 - ❖ Online submission and processing of applications – delivery by courier
 - ❖ Completion of tasks by various offices within a prescribed timeline
 - ❖ **Monitoring performance** of Mukhtiarkars/ACs/DCs
 - ❖ Removal of encroachments from State land



e-SERVICES FACILITATION PROJECT

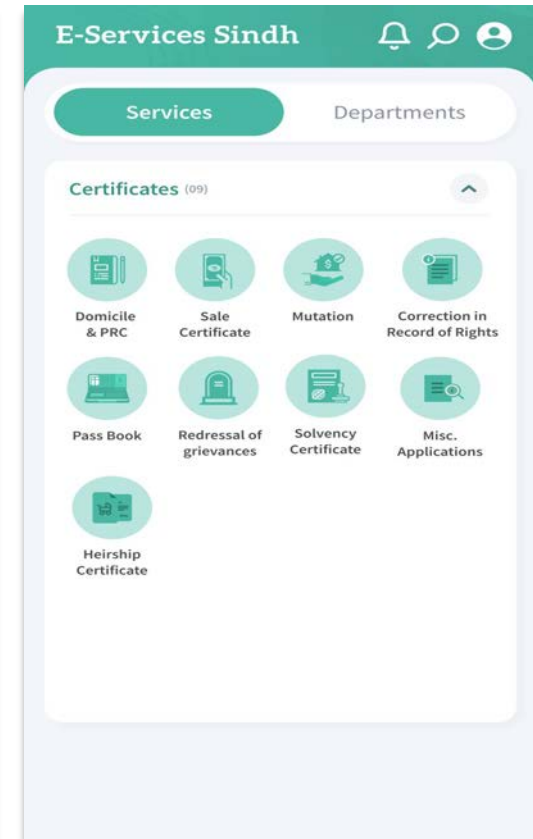
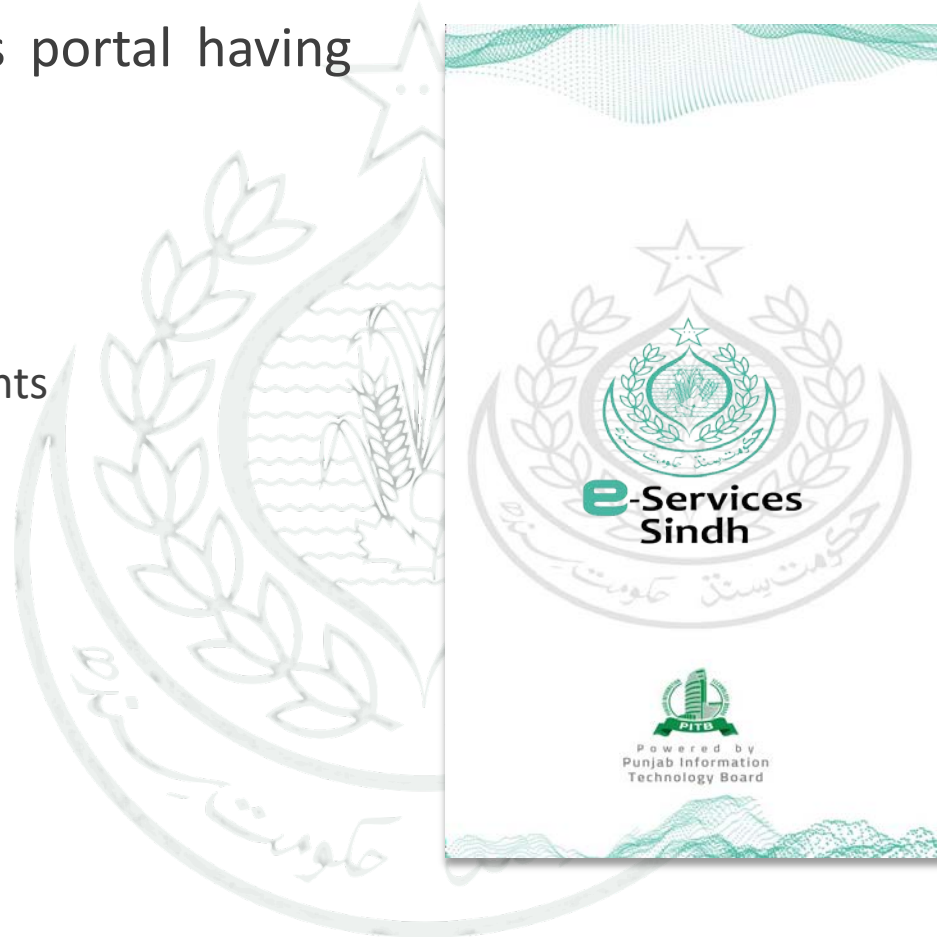
- ❖ Essential revenue and land administration services are plagued by deep-rooted corruption, inefficiency, and deception within the department causing extensive hassle to the public at large.
- ❖ To control this, offices of revenue officers including Mukhtiarkars and Sub-Registrars shall be monitored to ensure accountability of officials and ease for the public.
- ❖ All basic services are incorporated in a centrally integrated e-services portal available as a website and mobile app for the public at large.
- ❖ Established through the SLA signed with Punjab Information Technology Board (PITB).



e-Services Portal

❖ User friendly e-services portal having following services:

- ❖ Domicile & PRC
- ❖ Sale Certificate
- ❖ Mutation
- ❖ Correction in Record-of-Rights
- ❖ Agricultural Pass Book
- ❖ Redressal of Grievances
- ❖ Solvency Certificate
- ❖ Miscellaneous Applications
- ❖ Heirship Certificate



LARMIS-II



A new scheme namely “LARMIS-II” has been proposed for completing the remaining tasks to meet the vision. The PC-I of the LARMIS-II has been submitted to P&D Department for approval which has been reflected in the Budget Book of FY 2023-24.



LARMIS-II OBJECTIVES

1. **Integration of services** and delivery thereof at **People's Service Centers – one window.**
2. To establish **service centers** in District Sujawal, Korangi & Karachi South.
3. GIS based portal of **Naqshow, e-Crop Assessment and e-Collection** of Land Revenue.
4. Conversion and indexing of digitized images into registered deeds (PDF format) along with third party audit.
(Remaining 2.6 million)
5. Sustainable Database Management for computerized land records.
6. Integration of various internal and external Database Systems.
7. Indexing of Records - unique property number wise.
8. **Standardization of forms & doing away with duplications.**
9. **Upgradation of existing hardware, software** and enhancement of IT infrastructure at various Board of Revenue Offices.

THANK YOU
