**Revised-PC-I**

**Computerization of Land Record in AJ&K Phase II**

**(Revised on 04-10-2021)**

**Project Cost: - PKR. 538.031 Millions**



**(www.ajk.gov.pk)**

**INFORMATION TECHNOLOGY BOARD**

**AZAD GOVERNMENT OF THE STATE OF JAMMU & KASHMIR**

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**1. Name of the Project**

Computerization of Land Record in AJ&K (Phase II)

**2. Location**

Following 08 Tehsils (One each from remaining Districts of AJ&K)

1. Muzaffarabad

2. Leepa

3. Bhimber

4. Rawalakot

5. Athmaqam

6. Khoirata

7. Tararkhal

8. Haveli

**Revised Locations**

9. Mirpur

10. Hajeera

**3. Authorities Responsible for the Project**

* 1. **Sponsoring:**

Information Technology Board GoAJ&K & Board of Revenue GoAJ&K

**ii**. **Execution:**

Information Technology Board GoAJ&K & Board of Revenue GoAJ&K

**iii**. **Operation and Maintenance:**

Information Technology Board GoAJ&K & Board of Revenue GoAJ&K

**iv**. **Name of the Concerned Federal Ministry**

Kashmir Affairs & Gilgit Blatistan Division

**4. Plan provision**

|  |  |  |  |
| --- | --- | --- | --- |
| **Total Block Provision (R)** | **Amount already committed (R)** | **Amount Proposed for this project (R)** | **Balance available** |
| 330.00 Million | 96.932 Million | 96.932 Million | 233.062 Million |

1. **Provision in the current year PSDP/ADP**

The project is included in Financial Year ADP 2021-22 with cost of Rs.337.243 Million and having PKR 96.932 Million ADP allocation. E Governance is the part of IT infrastructure setup and Master Implementation Plan (MIP) approved by the Government of Azad Jammu and Kashmir (GoAJK). In this context, Computerization of Land Record in AJ&K is an excellent example which would provide relief to the general public and also generates revenue.

**Revised Period**

* 2 Years
* November 2021- November 2023

**5. Project Objectives:**

The overall objectives of the project is to facilitate board of revenue (BOR) to streamline an efficient and effective technology based solution to provide hassle free services to general public.

The proposed land record management information system (LRMIS) would be an automated solution to the outdated manual system of land record and this system will bring the required transparency in the whole revenue administration. A one window operation would be introduced to general public for issuance of fards, mutations, jamabandis e.t.c hence reducing the provisioning time for applicants.

A web based system would enable a common citizen having access to required information without any hassle. The system would also has the provision to cater the need of Banks and Courts in adjudicating matters raised before it in litigations as these would be able to get the verification of all record by having the access LRMIS database. The transparency so introduced would alleviate the monopoly and restriction over land and revenue information.

The higher level objective of the Project is to improve the land records service delivery in AJ&K (reduced time for issuance of fards and mutations), contributing to long-lasting tenure security. The outcomes, expected to result from the Project are:

1. Digitization of Land Records
2. Increased access to land records at lower transaction cost for the beneficiary, through a client-responsive service.
3. One window operation for citizens
4. Increased level of tenure security of land-right holders.
5. Maintain record of rights through electronic documentation.
6. Execution of efficient mutation process.
7. Database to provide means for effective planning and accurate taxation.
8. Database to provide reliable mode of information for ownership and dispute resolution
9. Improvement in Land Record service delivery and transparency.
10. Integration of LRMIS with urban property records and registration deeds related to land and property transaction.
11. Digitized electronic records take less space and are organized in a much better way and this process will ensure that backup copies of records are not lost during the event of a natural disaster or some other catastrophe

**Relationship with Sector Objectives**

The IT Sector development in the government is integral to government initiatives. Building of efficiencies in back-office operations and effective public service delivery are part of the objectives to help the government’s business vision of providing services to the citizens efficaciously and efficiently. Hassle-free service to citizens is an important objective of the government and it would partly be realized by this project. Land is the most valuable possession of mankind. Moreover, the wealth of a nation and its economic development are dependent on the state of the land and its usage. Any information regarding land is valuable which serves as a key to financial investment, commerce, industry and agriculture. Therefore, making land right secure and enabling an improved investment climate should be urgent tasks for the Government. One of the key elements of this agenda is to improve the revenue record system by computerization. This project therefore, forms an integral part of the overall strategy of the government for implementing the IT policy and good governance

**6**. **Brief Description:**

There is an increasing awareness in the government on use of information technology to improve efficiencies in administrative operations and delivery of public services. These objectives form an integral part of the overall e-governance policy of the government. Now a days, number of public sector services are being automated to provide speedy and hassle-free services to citizens. Land, which is a scarce natural resource, has been regarded as a measure of wealth, status and power, from time immemorial. Any developmental activity is nearly impossible to conceive without taking land into consideration. It is being widely regarded that the efficiency in land management is one of the indices of a nation’s developmental status. Hence, Land reforms are indispensable in present situation.

After the successful completion of a pilot project for 3 tehsils in first phase of Computerization of land Record in AJ&K. IT Board intends to replicate this project in other districts too. The Project scope is to set up productive, transparent, efficient, accessible and secure Land Records Management Information System (LRMIS) in next 7 districts. The prevailing system of maintaining manual land records and even collecting land revenue is outdated. LRMIS Project will concentrate on the land records arrangement of the BOR and will convert it in to computerized records through an effective and efficient database. It will give an easy access to the general public and all the record could be accessed online from anywhere in the world. This Project is of great importance and after its completion, not only the people of independent state be facilitated in obtaining revenue records, but they would also get rid of bribe culture and corruption. Fraud and forgery with regard to registration of properties would be eliminated through the computerization of revenue records and people would be facilitated in obtaining the record of ownership of their land

**Justification of the Project**

**Issues**

The present land records are generated by employing manual labor and making use of expensive operations, land registers need maintenance as they are already outdated to a great extent. Major issues related to the land records management include:

* Land records maintained on paper / cloth are in a very bad shape as they can be anywhere from 10 years to 150 years old.
* Duplication on similar media is cumbersome and will result in similar problems of maintenance after a few years.

**Updating**

* Updating boundaries or title information by manual process is highly time-consuming and any error will get propagated to the village maps
* Cross verification is required over records for a large period of time to ensure absence of inconsistencies after updating.

**Retrieval**

* Retrieval of any dispute is time consuming due to the large bulk of information.
* Every retrieval / use has an associated risk of further physical damage to the old records.

Hence prime emphasize is being given to the computerization of the land records maintenance for the benefit of the public and to bring in e-governance into effect at the grass root levels. Evolving system architecture, educating the concerned officials and the public of the benefits and implementing it are the key areas that will be addressed under the proposed system.

The project intends to make all transactions related to land as transparent, credible, and efficient. The aim of this project is to computerize the record which is maintained by the Revenue officers and various related departments across the AJK in form of registers. The main theme is to make all the material available, error free and easily accessible as a single electronic database where,

* Efficient record of rights is maintained
* Efficient mutation process is executed

The project would enable the citizens of AJ&K to access their records easily to overcome problems and challenges in the prevailing land record information management. In the emerging cyber era unique technologies like GIS, data warehousing, web cloud would remarkably improve the land records management through digitalization.

**Scope of the Project:**

The scope of the project includes Computerization of land record in following Tehsils

1. Muzaffarabad

2. Leepa

3. Bhimber

4. Rawalakot

5. Athmaqam

6. Khoirata

7. Tararkhal

8. Haveli

9. Mirpur

10. Hajeera

**Justification for Revision of PC-I**

Revision of the PC-I is proposed on the following grounds

* Provision of pension contribution
* Extension in project duration due to COVID-19 interruptions
* Escalated Software licenses Cost
* Additional work for Land Record centers
* Additional tehsils due to public demand
* 35 % increase in salaries by the government
* Upgradation of Data Entry Operator from Bps 12 to Bps 14

The said project is executed in collaboration with board of revenue in order to maintain ownership of the parent department and BoR deputed its required tehsil staff in the project accordingly. The normal staff has designated allowances in their salary which is to be borne by the sponsoring agency. Furthermore, AJ&K IT Board staff is itself drawing their salaries through annual grant and still has no provision for paying of pension contribution to the deputed staff and intimated the department regarding this. Afterwards, BoR requested vide letter # BoR/Admin/11280-83/2020 dated 28th October 2020 for inclusion of pension contribution by revising the PC-I of the project enclosed as Flag Y.

The covid-19 pandemic disruption and prolonged lock downs along with the additional commitments of BoR and IT staff has affected the overall progress of the project on the following grounds.

1. The prolonged lockdowns during first and second wave of covid-19 pandemic
2. The additional responsibilities especially from March 2020 till July 2020 to BoR and IT board staff during covid-19 pandemic combat activities.
3. Complete closure on impacts resulting in supply chain breakdown with adverse impact on prices, equipment procurement and vendor movement.
4. More impact due to coming elections (BOR revenue staff engaged in voters list formation

Moreover, upgradation of licensed software for real time data punching and availability of transactional record of the citizens on the web servers is indispensable and detailed as Annexure B.

The establishment of land record digital service centers was subject to availability of rented space at the appropriate places. The provision of electrification, placement of generators, cabling from generators to the server racks and ATS panel for auto switching plus outer grills in case of glass walls were to be ascertained on the real site as per need as detailed in Annex V. This addition would lead to a technically distinguished state of the art digital service centers.

The pilot phase of the land record project was very well perceived by the general public and specifically lauded by foreign diaspora. There is a tremendous pressure from diaspora and people from Mirpur to BoR having this computerized land record service Center at the earliest. The general restriction on the public movement and the prolonged shut downs during COVID-19 pandemic phase creates additional pressure from diaspora to have alternative digital service deliver interfaces post COVID-19 realities also requires the traditional services transformation into digital services. In addition to address the public demand and regional disparity, it is technically and financially viable with overlapped technical support and cost optimization to add Mirpur and Hajira Tehsils in this project phase

**7. Capital Cost Estimates**

The cost estimates for revised scheme were made in June 2021.

|  |  |
| --- | --- |
| Local Rs. | **PKR. 538.031 Millions** |
| FEC | NIL |
| Total Rs. | **PKR. 538.031 Millions** |

**Basis of determining the capital cost be provided. It includes Study of pilot Phase, market survey, schedule rates, estimation on the basis of previous work done etc**

The costs were estimated on the following basis.

1. Study of Pilot Phase
2. Search on internet.
3. Market survey
4. Estimation on the basis of the previous work done

**Year wise/ Component wise Physical Activities**

|  |  |  |  |
| --- | --- | --- | --- |
| **Item** | **Unit** | **Year-1** | **Year-2** |
| **A.** Procurement of IT/ Non IT Equipment | Qty | Purchased & installed in 1st year of project execution(for Details see **Annexure-I** and **V**) |  |
| **B.** Recruitment of the Staff | -do- | Already done |  |
| **C.** Development/Deployment of Software and application | -do- | Software is developed and will be deployed with in 1st year of revised project execution. **See Annexure-II & VI.** | Support Services would continue till project completion |
| **D.** Operational Expenditures | -do- | Operational expenses will start during the 1st year of Project execution. **See Annexure-IV.** | Operational expenses will be made during the life cycle of the project.  **See Annexure-IV.** |
| **E.** Payment of Staff Salaries | -do- | Payment to project staff will be paid during the execution of 1st year of the project execution. **See Annexure-III.** | Payments will be paid during the life cycle of the project.  **Annexure-III.** |

