



SUSTAINABLE ACCESS TO LAND EQUALITY (SALE) PROJECT

Report on Land Survey & Record Preparation

IDRT Center, Tala, Satkhira

01-03 November, 2013



This document has been produced with the financial assistance of the European Commission. The contents of this document are the sole responsibility of Uttaran and can under no circumstances be regarded as reflecting the position of the European Commission.

Report on Land Record and Survey Preparation

Event duration: 01- 03 November 2013 (03 days)

Venue: IDRT Center, Tala, Satkhira

Introduction:

UTTARAN is the pioneer leading national non-government to promote rights for landless people of Bangladesh since 1985. Uttaran recently implementing Sustainable Access to Land Equality (SALE) project in association with CARE International and Manusher Jonno Foundation funded by European Union. The Overall objectives of the project is strengthening access to land and property rights for all citizens especially the poorest part of the community in line with the overall Access-to-Land program being implemented by Ministry of Land through DLRS. This project is implemented in three districts under three upazilas of Bangladesh: Amtali upazila of Barguna, Jamalpur sadar upazila of Jamalpur and Mohonpur upazila of Rajshahi District. NIRAS a consulting firm of Denmark is responsible for providing technical support for GNSS machinery operation and ETS. In order to familiar and improve basic knowledge base about digital land survey and record preparation and to enhance the performance of staff capacity on digital land survey a training on Preparation of Mouza Map and Khatian was organized at IDRT, Tala. Key resource person was Md. Akther Hussain, co-facilitated by Mr. Fazlur Rahman and GPS Expert Markus Hakalin of NIRAS.

Key objective: To build up the capacity of the staffs to implement the project more successfully

Participants: 29 SALE project staffs including 22 male and 7 female. Mr. Pasi Rajendar and Andre Harnandez of NIRAS also attended the training as participants.

Facilitator:

- MD. Akther Hussain, Consultant
- Mr. Fazlur Rahan, Consultant
- Mr. Markas Hakalin

Key topics covered:

- ✓ Strengthening Access to land and property rights for all citizens of Bangladesh
- ✓ Scope and role of NGO during the land survey and record
- ✓ History of land survey in Bangladesh
- ✓ Laws, rules and regulation relating to land survey
- ✓ Roles & Responsibility of settlement officers/staff during survey
- ✓ Difference between traditional land survey and digital land survey
- ✓ Preparation of Mouza map, Khatian etc

Materials used:

Banner, festoons, multimedia projector, laptop, poster, VIPP card, masking tape, marker, note book, pen, scissor, camera, modules folders etc.

Description of the Report

Program briefing

The training was opened by Mr. Shahidul Islam, the honorable Director of Uttaran. Mr. Shahidul Islam gave a brief speech on the history of land survey of Bangladesh. He also added the importance of digital land survey in the present context and he hoped that participants of SALE project will benefit enormously through this type of training because this hi-tech and technical training will create a knowledge foundation of all staff that will be helpful in implementing the project in the field. Land survey is a very critical and complex issue and Uttaran is very thankful to EU for selecting Uttaran as civil society part to implement the project with government - the first time of its kind in Bangladesh.

The main session was initiated by Mr. Fazlur Rahman thanking all the participants for joining the training. He started his speech with the overview of main project (Strengthening Access to land and property rights for all citizens of Bangladesh). The project plan started in 2009 for implementing. This project would be implemented by the government in association with the Uttaran, Care and MJF whereas NIRAS is responsible to provide the technical support.

- ✓ Key topics of the first day training:
- ✓ Roles of NGOs in public awareness building
- ✓ Objective and necessity of Land Survey
- ✓ Chronological History of land survey in Bangladesh
- ✓ Relevant Acts of Land Survey
- ✓ Laws of Inheritance

Md. Akther Hussain in his address remarked that the role of NGO about awareness rising during land survey & record preparation and its importance. He noted some roles and responsibilities that must be undertaken by NGOs will include the following a) poster and leaflet development and distribution b) engaging local media and cable operator to aware mass people c) organize drama, street drama, peoples theater, folk song. He highlighted purpose of survey i. update the land record and khatian ii) develop the land management system iii) to ensure the effective uses of land by identifying the government khasland

