

**Report
on
A National level Consultation Meeting on National Land Policy
(Proposed)**



Organized By:
Strengthening Access to Land Equality for All Citizens of Bangladesh Project
and
Sustainable Access to Land Equality Project

Venue: CICC (1st Floor), CIRDAP, Chameli House, 17 Topkhana Road, Dhaka

Date: 08.08.2016

A National Level Consultation meeting on draft National Land Policy conducted on August 8, 2016. The national level consultation meeting was jointly organized by Strengthening Access to Land Equality for All Citizens of Bangladesh Project and Sustainable Access to Land Equality Project. With the leadership of Ministry of Land, Government of the People's Republic of Bangladesh along with 12 relevant ministries has been working in the technical committee for drafting the policy. The program was arranged in CICC (1st Floor), CIRDAP, Chameli House, 17 Topkhana Road, Dhaka.

The Guest List

- CHIEF GUEST: Mr. Saifuzzaman Chowdhury, MP, Honorable State Minister, Ministry of Land, Government of the People's Republic of Bangladesh.
- SPECIAL GUEST: H.E. Mr. Pierre Mayaudon, Ambassador and Head of Delegation, European Union, Bangladesh.
- SPECIAL GUEST: Mr. Sheikh Abdul Ahad, Director General, Department of Land Records and Surveys, Ministry of Land.
- CHAIR: Md. Akram Hossain, Additional Secretary and the Secretary in Charge, Ministry of Land, Government of the People's Republic of Bangladesh.

Along with our distinguished guest, Mr. Mahfujur Rahman Khan, Director General, Land Reform Board was also joined the consultation.

The consultation meeting was divided into two phases where the first phase was the introductory session with speech of guests and the second phase was open discussion of participants. The meeting started with the arrival of the Chief Guest at 9.30 am. People from different sectors like various Ministries, NGOs, Civil society, University teachers and journalists were participated in the national consultation.

First Phase of the Consultation Meeting:

Facilitator: Ms. Sampa Bala, HR and Admin Officer, Uttaran

The first session of the consultation was facilitated by Sampa Bala, HR and Admin Officer, Uttaran. She welcomed and thanked everyone for taking their seats. The meeting commenced with the recitation of verses from the Holy Quran, the Holy Gita and the Holy Bible.

The introductory speech was delivered by **Md. Shamsul Alam, Joint Secretary, GoB and National Project Director (NPD)**, Strengthening Access to Land and Property Rights for All Citizens of Bangladesh Project. He started his speech by thanking everyone for participating in this consultation meeting on Draft National Land Policy. Then he shortly described the whole "Strengthening Access to Land and Property Rights for All Citizens of Bangladesh" project. He highlighted the five components of the project, which are:

1. Land Policy Formation
2. Establishing authoritative Land Record
3. Legal Audit and Institutional audit
4. Capacity Building
5. Public Education and Awareness

Then he explained sub-components which are under component 2. The two sub-components are:

- IDLRS-Integrated Digital Land Record and Survey

- Digital Land Survey

The digital land survey and record is being implemented in Jamalpur Sadar of Jamalpur district, Amtoli upazila of Barguna district and Mohonpur upazila of Rajshahi district. An IDLRS office has been set up in Monirampur upazila of Jessore district in order to make land record system easier for land owners. The peripheral connectivity has been set up within two union land offices, AC Land Office and Sub-register office are working together to run the IDLRS program successfully. The pilot IDLRS is currently process to update, incorporating different features. This network ultimately to be connected at national level within DLRS, Inspector General of Registration (IGR), Land Appeal Board and Land Ministry. He also described how IDLRS network works in an info graphic view.

Then he described about the history of land laws particularly when and how it was formulated and implemented. He added the transfer of land act 1884, the Survey Act enacted on 1875, Bengal tenancy Act enacted on 1885, according to the Cadastral survey 1988-1935, new Survey and Settlement Manual enacted on 1935, the penal code of 1860, the State Acquisition and Tenancy Act 1950 and finally Tenancy Rules 1954-55 was enacted. The first Cadastral survey was conducted by British Government using Everest 30 and CASINO for map projection.