**Year-Wise/Component wise Financial Phasing**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **S#** | **Heads** | **Total Cost** | **Exp.**  **Till 30/04/2021** | **Addl. Cost** | **Year 1**  **November**  **(2021-22)** | **Year 2**  **November**  **(2022-23)** | **Total Cost** |
| **1** | **IT Equipment** | 40.890 | 40.890 | 12.790 | 12.790 | 0.000 | 53.680 |
| **2** | **Licensed Software** | 23.672 | 0.000 | 45.168 | 68.840 | 0.000 | 68.840 |
| **3** | **Salaries** | 60.071 | 26.559 | 73.573 | 36.787 | 36.786 | 133.644 |
| **4** | **Operational Cost** | 32.664 | 18.642 | 18.427 | 16.224 | 16.224 | 51.091 |
| **5** | **Furniture & Fixtures** | 36.750 | 36.750 | 18.380 | 18.380 | 0.000 | 55.130 |
| **6** | **LRMIS Application (Data Entry & Customization)** | 131.768 | 100.535 | 28.193 | 35.771 | 23.675 | 159.961 |
| **6.1** | **Data Entry (Owners)** | 105.825 | 84.592 | 24.900 | 27.478 | 18.675 | 130.725 |
| **6.2** | **Software Customization**  **& Support Period** | 10.000 | 0.000 | 0.000 | 5.000 | 5.000 | 10.000 |
| **6.3** | **Pending payment pilot**  **phase (Data Entry &**  **Support Period)** | 15.943 | 15.943 | 3.293 | 3.293 | 0.000 | 19.236 |
| **7** | **Logistics** | 1.440 | 1.440 | 0.320 | 0.320 | 0.000 | 1.760 |
| **8** | **Deputation allowance** | 2.688 | 0.000 | 0.000 | 1.888 | 0.000 | 2.688 |
| **9** | **Advertisement** | 1.000 | 0.500 | 0.000 | 0.500 | 0.000 | 1.000 |
| **10** | **Contingency** | 6.300 | 3.000 | 3.937 | 3.619 | 3.618 | 10.237 |
|  | **Total** | **337.243** | **228.316** | **200.788** | **195.119** | **80.303** | **538.031** |

**8. Annual operating Cost**

|  |  |  |
| --- | --- | --- |
| **Sr #** | **Heads** | **Total Cost (PKR Millions)** |
| **1** | **Salaries** | **35.628** |
| **2** | **Electricity** | **1.400** |
| **3** | **Telephone** | **0.660** |
| **4** | **Internet Services** | **0.700** |
| **5** | **Stationary** | **0.500** |
| **6** | **POL** | **0.900** |
|  | **Total Cost** | **39.788 Millions** |

**Sustainability Mechanism**

The overall objective of the project was to facilitate board of revenue (BOR) to streamline an efficient and effective technology based solution to provide hassle free services to general public. In this context manual record of 396,000 owners of three tehsils (Hattian, Dheerkot & Dadyal) were digitized and kept in LRMIS application. A one window operation is introduced at the concerned centers for issuance of fards, mutations & shajra e nasab, hence reducing the provisioning time for applicants. The project has achieved almost all the tangible goals approved in the PC-1 of the scheme. The Digital service center has been established & all the IT equipment has been procured and delivered to concerned service centers. The Land record management information system (LRMIS Database) has been fully developed, matured and operational for almost a year now. Moreover, digitized land records now can be accessed online at land record web portal (www.ajkzameen.gok.pk) which would be beneficial in reducing the bribe culture and depicts true implementation of E- Governance.

This is a high stake change management project involving state of the art technological equipment and customized application software requiring highly educated and qualified technical staff with relevant skills and experience to keep the system operational and functional. Subsequently, Computerization of land record project in punjab was a landmark achievement, after successful implementation of the project the government has taken immediate steps for its sustainability, as this project is one of those where recurring expenses and technical assistance should be met in order to make this project functional. This project was a replication of Punjab model where Govt of Punjab established Punjab land record authority consisting of trained project staff in board of revenue under the direct supervision of SMBR to implement post project operations of automated tehsils. AJ&K IT Board strongly recommends the formation of AJ&K land record authority comprising of already trained project staff in Board of Revenue for successful implementation of post project operations of automated tehsils.

Furthermore, after the successful completion of the project AJ&K IT Board has initiated the case Vide Letter No. SIT/69/2019, dated 30-04-2019 for shifting of project staff on normal budget with Senior member board of revenue by making it as an AJ&K Land Record authority as successfully done in Punjab consisting of existing trained technical staff of the project in order to avoid any delay and continue the successful commissioning of services to the citizens.

Afterwards, finance department shifted the project posts on normal budget for smooth commissioning of services at digital service centers, hence same would be replicated for the said project.

**9. Demand and supply analysis**

T

The project is of public importance and extremely desired for improving the service delivery model for GoAJ&K through digitalization and materializing the smart governance vision of GoAJ&K. Being a high valued project for both public and GoAJ&K and also after successful execution of pilot phase, the public demand for extending this project is very high.

### **Project Analysis**

## **Financial**

* The Project would reduce time and cost of Transactions as most of the information will be ultimately available online.
* Computerized System provides the data mining for planning and taxation.

**Economic**

* All the government, private, social and civil Departments dealing with Land revenue, land titles, land holdings, land mortgage, land leasing in Tehsil District, will be served by the new system.
* All the government agencies dealing with civil litigations and adjudications will also be directly served by the system. Banks, NGO’s, Development Forums and government civil planning and administration bodies will benefit. All government sector employees will be trained and their skills enhanced during the implementation of this project.

**Social Benefits**

* All stake-holders in the land-based transactions and in similar business relationship with the revenue department would benefit from this project
* Land owners will be directly served by this project.
* Shamilat share of each owner will be instantly known through this system
* Sharjra Nasab can be easily maintained to help in resolving land disputes

**Technical**

Proposed System will increase the efficiency of The Land Revenue Department. Few Technical Benefits are mentioned below:

* E Pass Book
* Computerized *Fard Malkiat*
* Secure, reliable and accountable transactions.
* Real-time maintenance of records.
* Efficient and easy searching facilities

**Future Aspects / Benefits`**

In future, this project can serve as a model for digitalization of all the Departments. As digitization is extremely important these days, it will improve the efficiency and transparency of the systems and hence would reduce the problems faced by the citizens of AJ&K reduced most of the problems faced by the Citizens.

**10. Financial Plan & Mode of Financing**

The funds will be provided through ADP allocation of Information Technology Board GoAJK.

**11. Benefits of the Project & Analysis:**

Through LRMIS (Land Record Management and Information Systems), individuals will dispose of complex conventional land record system and some of the benefits are described as under.

1. Accessibility of all information online from anywhere in the world.
2. Issuance of Fard, Mutations and other land relevant documents with in short time.
3. Daily updation of record
4. Biometric information passage.
5. Checking Mutation status.
6. Mortgage of property.
7. Sharing of information electronically among all stakeholders.
8. To verify land title during its sale and registration of property.
9. Reduce rural poverty by providing access to capital in the banking sector.
10. Create investment opportunities in both rural and urban settings particularly in the housing sector with transparent and easily accessible record of land titles.
11. Provide a platform for access to all relevant services in the rural agricultural sector and thus bridge the digital divide.

An IT-enabled solution will prove to be very useful to transform the conventional land record / revenue management system into an efficient, easy-to-use, updatable, remotely accessible and above all practically applicable and in doing so, it can help a wide array of people associated with land record management in AJK. The AJK Information Technology Board understands the power of information and complexity of land record system and user / client need. For this purpose, a comprehensive “Computerization of Land Record” will be developed by combining technical, operational and domain expertise with proven approaches of analysis, planning, designing and implementation, to provide an effective solution.

**Justification for Execution unit/AJ&K Land Record Authority**

In compliance to the directives of the honorable Prime Minister AJK of AKCDC meeting held on 28th December, 2016 a meeting of Project Steering Committee was held on 11, January 2017 under the Chairmanship of Senior Member Board of Revenue to review progress of the Project. The meeting was attended by the Secretary IT, Commissioners, DC’s, AC’s and Tehsildars of all relevant district, IT Board officers alongside the CEO and Director of the Consultant Firm Ms/AOS.

During the meeting, the CEO of Consultant firm briefed the Forum that BOR Punjab observed the first success against the project when a separate Execution Unit was established under the direct supervision of the Senior Member Board of Revenue to look after all the operations of the project and maintain close coordination with Field Staff, BOR, Consultant and all other stakeholders. Currently, the said Execution Unit/Control Unit has been converted as Punjab Land Record Authority and is responsible of all the aspects of computerization of land record in Punjab. Subsequently, it is highly recommended that the same setup may be practiced here in AJK to make it a success story which is already proven in Punjab and followed by Sind and KPK provinces

The recommendation was discussed in detailed and finally it was decided by the Chair to establish a separate Central unit with essential staff having technical skills under Board of Revenue headed by SMBR in Phase II of this project if not possible in pilot project and the same would be shifted to the normal budget of AJK BOR.

**3:**Lately, As per direction of Honorable Prime Minster AJK a meeting was held under the Chairmanship of Worthy Chief Secretary GoAJK to overview the progress of the Project, the Secretary IT gave the detailed presentation to the Chief Secretary about the progress of the project. The Secretary -IT briefed the forum that the project has a national importance and very critical in nature and suggested that a proper control unit should be made which can perform all the operations of the project and maintain proper liaison with all the stakeholders and later be converted into AJ&K land record authority on a normal budget of Board of Revenue after the completion of the project and it is absolutely necessary for the sustainability of the system. The Chief Secretary directed to establish a full fledge Execution Unit under the direct supervision of SMBR on the pattern of Punjab province During the progression of the meeting following decisions have been made by Worthy Chief Secretary

**(Minutes reproduced as below).**

* The Chair directed to start working on second phase along with the establishment of control unit which is absolutely necessary in this regard and preliminary work may be completed to establish land record authority like PUNJAB province to manage post project operations.
* In the Second phase of PC-1 building infrastructure to establish the Service Centre’s should also be included.
* All the pending issues may be resolved and the pilot phase should be completed at the earliest possibility.

In compliance to the directions of 5th meeting of Azad Kashmir development working party AKDWP held for the FY 2016-17 under the chairmanship of ACS (Dev) on 09-02-2017. A question was raised regarding the sustainability of the project by the chair which shows that a need of control unit was also observed at that time but due to non-availability of resources it was decided that the control unit will be made in the second phase.

Keeping forgoing in view the Establishment of Execution Unit is mandatory in AJ&K and it would be responsible for technical implementation and monitoring of all the activities of the 11 tehsils and further 32 tehsils in future. This project was a replication of Punjab model where Govt. of Punjab established Punjab land record authority consists of existing Staff of the project in board of revenue under the direct supervision of SMBR to implement post project operations of automated tehsils. Execution unit later be converted as AJ&K Land Record Authority along with service centers The existing/ recurring trained technical staff of the Pilot Project would be shifted in Execution Unit for successful implementation of phase II which will reduce the overall operational cost of the project and execution would be done in a more systematic manner. After the completion of the project LRMIS will continue its valuable service for the citizens. To successfully carry out post project operations and for the sustainability of the system the trained staff of control unit and service centers later will be shifted to board of revenue by making a AJ&K land record authority as successfully done in Punjab.

**Operational Mechanism & functions of Execution Unit:**

**Location:** Muzaffarabad City (Separate Unit Rented Model)

Execution Unit is responsible for implementation of all technical & managerial parameters of the project and further performs all the functions regarding consultant after the completion of the project to ensure self-sustainability and would reduce the support services cost in future. This unit would be established under the direct supervision of Senior Member Board of Revenue & Director General IT Board would serve as the Project Director. Project Steering Committee ensures the timely implementation of all the concerned activities of the project. Execution unit is responsible for implementation of all activities at Service Centers.

|  |  |
| --- | --- |
| **Sr #** | **Functions & Responsibilities of Execution/Technical Unit** |
| **1** | To facilitate, coordinate & monitor all technical and managerial activities of the project |
| **2** | Establishment of mini data center for land records at execution unit and implementation of fail over clustering model in order to ensure data availability in occurrence of any natural disaster |
| **3** | Establishment of networking infrastructure using Centralized & Hybrid model involving latest Servers, Switches, Workstations, IP based cameras, Biometric security system, E Queue Management System at service centers & Execution Unit |
| **4** | Implementation of Run Time data Monitoring, data Replication & data recovery at Execution Unit |
| **5** | Establishment of Connectivity infrastructure for provisioning of Digital Services |
| **6** | Monitoring of Established technical infrastructure and rectification of issues |
| **7** | Attain advance technical training of LRMIS application & modules used for commissioning of services from the Consultant to attain complete self-sustainability after the completion of the project. |
| **8** | Commissioning of Digital Database LRMIS at Digital centers |
| **9** | Incorporation of Digital Mozas in Digital database through database queries at concerned centers & Execution Center |
| **10** | Daily up-dation of Web Portal [www.ajkzameen.gok.pk](http://www.ajkzameen.gok.pk) & Mobile application so that citizens can check their record online anywhere in the world. |
| **11** | To Provide Support service & further customization of LRMIS application after completion of the project |
| **12** | Maintain established infrastructure for provisioning of Digital Services to the citizens after successful implementation of the project & ensure timely provision of technical assistance to Service centers in order to avoid failure in near future |
| **13** | To ensure smooth commissioning of Computerized services at concerned service centers |
| **14** | Execution, Implementation and Monitoring of Digital Database for issuance of Computerized services |

