PRELIMINARY

1. Short title, extent and commencement.– (1) This Act may be cited as the Punjab Land

Records Authority Act 2017.

 (2) It extends to whole of the Punjab.

 (3) It shall come into force at once.

2. Definitions.– (1) In this Act:

(a) “Arazi Record Centre” means an office, service centre or facility established or

notified in terms of section 17 of the Act;

(b) “Assistant Commissioner” means an officer of the Government appointed as Assistant

Commissioner under section 10 of the Punjab Land Revenue Act, 1967 (XVII of 1967);

(c) “Assistant Director Land Records” means an employee of the Authority designated as

such at an Arazi Record Centre and includes such other employee as the Director

General may designate to act as Assistant Director Land Records;

(d) “Authority” means the Punjab Land Records Authority established under section 3 of

the Act;

(e) “Board” means the Board constituted under section 6 of the Act;

(f) “Board of Revenue” means Punjab Board of Revenue established under the Punjab

Board of Revenue Act, 1957 (XI of 1957);

(g) “Chairperson” means the Chairperson of the Board;

(h) “Commissioner” means an officer of the Government appointed as Commissioner

under section 8 of the Punjab Land Revenue Act, 1967 (XVII of 1967);

(i) “Director General” means a person appointed as Director General under section 9 of

the Act;

(j) “District Collector” means an officer of the Government appointed as the Collector of

the District under section 8 of the Punjab Land Revenue Act, 1967 (XVII of 1967);

(k) “employee” means any person in the employment and service of the Authority;

(l) “Fund” means the Punjab Land Records Authority Fund established under section 21

of the Act;

(m) “Government” means Government of the Punjab;

(n) “Land records” includes any information in electronic, digital or computerized form in

relation to land or buildings;

(o) “Land Record Officer” means an employee of the Authority designated as such for

an Arazi Record Centre and includes such other employee as the Director General may

designate to act as Land Record Officer;

(p) “member” means a member of the Board;

(q) “PMU” means the Project Management Unit, Land Records Management and

Information Systems, Board of Revenue, Punjab;

(r) “prescribed” means prescribed by the rules or regulations;

(s) “regulations” mean the regulations framed under the Act; and

(t) “rules” mean the rules made under the Act.

 (2) A word or expression used in the Act but not defined shall have the same meaning as

assigned to it under the Punjab Land Revenue Act, 1967 (XVII of 1967) or the rules made under

that Act.

CHAPTER II

PUNJAB LAND RECORDS AUTHORITY

3. The Authority.– (1) The Government shall, by notification, establish an Authority to be called

the Punjab Land Records Authority for carrying out purposes of the Act.

 (2) The Authority shall be a body corporate, having perpetual succession and a common seal,

with power to enter into agreements, acquire and hold property, both movable and immovable, and

may, by the said name, sue and be sued.

4. Principal Office.– The principal office of the Authority shall be at Lahore, and it may establish

regional offices at such other place or places in the Punjab as it deems appropriate.

5. Functions of the Authority.– The Authority shall:

(a) frame policies for implementing this Act;

(b) manage, update and maintain land records;

(c) formulate strategies, policies and plans for the management of land records;

(d) provide efficient and prompt services to the public;

(e) develop a human resource management system for effective discharge of the functions

under the Act;

(f) advise the Government on matters relating to improvement and modernization of land

records management;

(g) manage technical cooperation and coordination with other Government departments,

including foreign organizations and international inter-governmental organizations, on

its own or on behalf of the Government;

(h) lay down the administrative, financial, legal and technical framework including the

information technology based land records management and related services;

(i) recommend to the Government draft policies and procedures for coordination with all

other Government departments, including the Board of Revenue, for smooth operation

of the activities under the Act;

(j) explore new revenue models and sources of revenue for provision of services under

the Act;

(k) provide for the computerization of the record-of-rights or part thereof or any other land

related document, preparation of the computerized land record and its maintenance, in

respect of each estate, in collaboration with the Board of Revenue;

(l) establish Arazi Record Centres, maintain and operate such Centres and provide for

monitoring the performance of Arazi Record Centres;

(m) co-ordinate with the Board of Revenue for preparation of computerized land record of

any area in respect of which no record-of-rights exists or the existing records-of-rights

requires special revision;

(n) prescribe, receive, deposit, utilize and refund fees and charges;

(o) execute, administer and monitor contracts of any nature;

(p) pass its annual budget containing the estimated receipts and expenditures;

(q) appoint independent auditors to undertake the audit of accounts of the Authority;

(r) enter into public private partnership arrangements for purposes of carrying out any of

its functions and activities;

(s) designate any place or facility for provision of land records or part thereof; and

(t) perform such other functions as are incidental or consequential to any of the aforesaid

functions.

