

LRA's P-eTD System

2020.12.11

Outline

- What is PHILARIS encoded Technical Description (P-eTD) System?
- P-eTD Objective
- P-eTD Benefits
- P-eTD Submission Process in RD
- Uploading of P-eTD in LRA-CO
- Processing of Transaction at RD
- Installation of P-eTD System

What is P-eTD?

PHILARIS encoded Technical Description

P-eTD

This is a system that allows clients to submit Philaris Encoded Technical Description (PeTD) corresponding to plans they have submitted for registration in the different “LIVE” Registry of Deeds.

P-ETD Objectives

P-ETD Objectives

- To address the voluminous transaction submitted in the Registry of Deeds
- To help the developers for more faster processing of transactions

P-eTD Benefits

Benefits

- Faster turn-around time
- Less Error
- More accurate data

LRA Issuances

- LRA Circular No. 33-2017 with subject **“Mandatory Requirement for the Submission of Encoded Technical Description ("eTD") for DENR-Approved Plans Submitted for Registration in the various Registries of Deeds”**
 - **Published in Philippine Daily Inquirer on November 6, 2017**

LRA Issuances

- LRA Circular No. 04-2020 with subject **“Mandatory Requirement for the Submission of Encoded Technical Description ("eTD") for DENR-Approved Plans Submitted for Registration in the various Registries of Deeds”**

HOW TO AVAIL P-eTD System?

REMINDER!!!

- The use of P-eTD System is Free.
- Registrant/Developers/GEs will need to undergo the Accreditation Process

P-eTD Accreditation Process

Developer/G.E

- Acquire and fill-out form from Registry of Deeds
- Send the original form to LRA (etdmailbox@lra.gov.ph)



LRA-CO



e-Mail

Developer shall reply to the email of LRA for confirmation



LRA-CO

Install P-eTD Application



Receive Installer and User Guide



Receive Accreditation



e-Mail

Send **APPROVED** Accreditation to Developer

etdmailbox@lra.gov.ph

Submission Process in RD



1. Developer/ G.E shall submit the Approved Plan and Certified Technical Description to the Registry of Deeds (RD).

2. Registry of Deeds shall receive and enter the transaction.

- Cashier shall collect Fees based on the computed fee by the system
- Assessment Form and Payment Order (AFPO) and Official Receipt shall be provided to the Developer/GE/Registrant

Address No. 0000000001 Printed Date: 09/06/2023 10:52:40 AM

REPUBLIC OF THE PHILIPPINES
KAGAWARAN NG CALUNGAN
PANGULOYAN SA PULANG NEGROS
(LAND RECLAMATION ACT SOCIETY)
East Avenue on NLEX Road
Quezon City

Register of Deeds for Quezon City

ASSESSMENT FORM AND PAYMENT ORDER

Important Notice: The Registered Owner is reminded to upgrade the "Paper Title" to "Computerized Title" (previously called eTitle) to enable the completion of further registry transactions.

Book: GCV EPED No.: 202000442 EPED Date: 08/02/2021 10:52:22 AM

Assessor's Name: Francisco Magallon, Jr. Property Address: P11 BGC

Registry of Deeds: Quezon City Title Classification: Title Type: Title No.: No. of Copies: 1

Transaction Details
EPED No.: 202000442
Certified True Copy

Fee Type	Fee Description	Amount (PHP)
Assessor's Fee (Certified True Copy)	For the first set (10 copies)	10.00
Assessor's Fee (Certified True Copy)	For each subsequent set (100/20)	10.00
Printing, Binding Fee	For each subsequent set (100/20)	10.00
Delivery, Issuance Fee	For each subsequent set (100/20)	10.00
Official Receipt Fee	For each subsequent set (100/20)	10.00
Other State Fees	Pay Three Hundred Eleven And 00/100 only	Total: 111.00

CC: 000000000, Quezon City, Page 1 of 2



3. Transaction will proceed to TD Encoding module



4. Send the archived eTD to LRA's Email at: etdmailbox@lra.gov.ph

- Use the following file name convention:
<RDName>_<EPEBNo>_<ORNo> for example "Makati City_2012000001_1002694564"
- Attach the photo copy of OR and TD inventory