**12. a) Implementation Schedule**

**Project will be started after its admin approval and it will take two years to complete**.

|  |  |  |
| --- | --- | --- |
| I. | NOC & Admin approval of the project | Completion by 1 week from approval. |
| II. | Preparation of RFP’s (Request for Proposal) for FS preparation, Hardware, Licensed Software, Networking Software development) | Completion by 3 weeks from approval. |
| III. | Hiring of Remaining 2 Centers Project Staff | Completion by one Month from approval From finance department |
| IV. | Publication of tenders IT & Non IT Equipment for Establishment of 2 digital service centers | Completion by 1 month from approval. |
| V. | Submission of Bids | Completion by 1½ months from approval. |
| VI. | Evaluation of Bids. | Completion by 2 months from approval. |
| VII. | Award of contracts. | Completion by 2 ½ months from approval. |
| VIII. | Procurement of Hardware & Development of Software Solutions for concerned districts kiosks. | Completion by 06 months from approval. |
| IX | Establishment of Digital Service centers along with provisioning of IT/Non IT equipment’s | Completion by 08 months from approval |
| XII | Issuance of Computerized land relevant documents | Commissioning of services after 09 months from approval |

The Project will be divided into the following major activities these activities may be performed sequentially or one activity can supersede another previous according to the requirements of the Project

**Implementation Mechanism**

**A**. **Constitution of Project Steering Committee (PSC):** For the management of the Project, a team of officers from revenue department, AJ&K Information Technology Board will be constituted. Detailed TOR,s of post are given in under “governance issues and strategy to resolve them” section.

**B. Formulation of Execution unit/Control Unit (CU):** This will include the Central unit staff and associated technical staff. It is important to note that CU is an Technical & administrative setup for the efficient and consultative technical management of the project activities and as such will bring no additional overheads as far as the cost of the project is concerned.

**C. Selection of Vendor for Software Support (Computerization of Land Record), Data Entry, Scanning Of Previous Records, Training, Testing & Rollout**

A firm will be selected through open/competitive bidding, for the implementation of LRMIS. The firm will be responsible for the entire development cycle of Computerization of Land Record (Development, Testing, Training and Rollout). In Addition to that, the firm will also be responsible for data entry and scanning of previous/legacy data, besides providing on-site maintenance support to be specified in tender document (RFP).

According to the data-conversion (data migration / digitalization) strategy the vendor (software solution provider) will perform data entry, perform document scanning, and build appropriate indexed in the document management system to bring existing data online.

***Note:***  If the software development Firm suggests major changes in required/ Existing List of Hardware, Networking and Software Requirements of the proposed System that effects the budgeting of the Project then PC-1 will be revised to accommodate the suggested changes.

**D. Media and Mass-Awareness Campaign**

A media campaign for promoting the LRMIS to be rolled-out under the proposed project. Keeping in view the importance of the project, the awareness campaign will develop a clear perception, understanding and familiarity of how the target masses may get benefits out of the proposed Computerization of Land Record. Since the project is being taken up on the special directive of the Prime Minister following objectives will have to be kept in mind.

* Establish the fact that the Computerization of Land Record will offer services to the advantage of local Citizens
* Familiarize the audiences with the use, and ease of system
* Educate and train the target audience on how to use the offered Services
* To minimize the resistance among the target audience against the change of operations.
* To ensure that maximum audience will get benefit of the awareness campaign, the media will be selected on the following criteria:

**E. Legal Consultancy Firm**

The services of a legal consultancy firm will be hired to prepare a draft to implement legislative changes in light of newly designed business process and validation / authentication of the documents generated through the new system. The legal consultancy firm will also be responsible for preparation of contract and all legal documentation.

**F. Vendor for Provision of Basic IT Training**

The selected vendor(s) for training will be responsible for the providing training to the Land Revenue Officers and officials on basic IT skills, office productivity suite and Email collaboration suite.

**Note:** The implementation of the project will be done as per the rules and regulations of the Government AJK for tendering/ contracting and hiring.

**G. Service Centers**

The project will be providing services in each tehsil Service Centre and would be established in each District. These Kiosks, serving as Citizen Service Centre, will be the key to the successful implementation of the project. In due course of tie, these centers will become the centre points of all sorts of services and information dissemination centers for the Revenue Department in the areas specified.

Offices of all the concerned revenue staff will be located at this Service Center to facilitate the general public. Each Kiosk will accommodate Revenue Staff including *Tehsildar*, *Girdawars*, and *Patwaris* along with the technical staff and equipment’s. This Kiosk will also have ample seating capacity in the waiting area for general public.

**H. Computer and Network facilities**

It is proposed to establish a network at Kiosk. Moreover DSL Internet connections are also proposed subject to the availability of DSL connection.

**I. Hosting of public Portal:** The hosting of information which is of public nature will be done on third party servers

**J. Internal Portal:** It will be hosted on internal web server for efficient and secure access to Computerization of Land Record already deployed in Phase 1 (www.ajkzameen.gok.pk)

**K. Computerization of Land Record**

Computerization of Land Record will be the core system to be implemented under the proposed project and will be mainly focused on the automation/computerization of business processes of *Patwari’sBasta* (a set of register). The proposed system will require scanning and digitization of previous records and maps data entry of records. GIS development (linking of maps with data) will also be carried out to GIS-enable the system.

The system will aim at maintaining database with information which presently exists with a *patwari* of a Revenue Estate

The 24 registers carried in a *Patwari’sBasta* include:

|  |  |  |  |
| --- | --- | --- | --- |
| 1 | Register Haqdaraan-e-Zamin | 25 | Field Book |
| 2 | Shajrah-e-Nasab and Shajrah-e-Khishtawar | 22 | RoznamchaWaqaati |
| 3 | Wajib-ul-Arz | 27 | RoznamachKarguzari |
| 4 | Index Survey/Khasara Number | 30 | RoznamchaHidayati |
| 5 | Index Radeef-Var-Malikan | 31 | RoznamchaPartal |
| 6 | FardBadr | 33 | Reporting & Printing Gardawari   * Complete Register * Specific Khasra Number |
| 7 | Note PartaalKanungo | 35 | Roznamcha Kiosk |
| 8 | Note Partaal Revenue Officer | 41 | Reporting & Printing ShajraNasab   * Complete Regsiter * Single Family |
| 9 | Certificate last Attestation | 44 | Reporting & Printing Haqdaraan-e-Zameen   * Complete Register * FardMukamalKhewat * Farad JuzwiKhewat * Fard Wahid Malik Wahid Khewat * Fardwhahid Malik MukamalMauza * Fard Wahid Malik JuzwiHissa * Mukamal Malik MukamalHissa * Mukamal Malik JuzwiHissa |
| 10 | Register intiqaalat | 45 | Reporting & Printing Intiqaalat   * Complete Register * Copy of Intiqalat |
| 11 | Register Gardawari | 48 | Reporting & Printing WajbulArz   * Complete Mauza * Specific Serial Number |
| 12 | Register Tagayarat-e-Kasht | 49 | Reporting & Printing Field Book   * Complete Mauza * Specific Khasra |

|  |  |  |  |
| --- | --- | --- | --- |
| **1-Baye i-**  **ii-**  **iii-**  **iv-**  **v-**  **vi-**  **vii-** | Entire ownership holding | **Hibba** | Entire ownership holding |
| Entire share | Entire share |
| Partial share | Partial share |
| Whole field (number) | Whole field (number) |
| Partial field (Number) | Partial field (number) |
| Complete share of partial ownership holding | Complete share of partial ownership holding |
| Partial share of partial ownership holding | Partial share of partial ownership holding |
| **2-Warasat** | Entire share |  |  |
| **a.**  **Rehni-**  **ii-**  **iii-**  **iv-**  **v-**  **vi-**  **vii-** | Entire ownership holding | **Fakk-ur-Rehn** | Entire ownership holding |
| Entire share | Entire share |
| Partial share | Partial share |
| Whole field (number) | Whole field (number) |
| Partial field (number) | Partial field (number) |
| Complete share of partial ownership holding | Complete share of partial ownership holding |
| Partial share of partial ownership holding | Partial share of partial ownership holding |
| **b-ArdRehn** | Entire ownership holding |  |  |
| **c-FakkArdRehn** | Entire ownership holding | **Tabadla** | Entire ownership holding |
| Entire share | Entire share |
| Partial share | Partial share |
| Whole field (number) | Whole field (number) |
|  | Partial field (number) |
| **d-Patta** | Entire ownership holding | **FakkPatta** | Entire ownership holding |
| Entire share | Entire share |
| Partial share | Partial share |
| Whole field (number) | Whole field (number) |
| Partial field (number) | Partial field (number) |
| **e-Taqseem** | Entire ownership holding |  |  |
| **f-SehatWarasat** | Entire ownership holding | **BayeHaqMurtahini** | Entire ownership holding |
| Entire share | Entire share |
| Partial share | Partial share |
| Whole field (number) | Complete share of partial ownership holding |
|  |  |
| Partial field (number) | Partial share of partial ownership holding |

|  |  |  |  |
| --- | --- | --- | --- |
|  | Complete share of partial ownership holding |  |  |
| Partial share of partial ownership holding |  |
| **3-Atai HaqooqMalkiat** | Entire share | **ZabtiHaqooqMalkiat** | Partial field (number) |
| Whole field (number) | Entire ownership holding |
| **4-Bay MehfoozgiRehn** | Entire share | **Istaqrar-e-Haq** | Partial share |
| Partial share | Whole field (number) |
| Complete share of partial ownership holding | Partial field (number) |
| Partial share of partial ownership holding | Complete share of partial ownership holding |
| Entire ownership holding | Partial share of partial ownership holding |
| **5-Fakk-ur-Rehn Takmili** | Entire share | **Tarak-e- HaqooqDakheelkari** | Entire share |
| Partial share |  | Partial share |
| Whole field (number) |  | Partial share |
| Partial field (number) |  | Whole field (number) |
| Complete share of partial ownership holding |  | Partial field (number |
| Partial share of partial ownership holding |  | Complete share of partial ownership holding |
| Partial share of partial ownership holding | **Bay BaariyaHaqShufa**  **Dastbardari** | Partial share of partial ownership holding |
| **6-Hibba**  **MehfoozgiRehn** | Entire share | **Dastbardari** | Entire share |
| Partial share |
| Partial share | Whole field (number) |
| Whole field (number) | Partial field (number) |

|  |  |  |  |
| --- | --- | --- | --- |
|  | Partial field (number) |  | Complete share of partial ownership holding |
| Complete share of partial ownership holding | Partial share of partial ownership holding |
| Partial share of partial ownership holding | Entire share |
| Entire ownership holding |
| **7-Waqf Nama** | Entire ownership holding | **Ishtrak** | Entire share |
| **8-Kaimi Mutawalli** | Entire share | **SehatRaqba** |  |
| Partial share | **Ba SeeghaMalguzari** |  |
| Whole field (number) | **Muzariat** |  |
| Partial field (number) |  |  |
| Complete share of partial ownership holding |  |  |
| Partial share of partial ownership holding |  |  |

Note: ***Jamabandi*** (Register of Record of Rights) is the basic document in land revenue system. Its photocopies will be required by the data entry operators because the original registers will remain in the custody of *Patwari* so that their work is not hampered. Its main copy will be printed for *patwari’s* record..

**L. Business Process Options**

The objective of this proposed project is to computerize current business process of Land Records and to get the electronically generated *Fard* on the exact same footing as is decided by the revenue offices in the field today i.e. combining the information from the *Zer-e-Kar* register, *Haqdaran-e-Zameen* and the Register of *DakhilKharij*.

**M. Legal Framework:** Legal Proposals / amendments would be required to finalize the land transaction processes. Since this project is being undertaken on Prime Minister’s directive, therefore legal processes are already being undertaken by Revenue Department separately / simultaneously.

The Revenue Department may consider the following options for Business Process Re-engineering (BPR) during the course of implementation of the project, which would be only finalized after the legal proposal is formulated and the legal / procedural amendments are approved by the competent authority.