The project has given skills and equipments to the DLRS which were not previously. There are total 45 GNSS stations, 730 three dimensional pillars and more than 300 two dimensional pillars in Bangladesh. **These are more than 1300 points higher than the sea level. These are being used to survey the plots.** There were two Ground Control Points (GCPs) in Amtali but additional 16 GCP's have been set up in order to conduct the ongoing survey and settlement works. We also densityfy more 125 TBM (Temporary Bench Mark) in 120 moujas in order to conduct the survey. We used both RTK and ETS machines on pilot basis. It is mentionable that one GNSS-RTK machine can able to cover about 25-30 acres on daily basis engaging 1/2 surveyors. On the other hand, ETS machines can cover 3-4 acres daily with assistance of 4-5 persons. One challenge we faced with the GNSS machine, it is really hard to cover 14/15 acres of land through walking for a person.

The project created new points based on points of Survey of Bangladesh (SOB). We have advantages that we have maps of CS, RS, BRS. We are collected ortho-photos to geo-reference the plots from SOB. We conducted few sample geo-referencing with some maps in some muzas. We are using UTM (Universal Transverse Mercator) in order to transfer from one projection to another projection. As you know that previously maps were projected by CASINO, so in order to match the boundary of land, we would require to transfer maps in CASINO project. It is really high technical. In order to converting, we collected Ortho-photo from SOB, however these ortho-photo distortion is about 2-2.5 meters, which is not working in our cadastral system. So we have applied to the EU in order to use UAV-Flight photos, we also received permission from civil aviation department. These technology will accelerate the survey process. He added five options to conduct geo-referencing, a) Plot to plot survey, b) Using Ortho-photo, c) existing GCP density, d) using Worldview-3 photo, e) UAV(Unmanned Aerial Vehicle)-flight.

One of the important component is the public awareness where Uttaran (non state actor) done a good job. We received good outcome of the public awareness and participation of land owners are increased. The team of Uttaran collected cell phone number of land owners and sending voice call and SMS at different stages of survey and settlement. They used number of tools and techniques e.g. folk songs, orientation, poster, courtyard meeting and gathering in order to aware people at different stages.

Sheikh Abdul Ahad, Director General, Department of Land Records and Survey stated his recommendations towards the national land policy. This land policy is so much important for us because most of the litigation is only for land. We need to reduce huge number of litigation, though we cannot eliminate all of the litigation. The perception of services are also changed, land owners want to get information at his house through web, not going frequently to different offices.

Generally a policy is mainly prepared by the government. But as the land policy here is prepared under a project without the government, so there are some errors, wrong sentence making. In this draft policy, some important and basic facts are mentioned precisely which can be further modified by the consultation process. He then addressed some irregularities which he found in the draft policy that need to be improved. These are:

- The new definition of land is really good, e.g. state land is placed instead of khas land. Some new terms “State lands, Govt. lands, and Public lands” have been used in the draft policy instead of “Khasland” which is really a good initiative.
- There are some dis-similarities in the Bangla and English version which should be corrected.
- In the Bangla version, there is a term “communal” which is better not to use.
- No negative word can be used here or sentences should make a positive meaning as the policy is generally prepared by Govt.
- In the policy, it is stated that there is no institutional, law or jurisdictional framework in Bangladesh which is not true. Even if there is some nonexistence, there is no indication of forming new institutional frameworks.
- There is a clause where it is said that the Court must be open in case of land acquisition which is really a very challenging idea considering the developing trend of the country. It would hinder to acquire any land for public interest. The Court is open to some extent but in civil courts the procedures are so difficult that it becomes impossible to run any case there.
- Not only the land ceiling of agricultural land, but also the land ceiling of non- agricultural land needs to be mentioned here.
- Environment and the local wildlife sector should be brought into account and here should be policies which concerns about the safety of the river, hills and natural forest. Some lands must be preserved for bio diversity, forests and livelihoods for wildlife. There should be specific laws which would take into account the sustainability of the rivers running beside the big cities.
- Policies should be specifically of short terms, medium terms and long terms so that they can be implemented accordingly.
- Some specific policies should be made for the dissemination of the newly accumulated Char lands. The Char lands should not be distributed right after forming rather wait for some time. All the accumulated land should not be distributed e.g. community egement, bridging space of birds/wildlife and
- The policies should be according to the point and also follows the rules and regulations of the government of Bangladesh. It should have a clear concept and direct statement of what the government would do in a certain situation.
- There are some initiatives taken by the government in order to improve the condition of the tribal people which is totally ignored in the draft policy. Some terms should be used carefully in this regard.
- The policies should be written in such a way that it resembles that it coming from the government

- The issue of indigenous people is much repeated within the draft policy. Some make it more specific where necessary, because government has been taken lots of initiative for marginal and indigenous people.

He added that the prepared draft policy could be improved if everybody would give specific points and language.

H.E. Mr. Pierre Mayaudon, Ambassador and Head of Delegation, European Union, Bangladesh thanked everyone coming from the ministries, civil societies, NGOs, media partners etc. He said, `The recommendations coming from the participants would help working committee to revisit and finalize the Draft Land Policy. We should not think the project is going to conclusion. In fact, the land policy is beginning of new journey with Bangladesh because previously there was no land policy. Now government has taken initiative to develop the national land policy at the end of the current project. We soon ready to finalize the policy and will approve the policy by cabinet. We are providing new tools, technologies that enable you to implement project, programmes and dialogue in order to implement the national land policy. We are going to sector based approach that gives budget and policy dialogue in Bangladesh Land sector.

We intend to prolong the project for few months but also to start a new endeavor that would enable us to conduct budget support and sector based policy dialogue in this sector of land reform in Bangladesh. EU already started multi-annual budget for the period of 2014-20, there three sectors are highlighted i.e. a) education and skill development, b) food and nutrition, c) strengthening democratic government. The land sector will be part of the democratic government where budget support and policy dialogue will continue. Under this project, there is another dimension technically named “Integrated Digital Land Record System” which is being piloted in one upazila and soon to will start in other two upazilas. Here are some other facts can be highlighted which have been brought into the attention of the government of Bangladesh that

- Bangladesh could make use of the newly launched EU owned “Earth Observation System” by the name of “Copernicus” which has multiple applications and one of them is land monitoring. This offer should be considered by the government of Bangladesh. Already it had been reviewed by SPARSO and hopefully it will be a concrete bonding between Bangladesh and the European Union.”

The following reasons why EU has so attention to contribute in the land sectors of Bangladesh. The first reason is the scarcity of land in Bangladesh and it’s in the top 5 ranked densely populated country in the world. Another reason is that Bangladesh is most vulnerable to the impact of climate change which affects the availability of land. Monsoon can change or affect the course of the river and provide opportunities to the accumulation of new lands. And also, more than 70% of the court cases are related to land ownership in Bangladesh.

He said that he would like to ensure the indigenous people’s right to land sector and he would also recommend from the EU to ensure their rights. He added, “No development would be possible without land, so investing in land is like investing in many dimensions of development. So land projects are like development multiplier which develops the country’s management and better governance; also lands are economic multiplier which can be the tool to the achievement of Blue economy and digital Bangladesh.”

Land is and will be the number one asset of this country so he encouraged everyone to contribute in this policy making and make a better Bangladesh.