- ✓ The importance of land survey
- ✓ To prepare a clear khatian or records of rights
- ✓ To prepare a clear Mouza map
- ✓ To present the information of land boundary, geographical location, class and infrastructure on land by the map etc

Facilitator gave a brief description of the land survey operation conducted in the country from colonial period to date. A list of the surveys as under

- ✓ Thak Bust Survey
- ✓ Revenue Survey
- ✓ CS Survey
- ✓ Revisional Survey
- ✓ S.A. Operation

Diara Survey: The first survey was conducted at Sunderban area in 1862 and after that it spread over the country

Land related laws and regulation

- ◆ Bengal survey Act, 1875
- ◆ Bengal Tenancy Act, 1985
- ◆ Survey and Settlement Manual, 1935
- ◆ Sylhet Tenancy Act, 1936
- ◆ State Acquisition and Tenancy Act, 1950
- ◆ Tenancy Regulation, 1955
- ◆ State Acquisition and Tenancy (Amendment) Act, 1994
- ◆ State Acquisition and Tenancy (Amendment) Act, 2004

After lunch facilitator started the session of inheritance laws of different faiths and ethnic groups. Considering majority of the target group being Muslim and Hindu, Muslim Faraeji law and Hindu deobhog law were discussed elaborately. Regarding different sections of the laws participants started a kind of debate and viewed their opinion and practices in the country context. Besides Muslim and Hindu laws other laws such as Christian inherit laws, Garro inherit laws and Chakma inherit laws were discussed.

Day- 2

Contents of 2nd day Session:

- ✓ Activities of DLRS and relevant govt department
- ✓ Roles and Responsibility of Settlement officers/staff during survey operation
- ✓ Preparation of Records and Mouza Map in Traditional way
- ✓ Modernization of Land survey and management system
- ✓ Digital land survey system
- ✓ Convention method of Preparation of ROR and Mouza maps

Opening session initiated by Facilitator Akther Hossain and asked the participants about their understanding about the 1st days training contents. Participants shared their views and understanding and during this time some confusions were clarified by the training facilitator. After snacks Mr. Fazlur Rahman gave a short description of the DLRS organogram and key activities that are done. Positions listed below:

- Zonal settlement office
- Sadar Assistant settlement officer
- Accounts officer
- Nazir cum cashiar
- Traverse surveyor
- Process surveyor
- Upazilla assistant settlement officer
- Sub-assistant settlement officer
- Record keeper

- Chain man etc

Preparation of Mouza map and Record on Traditional system

Facilitator presented the session through power point . Considering the chapter more technical facilitator tried to make the session and training contents as short and easy as possible. The steps taken during a land survey is as follows.

- ‘A’ Proclamation
- ‘B’ Proclamation
- Traverse survey
- Setting area identification pillar
- Khanapuri
- Bhujharat
- Attestation
- Draft Publication
- Submission of objections
- Submission of Appellate
- Final Publication

After lunch Markus Hakalin, GPS and GNSS expert of NIRAS in easy language described the digital land survey. He presented the session through power point. There are US 24 satellites through which digital survey will be conducted. Through ICT data will be collected and processed and finally the digital maps will be produced. GPS machinery will be used in the open space by dint of satellites. Total Station will be used in those areas covered by trees and shades. The tools used for digital land survey are as follows i. GPS, ETS, computer, plotter, printer, map scanner, processing software, server etc. Through digitized method maps can be updated and revised when necessary. Markus speech was translated by Mamun Ur Rashid, Project Coordinator, SALE and Md Akhte Hossain.

Day- 3

On the closing and final day facilitator started the opening session with Recap. Akther Hossain briefed the session about preparation of khatian and asked to form 4 groups to prepare a khatian based on a calculation. Sitting in the different corners participants took part in the preparation of khatians. Facilitator assisted with tips to the team leaders. After preparation of khatians each team leaders presented their group works. Most of the groups properly completed each columns of the khatians with minor mistakes. Finally post test was held and all participants took the test and submitted the papers to facilitator. In the closing speech project coordinator Mr. Mamun Ur Rashid thanked Akther Hossain, Markus Hakalin and Fazlur Rahman for their hard and honest work as facilitators. He advised all project staff to thoroughly read the module of the training which will enhance knowledge base on digital survey. Finally the 3 day long training was formally closed with vote of thanks once again.