**N. Mutation:** Option to keep *Charsala* Process and maintain the mutation entries in Register *Dakhil*-e-*Kharij* OR to perform mutations directly into the Register *Haqdaran*-e-*Zameen* and thereby eliminating any need for *Charsala* compiling of Registers.

* **Capture of Owner’s Personal Information:** Option to capture fingerprint biometric information and the photographs capture of the owners into database for future verification of the owner.
* **Verification of Owner:** Option to automate the verification of the owner information from the existing biometrics database OR through NADARA ID card information OR through the subjective assessment of the revenue officers as is done presently under the prevailing laws
* **Integration with NADRA:** Option to integrate with the NADRA ID Card system.
* **Printing of *Fard* Documents:** Parameterized option on the printing of *Fard* documents i.e. whether it should be a free for some period and then chargeable with reasonable amount of fee for all printing and distribution of *fard* documents OR whether one person should only be allowed to take a certain number of *Fard* in a day OR whether different people should be allowed to take out as many *Fard* of a *Khewat* as desired etc.

**P. Details of Logistics**

Service centers would be established in different tehsils of AJ&K. The staff deputed on the project will require extensive traveling for which they need to be facilitated. Vehicles are required to manage all activities of the project

* Establishment of service centers
* Monitoring of service centers
* System Breakdown
* Trainings at service centers
* Mobility of Project Staff

1. **Result Based Monitoring (RBM) Indicators**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **No** | **Input** | **Output** | **Outcome** | | **Targeted Impact** |
| Baseline Indicator | Targets after Completion of Project |
| 1 | Hiring of Staff | 80 Positions | 04 no of staff positions with staff carried forward form pilot phase | 80 Trained staff | Implementation of  E-Governance policy of the government. |
| 2 | Execution Unit for technical & managerial Implementation | AJ&k Land Record Authority | Small Management unit established | Execution Unit  establishment | Responsible for the Implementation, Monitoring & Sustainability of the project. Responsible for provision of Support services to all Service centers. All anomalies would be removed. |
|  | Procurement of IT Equipment | 450 IT items would be procured | 133 items already installed in established 3 service centers of pilot phase | 450 IT items procured | Responsible for computerized service delivery |
|  | Procurement of Non-IT Equipment | 444 items would be procured | 150 items already procured for 3 service centers of pilot phase | 444 Non-IT items procured | Service center establishment |
| 3 | Establishment of Digital Service centers | 10 Digital Service centers | 03 Digital centers already established | 10 Centers | One Window facilitation for Citizens |
| 3 | Manual Data of 1,050,000 Owners | Computerized data of 1,050,000 owners | 396,096 Computerized owners | 1,050,000  Digitized Data | Digitized Documents such as Fard, Mutations Shajra e nasab for public.  Digital facilitation for the citizens. |
| 6 | Training | 80 trained staff | 29 Trained staff in pilot phase | Trained staff | Efficient Service delivery |

**Roles & Responsibilities of IT Board & Board of Revenue**

|  |  |
| --- | --- |
| **Information Technology Board** | **Board of Revenue** |
| Preparation of PC-I & after getting approval Implementation of PC-I | Provision of Manual Record |
| Preparation of RFP’s and selection of Vendors for Scanning, indexing, Data Entry & Verification of Owners in LRMIS Application & procurement of Technical equipment. | Verification of Record after digitization |
| Establishment of Digital Service centers at concerned tehsils | Meetings of Project Steering Committee headed by Worthy SMBR for implementation of activities |
| Hiring of Project Staff |  |
| Implementation & Monitoring of all project activities through Execution Unit for successful commissioning of Computerized services to the citizens of the state |  |

**Key Performance Indicators**

The key performance indicators (KPIs) for measuring Project success and enhance the performance of the Land Revenue Department are mentioned below:

* Computerized *Fard Malkiat*
* Constant update of record
* Computerized procedures
* *Shamilat* share of each owner will be known instantly
* *Fardbadar* update *Girdwari*
* Maintenance of *ShajraNasab*
* Secure, Reliable and accountable transactions
* Real-time maintenance of record
* Conclusiveness of the land registration system
* Provision of verified record for banks
* Considerable increase in user satisfaction following the introduction of the new land registration procedures;
* Decreasing number of fraudulent land transactions due to the integrated nature of the recording system (e.g. connecting the deed system with the Revenue Record);
* Significant increase in the use of land as collateral for loans in participation areas;
* Significant reduction of transaction costs on land-related deals.

**13. Management Structure & Manpower Requirement**

The meeting against the captioned project was held under the chairmanship of Secretary IT/Tourism/Information at his office chamber on 5th November 2019 as per directions of AKDWP held on 13th September 2019. The agenda of the meeting was to review the issues hindering the commissioning of Phase II & finalize the positions required for smooth operations of phase II.

Decision of the minutes are reproduced below.

|  |  |  |
| --- | --- | --- |
| Sr.# | **Agenda Items** | **Decisions** |
| 1. | **Staff positions of phase II**  DG IT Board briefed the forum that staff positions are already on a lower side in comparison to workload at existing centers. Total number of owners may exceeds 900,000 and it would be a gigantic task to digitize this huge number with limited resources. He further said that phase II is designed in order to increase efficiency of service delivery at required centers. Chief IT P&DD also acknowledged and said that he personally visited service center Dadyal and appreciated the quality of services being rendered to the general public and recommended that IT board should build in house capability for rectification of technical issues.  Afterwards, Additional Secretary development finance department commended the successful commissioning of automated services at concerned centers but briefed the forum that 74 no of staff position should be rationalized. | It was decided by the forum that  **1.** One post of Application developer and Accountant be deleted  **2.** Instead of 24 number of Data Entry Operators 18 would be provided, hence 6 Data Entry Operators be deleted.  **3.** **Following Posts of**  **Manager Operations**  **Coordinator**  **Driver**  **Peon for Execution Unit will be carried forward along with the staff from pilot phase and hence be deleted from PC-I of pilot phase before submission to next AKDWP for provisioning of salaries**.   |  |  |  |  | | --- | --- | --- | --- | | **Execution unit** | | | | | **S#** | **Description** | **Qty.** | **BPS** | | 1 | Manager Operations | 1 | 18 | | 2 | Software Developer | 1 | 17 | | 3 | Web Developer | 1 | 17 | | 5 | Coordinator | 1 | 18 | | 6 | Data Entry operator | 1 | 12 | | 7 | Driver | 1 | 04 | | 8 | Peon | 1 | 01 | |  | Total |  | 07 | | **Staff of 8 Service Centers** | | | | | 1 | System Engineer | 8 | 17 | | 2 | Tehsildar | 8 | 16 | | 3 | Data Entry Operators | 18 | 12 | | 4 | Patwaris | 8 | 09 | | 5 | Office boy | 8 | 01 | | 6 | Guards | 8 | 01 | |  | Total |  | 58 |   **Positions = 65**  **Carried Forward from pilot phase = 4** |
| 2 | Deputation Allowance | It was decided that 20% of the basic pay not exceeding PKR 12000 per month of deputed staff would be provided in terms of deputation allowance. |

**Composition of LRMIS**

**It consists of**

1. **Execution Unit/Technical Unit (Centralized model responsible for implementation, customization, monitoring & linkage of LRMIS Database)**

**B. Service Centers (Operates under Execution Unit)**

**Description of Staff Positions**

|  |  |  |  |
| --- | --- | --- | --- |
| **Execution unit/Technical Unit** | | | |
| **S#** | **Description** | **Qty.** | **BPS** |
| 1 | Manager Operations | 1 | 18 |
| 2 | Software Developer | 1 | 17 |
| 3 | Web Developer | 1 | 17 |
| 4 | Coordinator | 1 | 18 |
| 5 | Data Entry operator | 1 | 12 |
| 6 | Driver | 1 | 04 |
| 7 | Peon | 1 | 01 |
| **A** | **Total Staff** | **07** | |
| **Staff of 8 Service Centers** | | | |
| 1 | System Engineer | 8 | 17 |
| 2 | Tehsildar | 8 | 16 |
| 3 | Data Entry Operator | 18 | 12 |
| 4 | Patwaris | 8 | 09 |
| 5 | Office boy | 8 | 01 |
| 6 | Guards | 8 | 01 |
| **B** | **Total Staff** | **58** | |
| **C** | **Grand Total A+B = 07+58** | **65** | |

**Following 04 Posts are carried forward from pilot phase along with the staff in phase II**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **Pilot Phase** | | **Phase II** | |
| **Sr #** | **Designation** | **Pay Scale** | **Designation** | **Pay Scale** |
| 1 | Manager Operations | Lump Sum | Manager Operations | 18 |
| 2 | Coordinator | 18 | Coordinator | 18 |
| 3 | Driver | Lump Sum | Driver | 04 |
| 4 | Peon | 01 | Peon | 01 |

**Execution Unit/Technical Unit staff 07**

**Service Centers Staff 58**

**Total Staff 65**

Manager operations (Bps 18) is a technical post (see approved Qualification & ToRs at Page # 48, 49) .This is a major post based in Execution Unit/technical Unit (see page # 14 & 15) which would remain there until implementation of Computerization in whole of AJ&K and it is already shifted/carry forwarded after successful completion of pilot phase in Phase 2. Moreover, after completion the said post would be shifted along with other staff of Execution Unit/technical Unit to normal budget for successful execution of Post Project operations. This post act as a head of the project alongside implementation of technical parameters it is also responsible for maintaining coordination/Liasion with multiple field offices therefore, it is recommended that Nomenclature of Manager Operations (Bps 18) may be replaced With Deputy Director Technical (Bps 18).

|  |  |  |
| --- | --- | --- |
| Sr.# | Existing Nomenclature | New Nomenclature |
| 1. | Manager Operations Bps 18 | Deputy Director Technical Bps 18 |

**Additional Staff Required for 2 Centers**

|  |  |  |  |
| --- | --- | --- | --- |
| **Staff of 2 Service Centers** | | | |
| 1 | System Engineer | 2 | 17 |
| 2 | Tehsildar | 2 | 16 |
| 3 | Data Entry Operator | 5 | 12 |
| 4 | Patwaris | 2 | 09 |
| 5 | Office boy | 2 | 01 |
| 6 | Guards | 2 | 01 |
| **D** | **Total Staff** | **15** | |
| **E** | **Total Revised Staff (C + D = 65 + 15)** | **80** | |

**14. Additional Decisions required to maximize socio-economic benefits from the**

**Proposed project**

**Governance Issues and Strategy to resolve them**

**Project Steering Committee (PSC)** for the purpose of execution of the project and to oversee the implementation will be constituted which will have the following composition.

* Senior Member Board of Revenue Chairman
* Secretary IT Member
* Director General IT Board Member/Secretary
* Director Technical IT Board Member
* Manager Operations Member

**Frequency of Meeting:** The committee will meet at least once in a month to review the progress.

**Justification for PSC:** As the project of computerization of land records, wherever started, are still in the infancy phases and have not matured fully, PSC will act as major forum to give direction to the program after carefully monitoring the progress of the project and similar projects elsewhere within the State.

**The Terms of Reference (TORS) Of the Steering Committee**

* Review the overall progress and provide strategic lead to implementation of the Project
* Validated progress & evaluate, prioritize all proposals received from the Central unit using criteria
* Consistency with the project output
* Feasibility and possibility of completion.