Mr. Mahfujur Rahman, Director General, Land Reform Board started his speech thanking everyone for coming to the consultation meeting. We are instructed by the SAT act 1950, previously the Bengal Tenancy Act 1885. He mentioned that the ratio between the number of people and land is very scarce in Bangladesh. So there should be a proper land policy covering all sectoral policies. We need to consult with other stakeholders particularly who are responsible for basic services for people. Two new things has came up within the policy i.e. land bank and land market. Both of issues are new in Bangladesh that require more explanation. He also put his comments on errors in policy i.e. section 3.1, *government need to do* which language is not correct rather it should be *government will do*. We need to think that the size of land becoming less day by day, so we need clear guide for optimum use of land. In this regards, land policy is great initiative.

Akram Hossain, Additional Secretary and Secretary in Charge, Ministry of Land was delivered his short speech. He thanked everyone and the project authority for launching such important step. He mentioned that land very valuable asset, so it is becoming important for people. This document need to reflect the real situation, it is really good job. The document has provided to us is the draft version but it should be last version as this is the final consultation. He also added that it is a government document, every word should be chosen very carefully. He mentioned the Policy format should be like other policies and the policies should be made in such a way that it follows all the rules and regulations of real life and can be implemented properly.

Mr. Saifuzzaman Chowdhury MP, Honorable State Minister, Ministry of Land gave his short but enthusiastic speech. Our education, health and other social sectors are moving ahead and appreciated by the united nations. This is our country, if we do not work together then we cannot progress together. We can progress together in a united form. He said that if the policy could incorporate all the observations and recommendations provided in this consultation. There are some challenges but the government would like to overcome and develop land reform system. With the chief guest's speech, the first session of the meeting ended.

Second Phase of the Consultation Meeting on the "DRAFT NATIONAL LAND POLICY"

Moderator: Mr. Abu Al Hossain, Joint Secretary (Development), Ministry of Land, GoB.

The second phase of the National Consultation Meeting on Draft National Land Policy was facilitated by Mr. Abu Al Hossain, Joint Secretary (Development), Ministry of Land, GoB. The key note speaker for the session was Dr. Yohannes Genbremedhin, Team Leader, Project Technical Assistance Team (PTAT); who is also an International Senior Legal Expert. Dr. Yohannes delivered a presentation on the Draft National Land Policy. After, the completion of the presentation, Mr. Abu Al Hossain started the discussion session with the participants of the meeting where they were asked to state about their opinions and recommendations regarding the three major issues of the land policy and on any further aspects of the land policy.

Presentation of Draft National Land Policy by Dr. Yohannes Gebremedhin

The draft policy was developed over a period of 18 long months by the technical working group that was formed and functioned under the Ministry of Land, GoB. The European Union through its **Promote Access to Land Project** provided the required technical assistance to the concerned technical working group. The technical group was formed with representatives of 10 ministries of the GoB. The technical working group while developing the policy consulted many knowledgeable individuals who were from the civil society, judiciary, different ministries or academia. This the first draft of the Policy and there are still lot rooms for improvements.

By policy we simply mean the general principles by which the government manages public affairs. So policy should be distinguished from legislation, administrative manuals or technical documents. Bangladesh has about 8 policy documents that deal with land related issues. But still there is a demand for National Land Policy since some of these are outdated which are not responsive to the current needs and therefore it needs to be revised. Again, problems lie because of the inconsistent nature and the overlapping policy statement of the existing policies regarding land issues. For effective and efficient use and management of land, the lands of our country need to be dealt in a coherent fashion. Therefore, the country demands a comprehensive national land policy. To avoid confusion, the policy needs to be more objective and not presented in a manner which makes it look like rules.

Taking all these into account, the draft of the national land policy has been developed. The comprehensive draft national land policy aims to facilitate the maximization of social and economic benefits of land to all segments of the society based on equitable, orderly and sustainable use.

The Land Tenure issues has been a bit controversial esp. the classification part. There are two types of land tenure. One is private ownership and the other is Government land or state land or public land. Problem arises since there are no specifications offered in case of the Government/State/Public land. The ownership of these lands needed to be revisited in this policy.

