



OFFICE OF THE  
DEPUTY COMMISSIONER MARDAN

No. 3100 DC (M)/PS Dated. 18/12/2017



To,

The Commissioner,  
Mardan Division, Mardan

Subject:

**MARDAN MODEL OF ONLINE PUBLICATION OF LAND MUTATIONS VIA  
PRE-FIXED DATES OF PUBLIC HEARINGS — A BIG NAIL IN THE  
COFFIN OF CORRUPTION**

Kindly refer to the subject cited above.

Every citizen has to interact with Revenue department for management of their land affairs. However, one of the major reasons of dissatisfaction of citizens regarding Revenue department is that their land mutations are not attested timely. Since schedule of public hearings (in which land mutations are disposed of) depends upon the sweet-will of Tehsildars, hence; citizens do not know the exact date of public hearings (Dawra) in which their entered mutations would be attested/rejected. Owing to this uncertainty, inordinate delay happens in disposal of mutations & citizens keep on begging different officers to take their entered mutations to their legal conclusion, by using all their resources. Painfully speaking, at times, even after attestation of mutations, their effect is not given in periodical record-of-rights (Register Haqdaraan-e-Zameen/Jamabandi) due to which lengthy litigation starts, usurping the rights of rightful owners. Ironically, even the decree/registry holders keep on wandering from pillar to post for execution of their decrees/registries in land record. To add insult to injury, complaints of corruption/demand for bribery are very common in this regard.

To redress this grim scenario & mitigate the miseries of common public, this collectorate has initiated a new system, which would, on one hand, put an end to corrupt practices in land mutations and, on the other hand, make the process of land mutations commensurate with international best practices of citizens' facilitation with the concept of open government.

The salient features of this system are as follows:

1. Previously Patwari/Service Delivery Center (SDC) official used to enter mutation & report to Tehsildar who then used to fix date of Public hearing as per his sweet-will. Now, in this new system, SDC official gives date of public hearing of Tehsildar to the citizen at the time of entry of mutation. DC office, in advance, has fixed monthly dates of public hearings (Patwar-circle wise) to be done by Tehsildars. So, discretion of Tehsildars to fix date of public hearing has been taken away.
2. Daily data of entered mutations & their exact date of public hearing given to the citizens at the time of entry of mutation is published online on the official website of district Mardan ([www.mardan.kp.gov.pk/services](http://www.mardan.kp.gov.pk/services)), on daily basis, on the following format:

Mutation No.	Mauza	Type of Mutation	Mode of Mutation	Area of Mutation	Date of entry	Name of entrant	Father Name	Address	Mobile No.	Date of Public Hearing (Dawra)	Final order	Date of final order
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3. Even when the registered deed or court decree is reported to SDC official from sub-registrar or the decree holder, he gives exact date of its attestation by Tehsildar at the time of such report & such date is also published online on the above-mentioned format.
4. The presence of Tehsildar in public hearing (Dawra) is monitored by his bio-metric attendance & proper video recording of public hearing (Dawra).
5. Once the order is announced by Tehsildar in public hearing on the fixed date, the SDC official immediately gives effect to that decision in the record-of-rights/updates it without any delay. The outcome of the order of Tehsildar is also published online on the above-mentioned format.



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6. The Database Manager of D.C office (BPS-18) has been made responsible to collect the requisite data in prescribed format from all Tehsils and daily publish it online on the software, especially designed by D.C office for this purpose. In case of his absence, the Assistant Database Manager of Tehsil Mardan or any other official especially empowered for this purpose by Database Manager shall be responsible for such publication on daily basis.
7. The Additional Deputy Commissioner has been made overall incharge of this system with the responsibility to keep this system on track.
8. The citizens can stimulate the complaints redressal system of DC office if SDC official does not give exact date of public hearing (Dawra) of Tehsildar at the time of entry of mutation or any other inconvenience till disposal of their entered mutation. Furthermore, the citizens can track fate of their complaint online or visiting "Complaints Cell" established in D.C office.

The benefits of this system are highlighted below:

1. The first & foremost benefit of this system is that it has ended the discretion of Tehsildars to fix date of public hearing which is the root-cause of all ills in the system of land mutations.
2. The information of entered mutations & their fate is available online. Anyone can get information about his/her mutation in his/her house any time (24/7).
3. The District Collector can monitor the progress of its Revenue hierarchy with just one click, anytime anywhere.
4. The efficiency (input/output ratio) of Tehsildars can be gauged objectively.
5. The contact numbers/addresses of entrants of mutations are also available online, which can be used by anyone to check whether any corruption happened during the said process or not.
6. This system serves as e-publication of entry of mutations in the district.

It is hoped that this system will act as a big nail in the coffin of corruption in the field of land mutations and will provide sigh of relief to masses.

Submitted for your kind perusal and further necessary processing, please.

M.  18/12/17  
(Imran Hamid Sheikh, PAS)  
District Collector/Deputy Commissioner  
Mardan

Copy forwarded to:

1. PSO to Chief secretary, Khyber Pakhtunkhwa, Peshawar
2. Nazim, District Govt., Mardan
3. Coordinator, PMRU, office of the Chief Secretary, Peshawar
4. Secretary-I, BOR, Peshawar.
5. Additional Deputy Commissioner, Mardan for strict compliance
6. Database Manager, DC office, Mardan for strict compliance
7. All Assistant Commissioners/Additional Assistant Commissioners, Mardan.
8. Assistant Director LGE&RDD, Mardan for circulation among Nazims of VCs/NCs.
9. Executive Director, Transparency International Pakistan.
10. Tehsil Nazims, Mardan/Takht Bhai/Katlang.
11. PS to Chief Commissioner, RTS Commission, KP Peshawar.
12. All Tehsildars/ NaibTehsildars, Mardan for strict compliance

M.  18/12/17  
District Collector/Deputy Commissioner  
Mardan