Any other action / decision for smooth implementation of the project and achieving the objectives

**Certified that the project proposal Computerization of Land Record in AJ&K Phase II has been prepared on the basis of instructions provided by the Planning Commission for the preparation of PC-I for Infrastructure sector projects**

**Prepared by :**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Engr. Nauman Peerzada**

**Manager Operations LRMIS**

Phone # 05822-920132

**Checked by : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Mohammad Asim Khan**

**Director (Technical)**

AJK Information Technology Board

Phone # 05822-920176

**Verified By:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Dr. Khalid Rafique**

**Director General**

AJK Information Technology Board

Phone # 05822-920122

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Approved by 1: Midhat Shehzad**

**Secretary Information Technology**

Azad Govt. of the State of Jammu & Kashmir

Phone # 05822-921286

**Approved by 2 :**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Ehsaan Khalid Kiani**

**Senior Member Board of Revenue,**

Azad Govt. of the State of Jammu & Kashmir

Muzaffarabad

05822-921412

**Summary of total cost**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **S#** | **Heads** | **One Service Center Cost** | **Eight Service Centers Cost** | **Exe**  **unit** | **LRMIS Application Data Entry & Customization** | **Total Cost** | **Exp.**  **Till**  **30/04**  **/2021** | **Addl. Cost Required** | **Total Revised Cost** |
| **1** | **IT Equipment** | 4.380 | 35.040 | 5.850 |  | **40.890** | **40.890** | **12.790** | **53.680** |
| **2** | **Licensed Software** | 2.634 | 21.072 | 2.600 |  | **23.672** | **0.000** | **45.168** | **68.840** |
| **3** | **Salaries** | 6.284 | 50.272 | 9.799 |  | **60.071** | **26.559** | **73.573** | **133.644** |
| **4** | **Operational Cost** | 3.000 | 24.000 | 8.664 |  | **32.664** | **18.642** | **18.427** | **51.091** |
| **5** | **Furniture & Fixtures** | 4.159 | 33.272 | 3.478 |  | **36.750** | **36.750** | **18.380** | **55.130** |
| **6** | **LRMIS Application (Data Entry & Customization)** | ---- | ---- |  | 131.768 | **131.768** | **100.535** | **28.193** | **159.961** |
| **6.1** | **Data Entry (Owners)** | ---- | ---- |  | 105.825 |  | **84.592** | **24.900** |  |
| **6.2** | **Software Customization & Support Period** | ---- | ---- |  | 10.000 |  | **0.000** | **0.000** |  |
| **6.3** | **Pending payment Pilot Phase** |  | | | 3.2931 |  | **3.293** | **3.293** |  |
| 12.650 |  | **12.650** |  |  |
| **7** | **Logistics** |  |  |  |  | **1.440** | **1.440** | **0.320** | **1.760** |
| **8** | **Deputation Allowance** | ---- | ---- |  |  | **2.688** | **0.000** | **0.000** | **2.688** |
| **9** | **Advertisement** |  |  |  |  | **1.000** | **0.500** | **0.000** | **1.000** |
| **10** | **Contingency** | ---- | ---- |  |  | **6.300** | **3.000** | **3.937** | **10.237** |
|  | **Total** | **20.457** | **163.656** | **30.391** | **131.768** | **337.243** | **228.316** | **184.544** | **538.031** |

**Annexure A**

**IT Equipment (HARDWARE)**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| S.# | **Item Description** | **Unit Price (M)** | **Qty**  **Per Service Center** | **Per Service Center Cost** | **Eight Service Centers Cost** | **Execution Unit** | | **Total**  **(Million)** | | **EXP.**  **Till**  **09/21** | **Addl. Cost**  **required** | | | **Total**  **Rev. Cost**  **(M)** |
| **Qty** | **Cost** | **Qty** | **Cost** | **Qy** | **Unit Price** | **Rev.**  **Cost** |
| **Servers Machines** | | | | | | | | | | | | | | |
| 1 | Main Database Rack Server High Capacity (Intel Xeon 12 core Processors 2.1 GHz or higher with turbo boost upto 3.00 Ghz or higher 256 GB RAM DDR4 900X4 SAS Hard Disk 15KRPM HD Gigabit LAN, Backup External Hard drive upto 4TB Redundant Power Supply, 8 Micro USB Ports 17” LCD or higher | 1.200 | 1 | 1.200 | 9.600 | 0 | 0.000 | 8 | 9.600 | 9.600 | 2 | 1.700 | 3.400 | 13.00 |
| 2 | Main Database Rack Server High Capacity (Intel Xeon 12 core Processors 2.1 GHz or higher with turbo boost upto 3.00 Ghz or higher 256 GB RAM DDR4 900X4 SAS Hard Disk 15KRPM HD Gigabit LAN, Backup External Hard drive upto 4TB Redundant Power Supply, 8 Micro USB Ports with KVM Switch or higher | 1.200 | 1 | 1.200 | 9.600 | 0 | 0.000 | 8 | 9.600 | 9.600 | 2 | 1.700 | 3.400 | 13.00 |
| 3 | Main Database Rack Server High Capacity (Intel Xeon 12 core Processors 2.1 GHz or higher with turbo boost upto 3.00 Ghz or higher 256 GB RAM DDR4 900X4 SAS Hard Disk 15KRPM HD Gigabit LAN, Backup External Hard drive upto 4TB Redundant Power Supply, 8 Micro USB Ports LED 17” or higher | 1.200 | 0 | 0.000 | 0.000 | 02 | 2.400 | 2 | 2.400 | 2.400 | 0 | 0.000 | 0.000 | 2.400 |
| **Desktop PCs & Laptops** | | | | | | | | | | | | | | |
| 4 | Desktop PCs ((Branded with 17 ‘’ LCD, (IBM, Dell, HP, Acer) Processor: Intel Xeon quad Core(TM) I 5 08 th generation Processor 2.6GHZ with turbo boost upto 4.10 12 MB L3 Cache RAM : 08 GB GB DDR4 with extra memory slots 2TB Hard disk Raid or higher 64 bit Licensed windows 10 | 0.120 | 6 | 0.720 | 5.760 | 0 | 0.000 | 48 | 5.760 | 5.760 | 12 | 0.160 | 1.920 | 7.680 |
| 5 | Server Racks | 0.100 | 1 | 0.100 | 0.800 | 01 | 0.100 | 9 | 0.900 | 0.900 | 2 | 0.170 | 0.340 | 1.240 |
| 6 | Desktops for Execution/Centralized Unit | 0.120 | 0 | 0.000 | 0.000 | 05 | 0.600 | 5 | 0.600 | 0.600 | 0 | 0.000 | 0.000 | 0.600 |
| 7 | Laptop Computers (HP, Dell, ACER) Processor: Intel(R) Quad Core I 7 08th generation 2.00Ghz with turbo boost upto 4.10 12 MB L3 Cache, RAM : 08GB DDR4 with extra memory slots SDRAM Memory Hard Drive: 2 TB HD (5400RPM) RAID Hard Drive or higher | 0.150 | 0 | 0.000 | 0.000 |  | 1.200 | 8 | 1.200 | 1.200 | 0 | 0.000 | 0.000 | 1.200 |
| **Printers, Scanners & Other Equipment** | | | | | | | | | | | | | | |
| 7 | HP Laser jet pro M402n (For Service Centers)(Print Speed up to 40 ppm, Resolution | 0.050 | 3 | 0.150 | 1.200 | 0 | 0.000 | 24 | 1.200 | 1.200 | 6 | 0.060 | 0.360 | 1.560 |
| 8 | Printer for Execution/Centralized Unit | 0.050 |  | 0.000 | 0.000 | 02 | 0.100 | 2 | 0.100 | 0.100 | 0 | 0.000 | 0.000 | 0.100 |
| 9 | Photocopier Machine | 0.080 | 1 | 0.080 | 0.640 | 01 | 0.080 | 9 | 0.720 | 0.720 | 2 | 0.430 | 0.860 | 1.580 |
| 10 | DSLR Camera UHD | 0.300 | 0 | 0.000 | 0.000 | 01 | 0.300 | 1 | 0.300 | 0.300 | 0 | 0.000 | 0.000 | 0.300 |
| 11 | UPS 05 KVA(Triplett, APC,MGE) | 0.120 | 1 | 0.120 | 0.960 | 01 | 0.120 | 9 | 1.080 | 1.080 | 2 | 0.375 | 0.750 | 1.830 |
| 12 | Legal Size Paper Scanner | 0.045 | 1 | 0.045 | 0.360 | 01 | 0.045 | 9 | 0.405 | 0.405 | 2 | 0.050 | 0.100 | 0.505 |
| 13 | URU Biometric Scanner | 0.020 | 4 | 0.080 | 0.640 | 0 | 0.000 | 32 | 0.640 | 0.640 | 8 | 0.020 | 0.160 | 0.800 |
| 14 | Biometric Security System with glass for server room | 0.080 | 1 | 0.080 | 0.640 | 01 | 0.080 | 9 | 0.720 | 0.720 | 2 | 0.130 | 0.260 | 0.980 |
| 15 | LED 40 Inches for monitoring of Centers | 0.125 |  | 0.000 | 0.000 | 02 | 0.250 | 2 | 0.250 | 0.250 | 0 | 0.000 | 0.000 | 0.250 |
| 15 | IP-Based Security Cams (8 Channels) with Day Night vision +1TB HD + 32" LED + usb ports+1920+1080 full HD | 0.175 | 1 | 0.175 | 1.400 | 01 | 0.175 | 9 | 1.575 | 1.575 | 2 | 0.200 | 0.400 | 1.975 |
| 16 | External hard disk 3 Terabyte or higher | 0.030 | 1 | 0.030 | 0.240 | 02 | 0.060 | 10 | 0.300 | 0.300 | 2 | 0.030 | 0.060 | 0.360 |
| 17 | Web Cams | 0.020 | 4 | 0.080 | 0.640 | 0 | 0.000 | 32 | 0.640 | 0.640 | 8 | 0.020 | 0.160 | 0.800 |
| **LAN Nodes & Other Related Equipment** | | | | | | | | | | | | | | |
| 18 | LAN Setup (Cabling + Civil wok) | 0.100 | 1 | 0.100 | 0.800 | 01 | 0.100 | 9 | 0.900 | 0.900 | 2 | 0.100 | 0.200 | 1.100 |
| 19 | Network adapter for fail over clustering | 0.020 | 1 | 0.020 | 0.160 | 01 | 0.020 | 9 | 0.180 | 0.180 | 2 | 0.020 | 0.040 | 0.220 |
| 20 | Patch Panel | 0.050 | 1 | 0.050 | 0.400 | 01 | 0.050 | 9 | 0.450 | 0.450 | 2 | 0.050 | 0.100 | 0.550 |
| 21 | 4-U Data Cabinets | 0.050 | 1 | 0.050 | 0.400 | 01 | 0.050 | 9 | 0.450 | 0.450 | 2 | 0.020 | 0.040 | 0.490 |
| 22 | Voltage satbilizer 15000 watts or above | 0.020 | 1 | 0.020 | 0.160 | 02 | 0.040 | 10 | 0.200 | 0.200 | 2 | 0.040 | 0.080 | 0.280 |
| 23 | 24-port 10 / 100 Network Switch | 0.080 | 1 | 0.080 | 0.640 | 01 | 0.080 | 9 | 0.720 | 0.720 | 2 | 0.080 | 0.160 | 0.880 |
|  | Total (In Millions) |  |  | 4.380 | 35.040 |  | 5.850 |  | 40.890 | 40.890 |  |  | 12.790 | 53.680 |

|  |  |  |
| --- | --- | --- |
| **Sr#** | **Item** | **Justification** |
| 1 | Main Database Server | Data regarding land owners would be kept in Land record management information system (LRMIS) application which is responsible for issuance of land relevant documents (Inteqaal, Fard, Shajra e nasab)  LRMIS application would be functional on Data Base Servers |
| 2 | Backup Database Server | Fail over clustering model will be used in service centers in any natural disaster which requires back up server of same specifications as of Main database server.  Due to connectivity issues at tehsil level at present local hosting of application would be used which will further transforms into centralized model |
| 3 | Web Server | AJ&K land record web portal ([www.ajkzameen.gok.pk](http://www.ajkzameen.gok.pk)) would be operational at web server and requires daily up dation of land owners data.  Owners can access their data online at said portal worldwide |
| 4 | Desktops | Workstations are required by the service center staff to access the LRMIS application for issuance of Documents |
| 5 | Server Racks | A server rack is required to hold and organize IT equipment’s installed at service centers. |
| 6 | Desktops for execution unit | Desktops are necessary items in a working atmosphere. Technical officers would use it for completion of their assigned tasks |
| 7 | Laptops | Mobile workstations are indispensable for successful implementation of project activities |
| 8 | Printers | Printers would be used for issuance of (Inteqaal, Fard, Shajra e nasab) |
| 9 | Photocopier | One photocopier is required at centers for copying of documents in order to save the external cost |

**Distribution List for Laptops**

|  |  |  |
| --- | --- | --- |
| **Sr #** | **Designation** | **Quantity** |
| **1** | Manager Operations Technical | 01 |
| **2** | Software/Application Developer | 01 |
| **3** | Web Developer | 01 |
| **4** | Coordinator | 01 |
| **5** | Execution Unit for [www.ajkzameen.gok.pk](http://www.ajkzameen.gok.pk) updation | 01 |
| **6** | IT Board | 02 |
| **7** | Board of Revenue | 01 |
| **8** | **Total Quantity** | **08** |