5. The LRA - ICTD Secretariat shall send confirmation receipt of the eTDs.

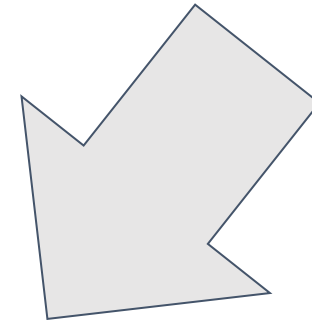


Uploading of ETD in LRA-CO

Internal Process



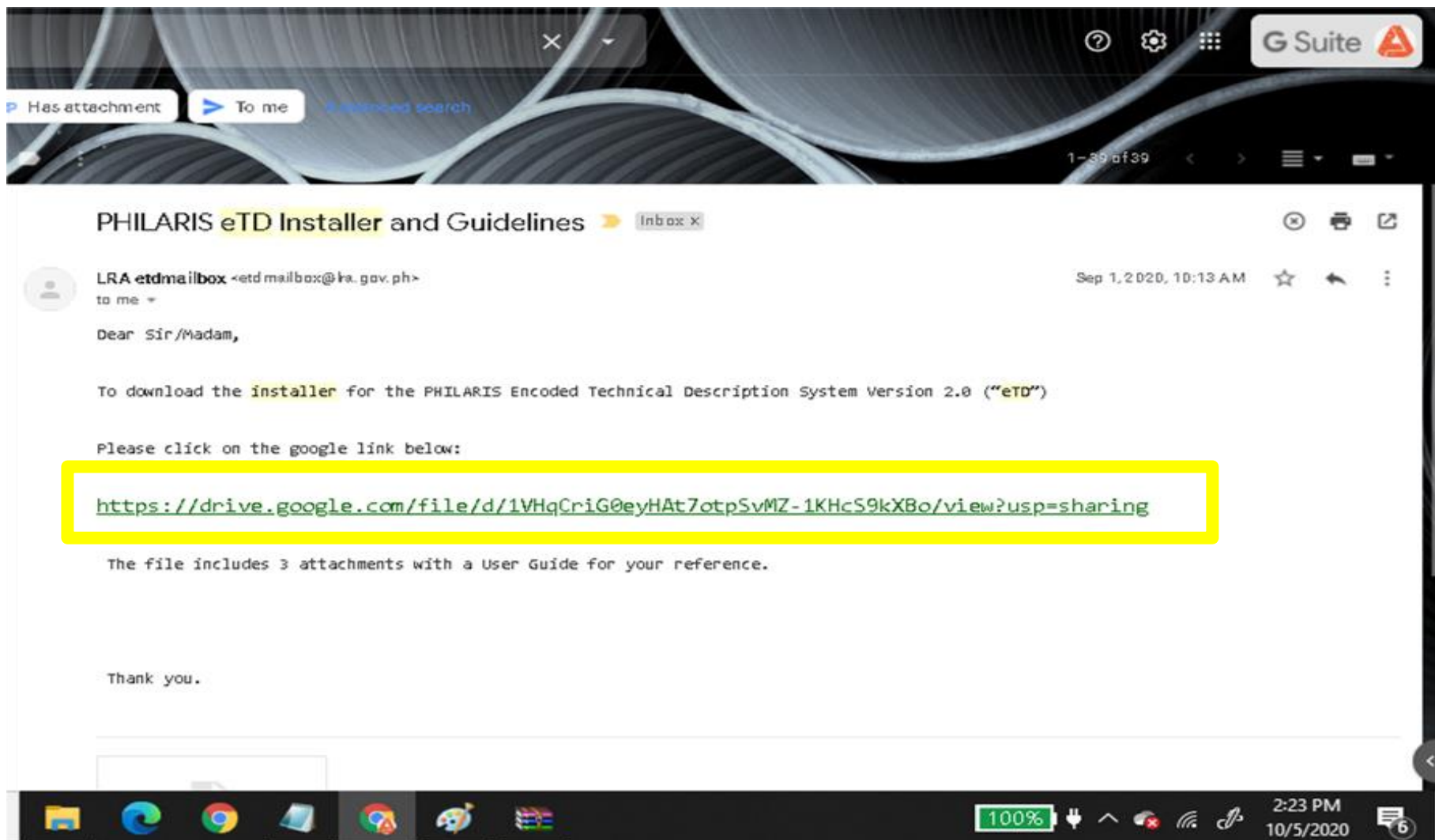
1. LRA ICTD will Process the internal documents to transfer file (.xml) from Unsecured to Secured Area