The private ownership is governed by the state acquisition tenancy act, under which a private owner is given enough rights to do whatever they want to do with their land which does not take into account the government's prerogative for eminent domain or fulfill the requirements of the town improvement act or the building construction act. These acts limit the opportunities of the land owners. They cannot do whatever they want do with their land. This policy tried to make a straight-line all these issues.

In case of public lands, question arises that who is responsible for managing the public lands or are the lands being managed in a coherent way. Again question arises regarding the custodianship of these lands and recovery of public land that are not being used for public purposes. Currently, the different ministries or public corporations held the ownership of these lands. These types of tenure make it extremely difficult to manage and control the public lands. Again, what are the things that need to be done if land is not being used according to its purpose stated in the mandates or what if the land remains idle? In Bangladesh, where land is extremely scarce and the density of population is extremely high, the public lands should be managed very efficiently. For this, a data bank for public lands need to maintained which will be managed by government authority and the custodianship of these lands needs to defined by law.

The policy makes a clear distinction between the public land and the state land. The inventory and custodianship of the state land will be under the Ministry of Land while the inventory and custodianship

of the public land will be under the concerned public authorities in collaboration with ministry of land. Thus, if a public land remains unused or if the purpose is fulfilled, then the land will once again become a part of the state land. This will ensure that no land remains idle.

While dealing with the issues of land settlement and survey, it was found that the existing settlement rules and procedures are causing problems when it comes to land survey. We need to incorporate modern technologies in land survey. The policy therefore emphasized on existing legal framework and manual needs to be revised and streamlined. Also another issue of land settlement is the resolution dispute. The policy proposes specialized land court that uses streamlined procedures to resolve the disputes. The exiting procedures do not affect fast resolution of the disputes.

While dealing with the issues of land registration, it found out that the institutional setup requires improvement. The policy emphasized some interventions to overcome the lacking involved in land registration.

The presentation involved many other issues relating to the newly developed draft of National Land Policy. But due to time constraints, Dr. Yohannes Gebremedhin was not able to discuss all the aspects of the policy.

Mr.ABU AL HOSSAIN, Joint Secretary (Development), Ministry of Land

The land policy should be developed in such a manner that it turns out to be super structured guidelines for the land ministry to deal with the issues of land in Bangladesh. He also stated that the Policy should cover all the aspects related to the land in Bangladesh. Mr. Hossain then asserted the need for recommendations to overcome the gaps of the policy. He highlighted the three major issue of the newly developed draft of land Policy. The issues are: land Tenure, Land Management and Land Administration. He then started the discussion session and asked the participants of the consultation of the meeting to give their opinion regarding these issue or any issues relevant to the Draft National Land Policy.

SHAMSHER ALI: ActionAid, Bangladesh

There is insufficient information in the introduction part of the draft policy. Before formulating the policy guidelines, there should have been a context analysis which will discuss about the policy gaps and the issues that needs to be complied.

There is a gross mistake in the Vision of the Policy. Land is not only related to social and economic issues only. Rather it is also related with environment, culture, civilization etc. While analyzing from the perspective of Bangladesh, where 90% of the lands are fertile, land is very much related to our food security and livelihood security. It must be realized that the fisheries, forest, environment or agriculture is also related to the land. When we will try to incorporate these, we also need to take into account that we have laws for our environment, laws and policy for agriculture, water. So a relationship between these and the policy needs to highlighted/established. It needs to be ensured that while we incorporate these issues in the land policy, we need to ensure that there is no conflict between these existing laws and policies with the newly developed land policy

The policy discussed about the concept of land bank and land market. The policy failed to give a clear idea about these concepts. To add on, the policy is not properly structured. For the large number guidelines this paper offered made it look like a key note paper rather than a policy. Yes, it should

establish the voice of the people but in a structured manner. Moreover, the policy should have considered all the possible areas on which it will have its impact. For better circulation of the policy, it should be circulated online.