**Detail of Already procured it equipment**

|  |  |
| --- | --- |
| **Item Description** | **Quantity** |
| Main Database Rack Server High Capacity (Intel octa core Processors 3.6x GHz or higher with turbo boost 256 GB RAM, 3 Tera Bytes RAID HD Gigabit LAN, Tape Backup with 5 cartridges, Redundant Power Supply, 8 Micro USB Ports 17” LCD | 08 |
| Main Database Rack Server High Capacity (Intel octa core Processors 3.6x GHz or higher with turbo boost 256 GB RAM, 3 Tera Bytes RAID HD Gigabit LAN, Tape Backup with 5 cartridges, Redundant Power Supply, 8 Micro USB Ports 17” LCD | 08 |
| Main Database Rack Server High Capacity (Intel octa core Processors 3.6x GHz or higher with turbo boost 256 GB RAM, 3 Tera Bytes RAID HD Gigabit LAN, Tape Backup with 5 cartridges, Redundant Power Supply, 8 Micro USB Ports | 02 |
| Desktop PCs ((Branded with 17 ‘’ LCD, (IBM, Dell, HP, Acer) Processor: Intel Xeon quad Core(TM) I 5 08 th generation Processor, 3.9 GHz,6M,1333FSB RAM : 16 GB 1TBd NECC Dual Channel DDR3 | 48 |
| Server Racks | 09 |
| Desktops for Execution/Centralized Unit | 08 |
| Laptop Computers (HP, Dell, ACER) Processor: Intel(R) Quad Core I 7, 3.9GHz, 9 MB L2 Cache, 1066MHz FSB RAM : 16GB DDR3 SDRAM Memory Hard Drive: 1 TB HD (5400RPM) Hard Drive or higher | 08 |
| HP Laser jet pro M402n (For Service Centers)(Print Speed up to 40 ppm, Resolution | 24 |
| Printer for Execution/Centralized Unit | 02 |
| Photocopier Machine | 09 |
| DSLR Camera UHD | 01 |
| UPS 05 KVA(Triplett, APC,MGE) | 09 |
| Legal Size Paper Scanner | 09 |
| URU Biometric Scanner | 09 |
| Biometric Security System with glass for server room | 09 |
| LED 40 Inches for monitoring of Centers | 02 |
| IP-Based Security Cams (8 Channels) with Day Night vision +1TB HD | 09 |
| External hard disk 3 Terabyte | 10 |
| Web Cams | 32 |
| Network adapter for fail over clustering | 09 |
| Patch Panel | 09 |
| 4-U Data Cabinets | 09 |
| Voltage stabilizer 15000 watts or above | 10 |

**Annexure-B**

**Licensed Software**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr#** | **Item Description** | **unit Cost** | **Qty** | **One Service**  **cost** | **Eight Service CenterCost** | **Execution Unit** | | **Total**  **Millions** | | **Addl. Cost Required** | | | **Total Revised Cost** |
| **Qty** | **Cost** | **Qty** | **Cost** | **Unit Cost** | **Qy** | **Cost** |
| 1 | MS Windows Server (Licensed Windows Server 2021 R2 standard edition SP-1 | 0.150 | 2 | 0.300 | 2.400 | 02 | 0.300 | 18 | 2.700 | 0.220 | 04 | 0.880  +1.260  =2.140 Cost difference | 4.840 |
| 2 | Licensed Windows 10 for Desktop PC | 0.014 | 6 | 0.084 | 0.672 | 0 | 0.000 | 48 | 0.672 | 0.030 | 12 | 0.360  + 0.768  =1.128  Cost difference | 1.800 |
| 3 | Licensed Software SQL Server (Enterprise Edition) | 1.000 | 2 | 2.000 | 16.000 | 02 | 2.000 | 18 | 18.000 | 2.700 | 4 | 10.800 +30.60  (See Note below)  =41.40 | 59.400 |
| 4 | Server based Security Software (Licensed Anti-Virus & Internet Security) for Domain | 0.100 | 2 | 0.200 | 1.600 | 02 | 0.200 | 18 | 1.800 | 0.100 | 4 | 0.400 | 2.200 |
| 5 | Office Productivity Suite (Licensed) including e-Mail Client) | 0.025 | 2 | 0.050 | 0.400 | 04 | 0.100 | 20 | 0.500 | 0.025 | 4 | 0.100 | 0.600 |
| 6 | **Total** |  |  | **2.634** | 21.072 |  | 2.600 |  | 23.672 | 0.000 |  | 45.168 | 68.840 |

**The Consultant recommended SQL Server Enterprise Edition 2 core Service pack for real time data punching at Service centers including PMU and execution of fail over clustering model in case of any emergency. As Per Microsoft it costs 13,748 $ excluding taxes and cost approved in PC-I was 6,451 $ including taxes.**

**JUSTIFICATTION**

The hardware we procured needs installation of software for its operations. It is strongly recommended by successful operators to use licensed software instead of pirated ones in order to attain maximum out of them. A licensed software license is a legal instrument allowing users to efficiently accomplish their tasks. If you use unlicensed software, once a bug occurs you have no choice but to reinstall everything again in this process all the confidential data will be lost. All software must be legally licensed before it can be installed to ensure optimal performance

**Annexure-C**

**Operational salaries**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **S#** | **Description** | **BPS** | **Qty** | **Total salary** | | **EXP till (09/**  **2021)** | **Addl. Cost Required** | | | | **Total Revised Cost** |
| **Qty** | **Nov**  **(2021-22)** | **Nov**  **(2022-23)** | **Total cost** |
| 1 | Manager Operations | 18 | 1 | 2.3 | | 2.157 | 1 | 1.386 | 1.676 | 3.062 | 5.219 |
| 2 | Coordinator | 18 | 1 | 2.3 | | 0 | 1 | 1.386 | 1.676 | 3.062 | 3.062 |
| 3 | Software Developer | 17 | 1 | 1.64 | | 0.731 | 1 | 1.038 | 1.216 | 2.254 | 2.985 |
| 4 | Web Developer | 17 | 1 | 1.64 | | 0.911 | 1 | 1.038 | 1.216 | 2.254 | 3.165 |
| 5 | Data Entry Operator | 14 | 1 | 0.78 | | 0.405 | 1 | 0.525 | 0.638 | 1.163 | 1.568 |
| 6 | Driver | 4 | 1 | 0.575 | | 0.627 | 1 | 0.360 | 0.410 | 0.770 | 1.397 |
| 7 | Peon | 1 | 1 | 0.564 | | 0.588 | 1 | 0.360 | 0.410 | 0.770 | 1.358 |
| **A** | **Total** |  | **7** | **9.799** | | **5.419** | **7** | **6.093** | **7.242** | **13.335** | **18.754** |
| **10 Service Centers Cost** | | | | | | | | | | | |
| 1 | System Engineer | 17 | 8 | 1.628 | 13.024 | 6.000 | 10 | 10.416 | 11.516 | 21.932 | 27.932 |
| 2 | Tehsildar | 16 | 8 | 1.1 | 8.799 | 2.168 | 10 | 8.686 | 9.586 | 18.272 | 20.440 |
| 3 | Data Entry Operators | 14 | 18 | 1.755 | 14.04 | 6.816 | 23 | 12.267 | 13.207 | 25.474 | 32.290 |
| 4 | Patwaris | 9 | 8 | 0.746 | 5.971 | 2.138 | 10 | 6.276 | 6.876 | 13.152 | 15.290 |
| 5 | Office boy | 1 | 8 | 0.527 | 4.219 | 1.718 | 10 | 3.480 | 3.980 | 7.460 | 9.178 |
| 6 | Guards | 1 | 8 | 0.527 | 4.219 | 2.300 | 10 | 3.480 | 3.980 | 7.460 | 9.760 |
| **B** | **Total** |  | **58** | **6.284 (one center cost)** | **50.272** | **21.14** | **73** | **44.605** | **49.145** | **93.750** | **114.890** |
|  | **Grand Total**  **(A + B)** |  | **65** |  | **60.071** | **26.559** | **80** | **50.698** | **56.387** | **107.085** | **133.644** |

**133.644 – 60.071 = 73.573 Million is required as 60.071 was already approved in PC-I**

**Revised Time Period is from November 2021- November 2023**

**Annexure-D**

**Operational Cost**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item description** | | **Cost**  **Month** | **Duration**  **(Months)** | **Per Service Center Cost** | **Eight Centers Cost** | **Execution Unit** | **Total**  **Cost** | **EXP. Till 09/2021** | **Addl. Cost Required** | **Total Rev. Cost** |
| 1 | Daily Allowance (TA/DA) for Project Staff Visiting service centers/PLRA/offices | 0.009 | 24.000 | 0.216 | 1.728 | 0.216 | 1.944 | 0.800 | 1.072 | 3.016 |
| 2 | Electricity | 0.011 | 24.000 | 0.264 | 2.112 | 0.000 | 2.112 | 1.400 | 1.259 | 3.371 |
| 3 | Telephone Expenditure | 0.004 | 24.000 | 0.096 | 0.768 | 0.096 | 0.864 | 0.508 | 0.540 | 1.404 |
| 4 | Rent | 0.050 | 24.000 | 1.200 | 9.600 | 1.200 | 10.800 | 6.809 | 7.200 | 18.000 |
| 5 | Internet Services (DSL, WiMax, for Execution unit, Service centers & Monthly Charji’s for Technical Staff. | 0.008 | 24.000 | 0.192 | 1.536 | 0.192 | 1.728 | 0.550 | 1.080 | 2.808 |
| 6 | Office Stationery / Paper / Toner / CDs | 0.009 | 24.000 | 0.216 | 1.728 | 0.216 | 1.944 | 1.423 | 1.215 | 3.159 |
| 7 | POL (Month @ 115 Rs per Liter for Generators, Project staff Vehicles as per Bps & Management unit | 0.013 | 24.000 | 0.312 | 2.496 | 0.312 | 2.808 | 1.800 | 1.755 | 4.563 |
| 8 | Miscellaneous cost | L/S | 24.000 | 0.000 | 0.000 | 2.000 | 2.000 | 1.402 | 1.000 | 3.000 |
| 9 | Maintenance cost | L/S | 24.000 | 0.000 | 0.000 | 2.500 | 2.500 | 1.500 | 1.250 | 3.750 |
| 10 | Entertainment/ | 0.008 | 24.000 | 0.192 | 1.536 | 0.192 | 1.728 | 0.750 | 1.056 | 2.784 |
| 11 | Training | 0.050 | 24.000 | 0.000 | 0.000 | 1.428 | 1.428 | 0.200 | 0.000 | 1.428 |
| 12 | Printing of Jamabandis | 0.013 | 24.000 | 0.312 | 2.496 | 0.312 | 2.808 | 1.500 | 1.000 | 3.808 |
|  | **Total in Millions** |  |  | **3.000** | **24.000** | **8.664** | **32.664** | **18.642** | **18.427** | **51.091** |

**Note:**

**Rental cost regarding Digital Service center Mirpur and Muzaffarabad has been increased to PKR 150,000/Month from the previous 50,000/ Month and included in revised rent Column.**