Processing of Transaction at RD

How to Install the P-eTD System

eMail Received



Download the Attachment

The screenshot shows a web browser window displaying a Google Drive file named "PETD Installer 2015.rar". The file is expanded to show three items: "Copy of PHILARIS eTD Build 2.0_2015.06.10.pdf", "eTD_Encode Setup.msi", and "setup.exe". In the top right corner of the file view, there is a "Download" button with a download icon. A yellow arrow points to this button. The browser's address bar shows the URL "drive.google.com/file/d/1VHqCriG0eyHAT7otpSvMZ-1KHcS9kXBo/view". The Windows taskbar is visible at the bottom, showing the search bar, taskbar icons, and system tray with the time "2:20 PM 10/5/2020".

drive.google.com/file/d/1VHqCriG0eyHAT7otpSvMZ-1KHcS9kXBo/view

Apps ERP Zoho Task EAC Trackers AJ Field Team Trackers

PETD Installer 2015.rar Open with

PETD Installer 2015.rar 3 items

- Copy of PHILARIS eTD Build 2.0_2015.06.10.pdf
- eTD_Encode Setup.msi
- setup.exe

Download

Type here to search

100% 2:20 PM 10/5/2020

Download the Attachment


PETD Installer 2015.rar - WinRAR (evaluation copy)

File Commands Tools Favorites Options Help

Add Extract To Test View Delete Find Wizard Info VirusScan Comment Protect SFX

PETD Installer 2015.rar - RAR archive, unpacked size 3,944,352 bytes

Name	Size	Packed	Type	Modified	CRC32
..			File folder		
Copy of PHILAR...	1,574,816	993,028	Microsoft Edge PD...	6/16/2015 9:24 ...	4E502322
eTD_Encode Set...	1,938,944	1,717,374	Windows Installer ...	5/29/2015 1:14 ...	F9CD9160
setup.exe	430,592	167,548	Application	5/29/2015 1:14 ...	C8378CFC



eTD System Icon



Plan Information



Plan No: Block No: Lot No:

Portion of:

Location:

Tie Point:

Area: Unit of Measure: ----- Select ----- v

Description of Corners:

Survey System:

Bearing: ----- Select ----- v

LRC/Record No. :

Declination:

Date of Original Survey:

Date of Survey Executed:

Date of Survey Approved:

Geodetic Engineer:

Notes:

TOTAL No. of Lots on Approved Plan :

TOTAL No. of Encoded Lots :

TOTAL No. of Lots Remaining :

Add Corner(s)



Tie Point Coordinate (Local)

X Y

Bearing and Distance Local Coordinates



Plan Information

Plan No: Block No: Lot No:

Portion of:

Location:

Tie Point:

Area: Unit of Measure:

Description of Corners:

Survey System:

Bearing:

LRC/Record No.:

Declination:

Date of Original Survey:

Date of Survey Executed:

Date of Survey Approved:

Geodetic Engineer:

Notes:









TOTAL No. of Lots on Approved Plan :

TOTAL No. of Encoded Lots :

TOTAL No. of Lots Remaining :

All information are found in the Approved Technical Description

Add Corner(s)

Tie Point Coordinate (Local)

X Y Bearing and Distance Local Coordinates



Plan Information

Plan No: Block No: Lot No:

Portion of:

Location:

Tie Point:

Area: Unit of Measure:

Description of Corners:

Survey System:

Bearing:

LRC/Record No.:

Declination:


Date of Original Survey:

Date of Survey Executed:

Date of Survey Approved:

Geodetic Engineer:

Notes:











TOTAL No. of Lots on Approved Plan :

TOTAL No. of Encoded Lots :

TOTAL No. of Lots Remaining :

This information is found in the approved plan

Add Corner(s)

Tie Point Coordinate (Local)

X Y Bearing and Distance Local Coordinates



Plan Information

Plan No: PSD 04-25120 **Block No:** **Lot No:** 327-H(ROAD)
Portion of: LOT 327
Location: Barangay of KAPATALAN, Municipality of SINILOAN, Province of LAGUNA
Tie Point: PLS 358, BLLM 1 (KAPATALAN)
Area: 2029.00 **Unit of Measure:** Square Meters
Description of Corners:
Survey System: KAPATALAN
Bearing: True
LRC/Record No.:
Declination:
Date of Original Survey: JAN TO FEBRUARY 1901
Date of Survey Executed: AUGUST 11, 2017
Date of Survey Approved: November 22, 2017
Geodetic Engineer: RICARDO RAPIZ
Notes:

TOTAL No. of Lots on Approved Plan : 2
TOTAL No. of Encoded Lots : 2
TOTAL No. of Lots Remaining : 0

Please Enter Description of Corners.