MD. ALIM AKHTER KHAN: Deputy Director, Department of Land Records and Survey

I am confused with the title that was found on paper and was not cleared that whether it was a policy or a policy guideline. If it is a policy then it is incomplete. This paper only discussed about the matters that should be done by government, but there were no discussions on how it should be done. Thus, it is the guideline for policy.

We are overloaded with laws and rules regarding the issues of land. It needs to be ensured that these laws and rules are not conflicting. For proper implementation of these laws, we need to find the loopholes. Some laws are not being implemented due to lack of proper management. We need to deal with these matters and then move forward towards policy development.

It is being stated that the word Community Land is an alien concept for us which is not at all true. In the right side our records (Parcha), the concept of community land is discussed. In every record this matter is discussed. This is given to the CS record. So before developing the policy, an in-depth analysis of the existing laws, rules, CS record is required. Many more issue needs to be incorporated to this paper. Otherwise it will not be a complete policy and the government will encounter difficulties in implementing the policy.

Md. Mozzammel Huq: Additional Divisional Commissioner, Mymensingh.

There are a lot of contradictory issues in this draft policy. At times, there are even contradictions with the existing laws and also there were no specifications. Also, irregularities lie in the classification of the land. The community land discussed under the classification of the land needs further clarification and specification since we already have community land. To add on, there is one more type of Land in Bangladesh which is under the management of the government, i.e. the abandoned property or the bestowed property. The classification of land also needs to incorporate these lands.

We need to develop strict laws so that cases can't be filed against the land acquisition of the government. The draft policy demanded the jurisdiction of the civil court in case of land acquisition. If this is enacted, then it would impossible for the government to continue any developmental work. Therefore, the involvement and jurisdiction of the civil court in case of land acquisition should be completely discarded from this policy.

Again the option for compensation needs to be discarded from the policy. It would be completely impossible for the government to avail the Khas lands of the government if there is option for compensation. People will illegally build establishments in these Khas Land and then will happily pay the compensation and then will become the owner of the land. This will result in the loss of Khas lands of the government.

There are strict laws which states that cases, in the civil court, cannot be filed against any development activities of the government. But still cases are being filed in the civil court through the Specific Relief Act 1877 (amended in 1963). Therefore the existing laws should be amended and ensured that cases

cannot be filed even through the Specific Relief Act. This will speed up the developmental activities of the government.

Then in case of land acquisition, if some of the acquired land remains unused, then according to the laws there is no scope of returning the excess unused land to the previous landowners. The excess land will then become the Khas land of the government and will be managed according to the management mechanism of the Khas land.

Shoaib Shazzad: Manusher Jonno Foundation

Special attention should be offered so that there is increased access of women to the Khas land. Again, the policy should be developed in such a manner where special emphasis should be offered to ensure access of poor people to the Khas land.

Dr. Rahmatullah: Professor, Deptt. of Law, University of Dhaka

We have the indigenous people who are using their traditional lands. But in the recent times the government declared that there are no indigenous people. But in reality there are indigenous people or else every citizen of Bangladesh are indigenous people.

There are laws i.e. rule 97 under SAT act 1950 which deal with indigenous people's lands. But now contradictions are arising. The government will acquire land for public interest. But before acquiring the land, the government should conduct consultation at the local level. Again, by no way it is justified to make them completely landless. The government offers them compensation for their land. But the amount of money offered as compensation is not satisfactory. Then again, money cannot be replaced with land. Land is a fixed asset, and generations after generations are using it.

Again it is being stated that the land acquired by the government, if remains unused, then will become Khas Land. We need ensure that whether these lands will be return back to original land owners or used for the betterment of the people and is not misused.

Community land might have different purposes. Therefore more clarifications are required for Community land.