**All other centers rent is 50,000/Month**

**Annexure-E**

**Furniture & Fixtures**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Item Description** | **Unit cost** | **Qty Per Service Center** | **Per Center Cost** | **Eight Centers Cost** | **Execution**  **Unit** | | **Total** | | **Exp**  **Till**  **09/**  **2021** | **Addl. Cost Required** | | | **Total Revised Cost** |
| **Qty** | **Cost** | **Qty** | **Cost** | **Unit Cost** | **Qty for 2 Centers** | **Total Cost** |
| Table ( Executive with side rack with pedestal size) | **0.025** | **2** | **0.050** | **0.400** | **4** | **0.100** | **20** | **0.500** | **0.500** | **0.035** | **2** | **0.070** | **0.570** |
| Chair ( Executive High back revolving chairs) | **0.020** | **2** | **0.040** | **0.320** | **4** | **0.080** | **20** | **0.400** | **0.400** | **0.025** | **2** | **0.050** | **0.450** |
| Office Cabinet (Built-in-Locker safe) | **0.015** | **2** | **0.030** | **0.240** | **4** | **0.060** | **20** | **0.300** | **0.300** | **0.030** | **2** | **0.060** | **0.360** |
| Computer Chairs (Imported)-1 | **0.010** | **2** | **0.020** | **0.160** | **1** | **0.010** | **17** | **0.170** | **0.170** | **0.010** | **2** | **0.020** | **0.190** |
| Computer Tables (imported)-1 | **0.012** | **2** | **0.024** | **0.192** | **1** | **0.012** | **17** | **0.204** | **0.204** | **0.015** | **2** | **0.030** | **0.234** |
| Revolving Chair | **0.010** | **2** | **0.020** | **0.160** | **0** | **0.000** | **16** | **0.160** | **0.160** | **0.015** | **2** | **0.030** | **0.190** |
| Office Table | **0.012** | **2** | **0.024** | **0.192** | **0** | **0.000** | **16** | **0.192** | **0.192** | **0.015** | **2** | **0.030** | **0.222** |
| Visitors chairs -Good Quality | **0.006** | **6** | **0.036** | **0.288** | **6** | **0.036** | **48** | **0.324** | **0.324** | **0.010** | **12** | **0.120** | **0.444** |
| Waiting Chairs, Sitting Benches for Public | **0.010** | **6** | **0.060** | **0.480** | **0** | **0.000** | **48** | **0.480** | **0.480** | **0.010** | **12** | **0.120** | **0.600** |
| Front Counters for Public | **0.100** | **1** | **0.100** | **0.800** | **0** | **0.000** | **8** | **0.800** | **0.800** | **0.200** | **2** | **0.400** | **1.200** |
| Renovation & Flooring | **2.000** | **1** | **2.000** | **16.00** | **1** | **2.000** | **9** | **18.00** | **18.00** | **2.500** | **2** | **5.000** | **23.000** |
| Water Dispenser | **0.020** | **1** | **0.020** | **0.160** | **1** | **0.020** | **9** | **0.180** | **0.180** | **0.030** | **2** | **0.060** | **0.240** |
| Air conditioner | **0.080** | **1** | **0.080** | **0.640** | **2** | **0.160** | **10** | **0.800** | **0.800** | **0.120** | **2** | **0.240** | **1.040** |
| E-Ticket Issuing Machines | **0.500** | **1** | **0.500** | **4.000** |  |  | **8** | **4.000** | **4.000** | **0.570** | **2** | **1.140** | **5.140** |
| Biometric Machines | **0.070** | **1** | **0.070** | **0.560** |  |  | **8** | **0.560** | **0.560** | **0.070** | **2** | **0.140** | **0.700** |
| Water Tank and Washroom Items | **0.050** | **1** | **0.050** | **0.400** |  |  | **8** | **0.400** | **0.400** | **0.050** | **2** | **0.100** | **0.500** |
| Ceiling Fans | **0.006** | **5** | **0.030** | **0.240** |  |  | **40** | **0.240** | **0.240** | **0.006** | **10** | **0.060** | **0.300** |
| Exhaust Fans | **0.005** | **1** | **0.005** | **0.040** |  |  | **8** | **0.040** | **0.040** | **0.005** | **2** | **0.010** | **0.050** |
| Generators 20 KVA with Canopy | **1.000** | **1** | **1.000** | **8.000** |  |  | **8** | **8.000** | **8.000** | **1.100** | **2** | **2.200** | **10.20** |
| Electrification complete with all respect | **0.000** | **0** | **0.000** | **0.000** |  |  | **0** | **0.000** | **0.000** | **0.350** | **10** | **3.500** | **3.500** |
| Earthing & Foundation Pads | **0.000** | **0** | **0.000** | **0.000** |  |  | **0** | **0.000** | **0.000** | **0.200** | **10** | **2.000** | **2.000** |
| Name Board | **0.000** | **0** | **0.000** | **0.000** |  |  | **0** | **0.000** | **0.000** | **0.100** | **10** | **1.000** | **1.000** |
| Ats Panel & Cabling | **0.000** | **0** | **0.000** | **0.000** |  |  | **0** | **0.000** | **0.000** | **0.200** | **10** | **2.000** | **2.000** |
| Legal Consultancy | **1.000** |  |  |  |  | **1.000** |  | **1.000** | **1.000** | **0.000** | **0.000** | **0.000** | **1.000** |
| **Total Cost** |  |  | **4.059** | **33.272** |  | **3.478** |  | **36.750** | **36.750** |  |  | **18.380** | **55.130** |

**Note:**

**Breakup regarding Electrification, Earthing, Name Board & ATS panel is attached as “ANNEX X”**

**Detail of procured Furniture & Fixtures**

|  |  |
| --- | --- |
| Table ( Executive with side rack with pedestal size) |  |
| Chair ( Executive High back revolving chairs) | **20** |
| Office Cabinet (Built-in-Locker safe) | **20** |
| Computer Chairs (Imported)-1 | **17** |
| Computer Tables (imported)-1 | **17** |
| Revolving Chair | **16** |
| Office Table | **16** |
| Visitors chairs -Good Quality | **48** |
| Waiting Chairs, Sitting Benches for Public | **48** |
| Front Counters for Public | **4** |
| Water Dispenser | **9** |
| Air conditioner | **9** |
| E-Ticket Issuing Machines | **04** |
| Biometric Machines | **8** |
| Vehicles | 03 |
| PMU | 01 |
| Manager Operations | 01 |
| Web Developer | 01 |
| Water Tank and Washroom Items | **8** |
| Ceiling Fans | **40** |
| Exhaust Fans | **8** |
| Generators 20 KVA with Canopy | **8** |

**Annexure-F**

**Data Entry & Software Customization**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr. #** | **Item Description** | **Total Quantity** | **Total cost** | **Exp.**  **Till 09/2021** | **Addl. Cost Required** | | **Total Revised**  **Cost** |
| **Qty** | **Total Cost** |
| 1 | **Data Entry For Owners**  (Data Entry for ownership of Eight Tehsils. Genealogical books Record/Khewat no. Mutation books) | No of Owners 850,000  PKR 124.50 per owner | 105.825 | 84.592 | 50,0000 Owners increased after digitization regarding 08 tehsils  +  150,000 owners of 02 additional tehsils  Mirpur & Hajeera | Total Owners  2 Lac  200,000\*124.50  24.900 | 130.725 |
| 2 | **Support period & Software Customization**  I. Support period for 2 years  II. Customization of LRMIS Application. | I. Support period = 03 Million/year  II. Customization = 04 Million/Year | 03+03  =06.00    04.00  06 + 04 =10.00 | 0.000 |  |  | 10.000 |
| 3 | **Pending Payment in pilot Phase**  **M/S Accountancy outsourcing Services Limited/Socio Engineering (JV) Contract agreement January 2015**  **Payment Schedule C**  **Component:**  **1.Software Development**  **2.Scanning, Indexing & Data Entry** | 1. Completion of 1 year support period  (Software Support Period for 3rd Year)  2a. Correction of errors/changes identified by BoR staff during field verification of printout and incorporation of Red Ink Mutations  2b. Operationalization of Mauza at service center  Completion of 1 year support period  (Software Support Period for 4th Year) | 3.2931  12.650 | 15.943 |  | 3.2931  Attached as Annex Z | 19.236 |
|  | **Total Cost in Millions** |  | **131.768** | **100.535** |  | **28.193** | **159.961** |

**Annexure-G**

**Logistic Support**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr #** | **Vehicles** | **Unit Cost** | **One Service Center** | **Seven Service Centers** | **Execution unit** | **Total Qty** | **Total Cost** | **Exp.**  **09/**  **2021** | **Addl. Cost Required** | | **Total Revised**  **Cost** |
| **Qty** | **Total Cost** |  |
| 2 | 125 cc Motor Bike | 0.160 | 01 | 08 | 01 | 09 | 1.440 | 1.440 | 02 | 0.320 | 1.760 |
| **3** | **Total** |  |  |  |  |  | **1.440** | **1.440** |  |  | **1.760** |

**Annexure-H**

**Deputation Allowance for Deputed Staff**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **S#** | **Designation** | **Cost/**  **Month** | **Qty** | **Total** | **Months** | **Total** |
|
|
| 1 | Tehsildar | 0.008 | 8 | 0.064 | 24 | 1.536 |
| 2 | Patwari | 0.006 | 8 | 0.048 | 24 | 1.152 |
| 6 | **Total Cost** |  | | | | **2.688** |

**Trainings**

01 Month LRMIS application training for staff of Execution unit

|  |  |
| --- | --- |
| 1 | LRMIS application training |
| 2 | Configuration of Servers |
| 3 | Installation of SQL & Windows Server |
| 4 | Installation of LRMIS Application |
| 5 | Customization of Application |
| 6 | LRMIS application Management |
| 7 | Web portal www.ajkzameen.gok.pk management |
| 8 | Data Verification |
| 9 | In corporation of mozas in Server |
|  |  |
|  |  |

01 Month Training Schedule for System Engineers & Service Center officials regarding Land Record Management Information System (LRMIS) application

|  |  |
| --- | --- |
| 1 | Introduction of Land Record Management Information System |
| 2 | Learn how to Generate Token Number  Biometric impression & picture format  Detail of service center operations |
| 3 | Software training of LRMIS application  Domain Training  Issuance of Computerized Fard  Computerized Shajra e nasab  Method to calculate  Share/Area  Fard report fee |
| 4 | How to generate different types of Computerized fard |
| 6 | Method of Computerized Mutation  Registration of Computerized Mutation  Issuance of Computerized Mutation |

1. LRMIS application training for Revenue Staff 01 Month
2. Revenue training for IT Staff 01 Month

**LRMIS Training Module**

**Software development** using development tools

Object-oriented design (OOD)

**Software** testing and debugging

Problem solving and logical thinking

**Configuration**

* Purpose of Document
* Introduction
* Process
* Troubleshooting

**Server Setup**

* Purpose of Document
* Application of Centralized Database Model
* Application of Hybrid Database model
* Server side Installation
* Procedure
* Updating a previous installation
* Hardware Requirements
* Pre installation Requirement
* LRMIS.Net Setup
* Database Configuration Setting
* Change of ASP.net Version
* Permission to the folder
* LRMIS Web Installer

**Client Setup**

* Purpose of Document
* Client Side Installation
* Hardware Configuration
* Pre Requisite Execution
* Client side Pre-Requisites
* Biometric Configuration
* Camera Configuration

**Backup & Restore**

* Process
* Full backup
* Differential Backup
* Transactional Log Backup
* Troubleshooting

**Import Export Mauza**

**Data Transfer**

**Job Scheduling**

**Error Log**

**Fail over clustering**

**TOR’s for Project Staff**

**Manager Operations (Technical)**

**Qualification:** Bachelors (4 years) BS (Computer Engineering/CE)/or MS (CE) from reputed HEC- recognized university/institution and mandatory registration with Pakistan engineering Council

**Experience:**

5 years of total IT experience of managing & monitoring on similar large IT projects.

(Mandatory 3

years of IT experience in Land Record Management Information System in any province of Pakistan including AJ&K)

Preference would be given to AJ&K nationals

**Skills:**

* In depth knowledge of the current leading Networking technologies, Digital databases, development tools, middleware tools, hardware platforms and operating systems.
* Having Experience of Digitization & Automation & should be aware of ICT ECO system
* Proficient in project management, monitoring & evaluation tools/techniques, and knowledge of latest project management software’s.
* Must be well versed with office productivity tools.
* Well versed with contract management techniques.
* Aware of Government procedures and policies regarding public tendering and bidding processes.
* Having experience of PC-1 & RFP preparation for the public Sector IT Projects.