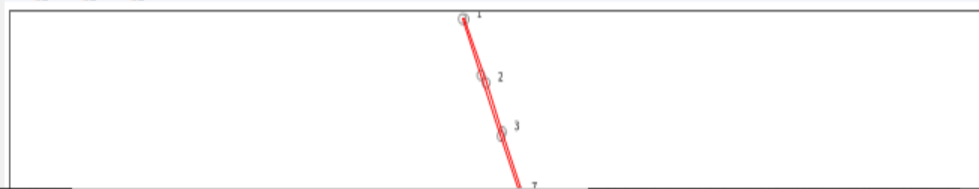
OK

Add 1 Corner(s)        
 X 20000 Y 20000 Bearing and Distance Local Coordinates

StartPoint	EndPoint	NorthSouth	Degree	Minutes	EastWest	Distance	Latitude	Departure	LocalNorthing	LocalEasting	AdjoiningDirection	LotNo	BlockNo	PlanNo
0	1	N	84	55	W	1441.35	127.71	-1435.68	20127.71	18564.32				
1	2	S	23	51	E	110.81	-101.35	44.81	20026.36	18609.13	NE	327-G		PSD 04-251200
2	3	S	23	51	E	85.33	-78.04	34.5	19948.32	18643.63	NE	327-F		PSD 04-251200
3	4	S	23	51	E	180.73	-165.3	73.08	19783.02	18716.71	NE	327-E		PSD 04-251200

-----Computational Statistics-----

Area(Encoded) : 2029 Square Meter
 Area(Computed) : 2029.96 Square Meter
 Area Difference : 0.960000000000036 Square Meter
 TiePoint (Easting = 20000 , Northing = 20000)
 Σ Departure : -0.01
 Σ Latitude : 0



Sample Technical Description

Lot Description :

Line	Bearing	Distance
Tie Point-1	N 84 ° 55 ' W	1441.35
1-2	S 23 ° 51 ' E	110.81
2-3	S 23 ° 51 ' E	85.33
3-4	S 23 ° 51 ' E	180.73
4-5	S 02 ° 47 ' E	6.36
5-6	S 44 ° 25 ' W	3.24
6-7	N 23 ° 51 ' W	84.70
7-8	N 23 ° 51 ' W	98.52
8-9	N 23 ° 51 ' W	105.87
9-10	N 23 ° 51 ' W	97.81
10-1	S 85 ° 12 ' E	6.03

Numerical Keypad with Corresponding Directions



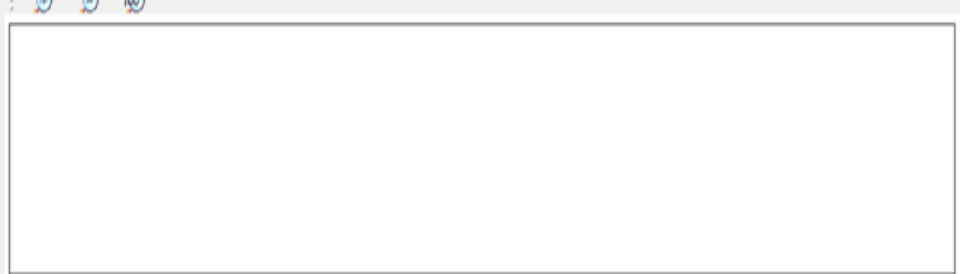
Portion of: LOT 5, BLOCK 6, PCS-04-000926
Location: BARRIO OF ALMANZA, LAS PINAS CITY, METRO MANILA, ISLAND LUZON
Tie Point: BLBM NO. 1, BO.OF PAMPLONA, MUNICIPALITY OF LAS PINAS
Area: 3050 **Unit of Measure:** Square Meters
Description of Corners: CORNERS 1, 14 & 17 ARE MARKED OLD P.S. CYL. CONC. MONS. 15X60 CMS. AND THE REST ARE P.S. CYL.CONC.MONS. 15X40 CMS.
Survey System:
Bearing: True
LRC/Record No. : N-28594
Declination:
Date of Orginal Survey: V.12-14, 1959, APRIL 15, 29126, MARCH 15, 19, 26
Date of Survey Executed: JULY 15, 2020
Date of Survey Approved: SEPT. 23, 2020
Geodetic Engineer: MARILOU LEGAZPI
Notes:

TOTAL No. of Lots on Approved Plan : 1
TOTAL No. of Encoded Lots : 0
TOTAL No. of Lots Remaining : 1

Add 21 Corners

Tie Point Coordinate (Local)
 X 20000 Y 20000 Bearing and Distance Local Coordinates

StartPoint	EndPoint	NorthSouth	Degree	Minutes	EastWest	Distance	Latitude	Departure	LocalNorthing	LocalEasting	AdjoiningDirection	LotNo	BlockNo	PlanNo
0	1	S	39	56	E	3593.09	-2755.15	2306.39	17244.85	22306.39				
1	2	S	35		E									
2	3													
3	4													



Sample Technical Description

Boundaries :

<u>Line</u>	<u>Direction</u>	<u>Adjoining Lots/Features</u>
1-2	NE	Lot 327-G, PSD 04-251200
2-3	NE	Lot 327-F, PSD 04-251200
3-4	NE	Lot 327-E, PSD 04-251200
4-5-6	SE,SW	Lot 9505, CAD 549-D
6-7	SW	Lot 327-D, PSD 04-251200
7-8	SW	Lot 327-C, PSD 04-251200
8-9	SW	Lot 327-G, PSD 04-251200
9-10	SW	Lot 327-A, PSD 04-251200
10-1	NE	Lot 9510, CAD 549-D

Tie Point :

PLS 358, BLLM 1 (KAPATALAN)

Plan Information

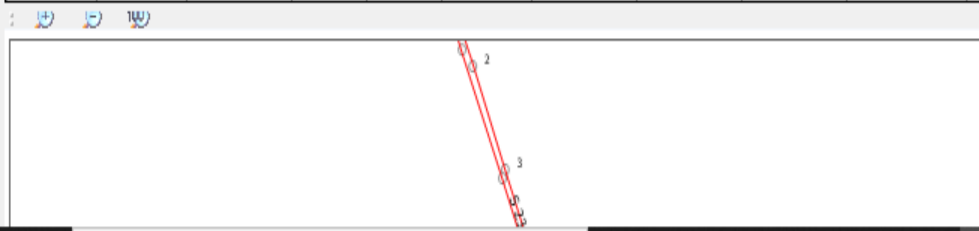
Plan No: PSD 04-25120 **Block No:** **Lot No:** 327-H(ROAD)
Portion of: LOT 327
Location: Barangay of KAPATALAN, Municipality of SINILOAN, Province of LAGUNA
Tie Point: PLS 358, BLLM 1 (KAPATALAN)
Area: 2029.00 **Unit of Measure:** Square Meters
Description of Corners: ALL POINTS REFERRED TO ARE INDICATED ON PLAN AND MARK ON THE GROUND BY PS.CYL.CONC.MONS
Survey System: KAPATALAN
Bearing: True
LRC/Record No.:
Declination:
Date of Original Survey: JAN TO FEBRUARY 1901
Date of Survey Executed: AUGUST 11, 2017
Date of Survey Approved: November 22, 2017
Geodetic Engineer: RICARDO RAPIZ
Notes:

TOTAL No. of Lots on Approved Plan : 2
TOTAL No. of Encoded Lots : 2
TOTAL No. of Lots Remaining : 0

Add 1 Corner(s)

Tie Point Coordinate (Local)
 X 20000 Y 20000 Bearing and Distance Local Coordinates

StartPoint	EndPoint	NorthSouth	Degree	Minutes	EastWest	Distance	Latitude	Departure	LocalNorthing	LocalEasting	AdjoiningDirection	LotNo	BlockNo	PlanNo
0	1	N	84	55	W	1441.35	127.71	-1435.68	20127.71	18564.32				
1	2	S	23	51	E	110.81	-101.35	44.81	20026.36	18609.13	NE	327-G		PSD 04-251200
2	3	S	23	51	E	85.33	-78.04	34.5	19948.32	18643.63	NE	327-F		PSD 04-251200
3	4	S	23	51	E	180.73	-165.3	73.08	19783.02	18716.71	NE	327-E		PSD 04-251200



Area(Computed) : 2029.96 Square Meter
Area Difference : 0.96000000000036 Square Meter
TiePoint (Easting = 20000 , Northing = 20000)
ΣDeparture : -0.01
ΣLatitude : 0
Linear Error of Closure.: 0.01 Meter
Perimeter : 779.4 Meter
nRelative Error : 77940 Meter

Thank you!