CHAPTER III

ADMINISTRATION OF AUTHORITY

6. The Board.– (1) The management and administration of the Authority shall vest in the Board

and the Board may perform functions of the Authority by itself or through the employees of the

Authority as may be prescribed.

 (2) The Board shall consist of the Chairperson who shall be appointed by the Chief Minister

and the following members:

(a) Senior Member, Board of Revenue; Member

(b) Member (Taxes), Board of Revenue; Member

(c) all Commissioners; Members

(d) Director General; and Member

(e) five members to be nominated by

 the Chief Minister; Members

 (3) The Director General shall act as Secretary of the Board.

 (4) The tenure of members, other than ex officio members, shall be three years, unless sooner

terminated under section 8 of the Act.

 (5) No act or proceeding of the Board shall be invalid by reason only of the existence of a

vacancy or defect in the constitution of the Board.

 (6) The Chief Minister may alter or modify the composition of the Board.

7. Meetings of the Board.– (1) The meetings of the Board shall be presided over by the

Chairperson or in his absence by a member nominated by the Chairperson, or if no such

nomination is made, by a member elected for that meeting by the members present.

 (2) Seven members of the Board shall constitute the quorum for a meeting of the Board.

 (3) Subject to subsection (4), the meetings of the Board shall be held at such time and place

as the Chairperson may determine.

 (4) The Director General shall call a meeting of the Board as and when directed by the

Chairperson or on a request in writing by at least one third of the members of the Board or on

receipt of any reference from the Government for placing the matter before the Board.

 (5) The Board shall take decision by majority of its members present and voting and, in case

of a tie, the person presiding the meeting shall have a casting vote.

 (6) The Director General shall maintain a record of the minutes of all the meetings

highlighting the proceedings and the decisions taken by the Board.

(7) The Director General shall submit the minutes of a meeting to the person who presided

that meeting for approval.

8. Removal of members.– (1) The Chief Minister may remove a member, other than ex

officio member, if he:

(a) is declared by the court as an insane person; or

(b) is found guilty of misconduct or found acting against the interest of the

Authority; or

(c) is convicted by a court on charges of corrupt practice, moral turpitude or misuse

of power or authority under any law; or

(d) is absent from three consecutive meetings of the Board and is unable to justify

his absence; or

(e) is recommended to be removed by at least three fourth of the total members of

the Board.

 (2) A member may resign by tendering resignation in writing to the Board.

9. Director General.– (1) There shall be a Director General of the Authority who shall be

appointed by the Chief Minister.

 (2) The Director General shall, unless sooner removed or repatriated in the prescribed manner,

hold office for three years or for such further period as the Chief Minister may, on the

recommendations of the Board, determine.

 (3) The Director General shall be paid such remuneration and allowances and shall be entitled

to such privileges and facilities as the Board may determine but which shall not be

less favourable than his emoluments in the basic pay scale prior to his appointment, and the same

shall not be varied to his disadvantage during his term of office.

 (4) The Director General shall be the Chief Executive Officer of the Authority and shall be

responsible for the day to day administration of the affairs of the Authority and shall exercise such

powers and functions as may be prescribed or assigned to him by the Authority.

10. Appointment of officers and staff.– (1) The Authority may appoint such employees as it

considers necessary for the performance of its functions on such terms and conditions as may be

prescribed.

 (2) Subject to the terms and conditions of appointment, the Authority may, at any time,

terminate the services of an employee by serving thirty days’ prior notice or on payment of thirty

days salary in lieu of the notice.

11. Appointment by transfer.– (1) The Government may, on the request of the Authority, transfer

the services of an employee to the Authority on the terms and conditions which shall not be

less favourable than those admissible to him immediately before his transfer to the Authority.

 (2) An employee transferred under subsection (1) shall continue to be the employee of the

Government, liable to be transferred back to the Government unless, with the consent of the

employee and approval of the Government, he is absorbed in the service of the Authority in such

manner and on such terms and conditions as may be prescribed.

12. Delegation.– The Board may, on such conditions and limitations as it may deem fit to impose,

delegate any of the functions or powers of the Authority to a member, the Director General, or any

of the employees of the Authority except the power to:

(a) approve audited accounts of the Authority;

(b) frame, amend or repeal Regulations;

(c) recommend the proposed rules;

(d) approve the annual budget;

(e) determine the terms and conditions of service of the Director General and other

employees of the Authority; and

(f) appoint Directors and Additional Directors.

13. Assignment of functions.– The Authority may assign such functions and responsibilities to

the Commissioners, District Collectors and Assistant Commissioners as it may deem necessary to

fulfill the purposes of this Act.