**Job Description:**

* Responsible for execution of all the operations involving technical management of LRMIS Digital Database & coordination with all stake holders(Board of Revenue, IT Board, Consultant, Contractors, Service centers
* Establishment of networking infrastructure using Centralized & Hybrid model involving latest Servers, Switches, Workstations, IP based cameras, Biometric security system, E Queue Management System at service centers & Execution Unit
* Supervision of Computerized scanning, Indexing & Data Entry of all the confidential record in LRMIS database
* Commissioning of Digital Database LRMIS at Digital centers
* Incorporation of Digital Mozas in Digital database through database queries at concerned centers & Execution Center
* To coordinate with the implementing IT firms. This will involve establishing commitments with the contractor, and tracking and reviewing the contractor's performance and results.
* Ensure proper incorporation of digitized moza in LRMIS application at concerned centers to make it live for the end users
* To look after the Project and manage all the resources of the project along with the staff.
* To establish Digital service centers at concerned tehsils
* Frequently visit the service centers to monitor the activities of the project and make sure that project is running smoothly.
* To plan, design and develop the IT projects proposals (PC-III-IV), working papers and advertisements etc
* To get input from IT Specialists about the ongoing project and incorporate the same. Use appropriate verification techniques to manage changes in project scope, schedule and costs.
* Monitor the performance of the overall staff and evaluate it accordingly.
* Report regular progress to the DG IT Board & Senior member board of revenue

**System Engineer:**

**Qualification:**

BS (CE/CS) 4 years OR MCS from well reputed foreign or HEC- recognized university/institution

**Experience:**

BS (CE/CS) (4 years)/MCS with 3 years of experience of managing IT systems

**Skills:**

* Experience of Configuration, Management, and Troubleshooting of Computer and Network devices (Servers, Workstations, Routers, Switches, DSL Modems, etc.)
* Having experience of -troubleshooting and maintenance of Web/Application Database and Database Servers, and other client or server software packages, at organization(s) of good repute.
* Strong coordination, organization, teaming and communication abilities
* Ability to work under pressure and time constraints
* Successfully presents technical information

**Job Description:**

* In charge of all the operations executed at service center.
* Management and monitoring of IT/ Non IT equipment and network applications installed at service center and trouble shoot accordingly, if any error occurs
* Responsible for supervision of Computerized Data Entry in LRMIS Application
* Deployment of Digital Mauzas in LRMIS application
* Deposit funds collected after issuance of relevant land documents in government account on daily basis
* Report to Manager Operations & and Submit weekly progress report so that evaluation can be done
* Responsible for all the technical parameters.
* To monitor the overall staff at service center and ensure proper working environment
* Effectively directs employees at Service center
* Develop plan regarding system specifications, technical, logistical requirements and other disciplines and inform Manager Operations
* Interaction with end users to provide support
* To provide help during the Technical and financial bid evaluation if required.

**Coordinator**

By deputation from Board of Revenue GoAJ&K

**Job Description**

Responsible for maintaining coordination with revenue department & tehsil administration.

To supervise provision of correct manual record from tehsil administration

Maintaining liaison with DG IT Board & Manager Operations for successful implementation of the project

**Software/Application Developer**

**Qualification:**

BS (CS/CE/SE) 4 years OR MCS from well reputed foreign or HEC- recognized university/institution

**Experience:**

BS (CE/CS/SE) (4 yrs)/MCS with 3 years of experience of managing and monitoring IT systems

Preference would be given to AJ&K nationals

**Job Description**

* Perform intensive testing of all new and existing programs to ensure they are free of errors and function as intended
* Up dation & Customization of LRMIS application
* Responsible for development of Mobile Application, Desktop applications.
* Optimize new and existing programs for mobile use, including Apple, Android and Windows smartphones and tablets
* Modifying software to fix errors, adapt it to new hardware, improve its performance
* Directing system testing and validation procedures.
* Maintain and improve the performance of existing software.
* Design and update software database.
* Test and maintain software products to ensure strong functionality and optimization.
* He is responsible for writing new codes, researching and designing.
* He is responsible for testing new modules and finding the error.
* He is responsible for identifying and analyzing areas for modification.
* Write original code and update existing code, ensuring that all code meets program requirements
* Update and debug existing e-commerce programs to ensure a smooth user experience and a uniform look across a variety of platforms

**Web Developer**

**Qualification:**

BS (CS/CE/SE) 4 years OR MCS from well reputed foreign or HEC- recognized university/institution

**Experience:**

BS (CE/CS/SE) (4 years)/MCS with 3 years of experience of managing and monitoring IT systems (Mandatory 2 years of IT experience in Land Record Management Information System in any province of Pakistan including AJ&K)

Preference would be given to AJ&K nationals

**Job Description**

* Responsible for daily updation [www.ajkzameen.gok.pk](http://www.ajkzameen.gok.pk)
* Customization of Website, Web portal and LRMIS Database
* Customization of Mobile Application LRMIS
* Updating/Maintaing Web application server at execution unit
* Directing system testing and validation procedures.
* Reports to Mangaer Operations in case of any query or issues
* Maintain and improve the performance of existing software.

**Tehsildar**

**Qualifications:**

Graduation (2nd Class) from a recognized University or equivalent or by Deputation from Board of Revenue GoAJ&K

**Job Description:**

* To perform all duties related to the Tehsildar as per government rules.
* Responsible for issuance of all the land relevant documents
* Ensure authenticity of all the land relevant documents received from Board of revenue
* Verification of all the land relevant documents after data entry by consultant
* Further verification of all the land relevant documents before issuance to the citizens
* To ensure the quality of land record statistics by all sources.
* To resolve problems regarding land record data
* Report to Deputy Director Software/Networks & IT operations in case of any technical or operational issue hindering the issuance of land documents

**Patwari**

**Qualifications:**

Matriculate/holder of Secondary School Certificate or by Deputation from Board of Revenue GoAJ&K

**Job Description:**

* By initial recruitment according to seniority, out of approved Patwari candidates of District.
* To ensure the quality of land record statistics by all sources.
* To resolve problems regarding land record data
* Responsible for Verification of all the land relevant documents received from Board of Revenue, Consultant or any other authority

**Data Entry Operator:**

**Qualifications:**

02 year BA/BSc/B.Com/BIT/BSCS 02nd Division from HEC recognized University + 01 year diploma in IT

Minimum Typing Speed of 40 W.P.M

**Experience:**

2-year experience of data entry at a Government/local or foreign organization

**Skills:**

* Experience of data entry at a large scale.
* Hand on MS-Office Application programs i.e. MS-Word, Excel PowerPoint etc.
* Perform precise & accurate work.
* Understand and follow oral & written directions

**Job Description:**

* Responsible for issuance of all the relevant land record documents (fard, mutations, e.t.c) after approval from Service center Tehsildar
* To perform data entry operations for Fard, mutations and other land related documents on daily basis
* To upload the verified data provided by Revenues staff (Patwaris) on daily basis
* To maintain the project related files & documentation.
* Enter & verify data in appropriate format.
* To ensure the quality of data entry by all sources.

**Impact Assessment Report on “Computerization of Land Record Project in AJ&K (Pilot Phase)**

|  |  |
| --- | --- |
| **Name of the Project** | Computerization of Land Record in AJK (Pilot Project) |
| **Location** | 3 Tehsils of AJK (**Hattian, Dadyal & Dhirkot**) |
| **Sponsoring:** | Government of Azad Jammu & Kashmir |
| **Execution:** | AJK Information Technology Board & Board of Revenue |
| **Cost of the project** | 157.313 Millions |
| **Admin Approval** | 07-03-2013 |
| **Revised Cost** | 164.376 |
| **Admin approval** | 17-04-2017 |
| **Project Completed** | 30-06-2019 |

E-Governance has the potential to reach people through different innovative ways for transfer of information and delivery of services from government to citizens, building of digitized efficiencies in back-office operations forms an integral part of overall E-Governance policy of the government. Now a days, number of public sector operations are being automated to provide speedy and hassle-free services to the citizens of the state and “Computerization of land Record in AJ&K” is an important initiative which would simplify the complexities of the laborious manual process and realistic implementation of E-Government vision in the state. As GoAJ&K over a period of time is trying hard to implement and adopt the technology enabled solution to address the chronic issues of inefficiencies and “computerization of land record” is an effort to meet that end objective. The overall objective of the project was to facilitate board of revenue (BOR) to streamline an efficient and effective technology based solution to provide hassle free services to general public. In this context manual record of 396,000 owners of three tehsils (Hattian, Dheerkot & Dadyal) were digitized and kept in LRMIS application. A one window operation is introduced at the concerned centers for issuance of fards, mutations & shajra e nasab, hence reducing the provisioning time for applicants. On top of that, digitized land records now can be accessed online at land record web portal which would be beneficial in reducing the bribe culture and depicts true implementation of E- Governance.

After detailed analysis of LRMIS Punjab, AJK information technology board started the pilot project in 2013 in close coordination with LRMIS Punjab team. The **progress of the project depends on deliverable outcomes**, the pilot phase has achieved all of its assigned deliverables which of today is as under:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **Mile Stones** | **Description** | | | **Status** |
| **1** | **Digitization of Land Record**  (Digital Database)  **Digitized Owners 396,000**  **Digitized Mozas 235** | Data Scanning & Indexing  Data Entry  Verification  Correction of Data after verification | | | **Completed** |
| **2** | **LRMIS Application Development** | Generation of  Digitized Fard Shajra e nasab & Mutation | | | **Completed (For whole AJ&K)** |
| **3** | **Web Portal Development (www.ajkzameen.gok.pk)** | Data can be accessed online which prevents illegal change in the owners property | | | **Operational** |
| **4** | **Digital Land Record Service Centers at (Hattian, Dadyal and Dhirkot)** | User friendly one window facility  Instant access and service provisioning | | | **Established & Operational** |
| **5** | **Hiring & Training of Staff** | Highly technical staff hired, trained for run time data punching & Computerized documents generation | | | **Completed** |
| **6** | **Commissioning of the Project** (Notification of Mozas) | Ordinance no. LD/Legis-ord/467-78/2017 passed on 25-05-2017  Service Centers are fully operational | | | **Completed** |
| **7** | **Tehsil** | **Hattain** | **Dadyal** | **Dheerkot** |  |
| **A** | **Total Mozas** | **104** | **70** | **61** |  |
| **B** | **Scanning & Indexing** | **Completed** | | | |
| **C** | **Data Entry** | **Completed** | | | |
| **D** | **Verification & Corrections Entered** | **Completed** | | | |
| **E** | **Operational Mozas** | 104 | 70 | 61 |  |

**Summary of Computerized Documents**

**Issued at 03 Service centers**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Service Center Dheerkot** | | | | |
| **Sr. #** |  | **Year** | **Documents** | **Total Fee (PKR)** |
| **1** | Fard | 2018 | 1,231 | 14,730 |
| 2019 | 3,232 | 547,170 |
| 2020 | 3,508 | 489,550 |
| 2021 (August) | 2,743 | 376,700 |
| **2** | Mutations/Inteqaal | 2018 | 99 | 64,300 |
| 2019 | 296 | 214,600 |
| 2020 | 384 | 221,900 |
| 2021(August) | 349 | 209,200 |
|  | **Total (A)** |  | **11,842** | **2,138,150** |
| **Service Center Hattian** | | | | |
| **3** | Fard | 2018 | 878 | 23,780 |
| 2019 | 5,480 | 778,670 |
| 2020 | 6,014 | 823,300 |
| 2021 (August) | 3,763 | 559,500 |
| **4** | Mutations/Inteqaal | 2018 | 138 | 91,800 |
| 2019 | 785 | 544,500 |
| 2020 | 666 | 423,800 |
| 2021 (August) | 573 | 360,100 |
|  | **Total (B)** |  | **18,297** | **3,605,450** |
| **Service Center Dadyal** | | | | |
| **5** | Fard | 2018 | 1,225 | 14,230 |
| 2019 | 3,514 | 546,900 |
| 2020 | 1051 | 438,239 |
| 2021 (August) | 1,727 | 203,300 |
| **6** | Mutations/Inteqaal | 2018 | 99 | 64,300 |
| 2019 | 296 | 229,400 |
| 2020 | 109 | 491,500 |
| 2021 (August) | 447 | 729,700 |
|  | **Total (C)** |  | **8,468** | **2,717,569** |
|  | **Grand Total (A+B+C)** |  | **38,607** | **8,461,169** |

**Total Citizens Facilitated** = **38,607**

**Highlights of Pilot Phase**

* Daily updation of Record, instead of months as done in manual system
* Making the data available in a compact and readable form at any time which can be accessed from anywhere in the world through [**www.ajkzameen.gok.pk**](http://www.ajkzameen.gok.pk)
* Issuance of Fard in 30 minutes, instead of days
* Issuance of Mutations in 1 hour rather than months
* Extraction all the registers that are maintained manually which can be altered at any time hence securing the property of the citizens
* Now Shamilat share of each owner will be instantly known through this system
* Reduction in Bribe culture
* Include certainty of ownership,
* Friendly and respectable atmosphere
* Security of data,
* Reduction in land disputes
* Facilitation implementation of land reforms programs,
* Better management of land,
* Improvements in planning land related development programs