To add on, before developing the policy it is very important to arrange consultation meetings at different level. The government officials and the land management authorities should not alone develop the policy rather opinion from all the stakeholders related to land and opinion from the individuals and NGOs working in the land sector should be taken into account. Only then, the policy will become complete.

Rina Roy: Manusher Jonne Foundation

Manusher Jonne Foundation had reviewed 20 laws regarding the land issues of Bangladesh. The review process included representatives from the Ministry of Land, GoB, Experts working in the land sector and the NGOs who are working in the land rights sector. The policy needs to be properly structured. In Bangladesh, seven different ministries are involved in land related issues. The policy should ensure that

matters of these seven ministries are taken into account and thus produce an overarching policy document.

Some terms and statements are not well suited for this document. Negative statements should be avoided from the policy. Therefore attention is required to restructure the sentences and statements. To be more holistic and inclusive, the policy along with, Gender and Ethnicity should also take into account Religion.

Mahmud: Deputy Secretary, Ministry of Law Justice and Parliamentary Affairs, Law and Justice Division

The section 3.3.1 of the policy needs further clarifications and specifications.

Shonjib Rong: Member, Bangladesh Adibashi Forum

The section 2.11 of policy has discussed about the land issues of the indigenous people. Here it only discussed that while the buying/selling and transferring of indigenous people's lands, a special permission needs to taken from the District Administration but nothing regarding the protection of their land has been discussed in this policy.

The policy should also take into account the matters of traditional/ancestral land of the indigenous people. Further clarifications regarding the land rights of the indigenous people on their traditional/ancestral land are required. Many international documents like ILO convention 107, 169 has recognized that the traditional lands belong to the indigenous people. The policy, therefore, should incorporate these matters.

Mr. Gautum Roy: Joint Secretary, Ministry of Information

In policy document, the laws of the country has been criticized and presented in negative manner. This needs to revisit and reconsider.

Dr. Eshani Chakraborty: Professor, Department of History, University of Dhaka

The gender issues are missing in the policy. The government has its gender mainstreaming policy for each and every of its department. The policy should highlight and incorporate the issues of gender in each and every section of the policy.

Md. Faikuzzaman Chowdhury: Director, Department of Land Records and Survey

While dealing with the Gender issues, our laws are there to protect the rights of the women but problem arises since women are being discriminated in the private sphere at their family level.

This policy lacks direction rather it became a guidelines for the policy. It should be mentioned that there are existing laws regarding the issues of land. It is not necessary that all the laws should be brought into consideration under this policy. But there are laws which lack implementation. These laws need to be addressed in the policy and specify a way out regarding the implementation of the laws.

Mahbub: Deputy Director of Economic Relation Division

Confusion arises relating to the Land market, where the government determines the price of the land by zoning the total territory. In the proposed acquisition of land ordinance, the price of the land are just scaled up which is not enough rather government should take initiative in zoning the land and determining the price.

In our original court of jurisdiction, what we have experienced a large amount of time are wasted to resolve the court matters. To address this, the government can make the rules and legal procedures so that the original court of jurisdiction can dispose the case in time.

Abdur Rouf, Ministry of Law Justice and Parliamentary Affairs

The policy has considered and taken the overall land administration under one umbrella.

Again, the policy has dealt more with the contradiction and overlapping rather than the insufficiency of the laws. It has defined land and according to the definition land means **land and benefits arising out of land**.

There are at least eight ministries have rules related to land which should be brought under the policy of land.

While discussing the issues of arbitrary acquisition of Land, under the land acquisition act 1894, public purpose and public interest has been discussed. Also in the 1982 ordinance, these issues were taken into account but there were no definition which resulted all the problems. It is very inhumane that we do not have the rules to return the unused lands to the poor people which were once acquired from them for the development purpose of the country.

These were the major feedbacks from the participants of the National Consultation meeting of Draft National Land Policy. It was believed that the policy development team will take all these matters under consideration and will develop a policy which integrates these issues and gives a complete dimension to the National Land Policy.

End