**CLRMIS System and ERegistry Workflow**

This document outlines the workflow steps of the CLRMIS System and ERegistry used by the Pakistan Land Record Authority (PLRA). The steps describe the process flow for Fard, Mutation, and Registry operations, including approvals by concerned authorities.

**CLRMIS SYSTEM**  
**Fard:** Basic transactions is fard.  
 Fard contain the land record.  
 Fard have categories of 2 types. **Non-transactional** and **Transactional**.

We cannot take any further action on non-transactional and it have no area block.  
Transactional fard have an area and we can process further action on it such as mutation.  
  
To initiate Fard, system have different roles.  
SCO (Service Center Official)  
Khasusi Khidmat   
Bank person (1 or 2 Persons)  
  
**Mutation:** Transfer of property.   
Mutation can be done on transactional fard and can also be done direct without fard.  
  
To initiate Mutation entry, system have different roles.  
SCO (Service Center Official) (Full access of mutation)  
Khasusi Khidmat Full access of mutation)  
Bank person (1 or 2 persons but have only specific mutation access only)  
  
After mutation entry, mutation approval process starts. For this system have LRO and ADLR role.  
  
**Registry:** Transfer of property.  
when registry done by any person first then mutation must be initiate on registry by law. So mutation transaction done on registry.  
Before 1 year it is part of the CLRMIS System.  
Registry entry was done by Registry operator and approval authority was sub registrar.  
After approved registry by sub registrar, System automatic initiate mutation on approval of registry. After system initiate mutation on them automatically, the approval authority was ADLR.  
Note: System have still functionality that if we want to enable registry, we can enable this option of registry in CLRMIS.  
  
  
All these transactions done by CLRMIS System (Central Land Record Management Information System). All other systems depend on that system.  
  
**eRegistry:** New System launched for registry  
  
It has some dependency on CLRMIS and some features are standalone.

**Registry Entry:** It is available for public now and in CLRMIS System registry service stop which was done by registry operator. Before this it was write in page and then go to registry operator to enter registry but now it is done directly in system by public. When registry entry submits by any person then its entry directly goes to sub registrar in CLRMIS System. **It is 2 months before working of eRegistry.** Sub registrar approves the registry and system create mutation and ADLR approve the mutation with same previous process.  
  
**Now Sub registrar functionality also move from CLRMIS to eRegistry**. When entry done by any person publically then its entry goes to sub registrar in eRegistry portal.When Sub registrar approved registry then mutation auto approved in eRegistry system(ADLR approval now done by Sub Registar automatically by law).  
  
**Fard Badar:** Correction of record  
  
**Stay order:** If stop process of any area   
  
**Qurqi:** If person not return its loan to bank then bank initiate process and sale its person property for their load then its process done by Qurqi.  
**Intiba:** Remarks: When any property have disputed and person register their intiba so that no further action done on that property till dispute resolve then system show intiba if any process start on that propery but ask for stop. It only intiba user to provide information that is is disputed property.  
  
**Territory:** it involves district, tehsil, mauza(village)  
  
Each tehsil has **ARC(Arazi Record center)**   
**QARC (Qanno goi Arazi Record Center)** also develop in below level.  
**MARC** (Nomincate any place in area which provide services)  
**DMM (Dehi markaz mall)** It also provide service as khasu khidmat  
**NADRA** have also replica of CLRMIS System add access of non-transaction fard in **e-sahulat system**

**Technical Knowledge:**  
CLRMIS and eRegistry have different databases.  
eRegsitry have mulitiple databases according to regions.   
3 regions are defined.  
For mutation approval api communicate with CLRMIS system and for eRegistry api communicate with your own region database.If any issue occur in auto process in system while mutation on eRegistry the it will be solve in CLRMIS system.  
  
**User Management:** All user management done by CLRMIS System. Other setups settings also done by CLRMIS System.  
 **APIS:**

Premium Api’s: It has write in CLRMIS System. It involves fard verification, mutation verification, registry verification and fee apis etc. We can provide apis access to different organization by generation keys for specific organizations so that they can utilize. We set price and count also for that apis for different organizations.  
  
**Mobile app:** It only use for non-transactional fard and communicate with CLRMIS System  
 **Online Fard:** It is in-dependent but some way depends on CLRMIS System. It is copy of CLRMIS System. It is getting backup from CLRMIS system daily mid night and it provide data from one day before. It is replica of CLRMIS system fard data. Online fard have website.  
  
**Franchise System:** It is in process system. It is not available publically. Only available for those people who buy subscription form PLRA. In that system user can take transactional fard and can put entry for mutation and e-registry entry.  
  
**e-Stamping:** Stamped paperis taking from this system. When public user put entry into r-registry then eRegistry system verify fee and stamped paper from e-Stamping system through apis that it is valid or not. **eSors:** It will merger of e-Stamp and eRegistry system and now it will be develop.