



DAFFODIL INTERNATIONAL UNIVERSITY, BANGLADESH

DISSERTATION ON  
DIGITALIZATION OF THE LAND RECORD SYSTEM IN BANGLADESH

SUBMITTED BY

RUBEL MIAH

ID: 183-38-280

FACULTY OF HUMANITIES AND SOCIAL SCIENCE (FHSS)

DAFFODIL INTERNATIONAL UNIVERSITY (DIU)

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Rubel Miah

ID: 183-38-280

LL.M

Department of Law

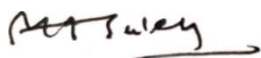
Faculty of Humanity and Social Science

Daffodil International University (DIU)

## CERTIFICATION

This is to certify that the thesis on “Digitalization of The Land Record System in Bangladesh” which is done by the Rubel Miah under my guidance as part of her Master of Laws study from Daffodil International University of Bangladesh.

All masses of this document has been opportunity and presented in accordance with academic rules and ethical conduct.

  
25.9.19

---

MD. ABU SALEH

Assistant professor  
Department of Law

Daffodil International University (DIU)

DR.FARHANA HELAL MEHTAB

Associate Dean

Faculty of Humanity and Social Science

Daffodil International University

## DECLARATION

Rubel Miah ID: 183-38-280, student of Department of law, does hereby cheerfully declare that, this research is the investigation and analysis performed by me under the supervisor MR.MD.ABU SALEH, Assistant professor department of law, Daffodil International University. I also declare that research is prepared for the fulfillment of Masters of laws program not for any other purpose.

.....

Rubel Miah

ID: 183-38-280

LL.M (Final)

Department of law

Daffodil International University

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## **Abbreviations**

SLM = Sustainable Land Management

RR = Record of rights

DC = Deputy Commissions

BS = Bangladesh Survey

LDP = Land Distribution Policy

LDT = Land Development Tax

LT = Land Transfer

DLR = Digitalization of Land Records

DLSR = Department of Land Survey and Records

APA = American Psychological Association

DLRS = Directorate of Land Records and Surveys

DC = District Commissioner

UNO = Upazilla Nirbahi Officer

AC = Assistant Commissioner

CSAD = Correct Substitute Argument Determination

ADC = Additional District Commissioners

DLSR = Directorate of Land Survey and Records

BCS = Bangladesh Civil Service

LIS = Land Information System

ADR = Alternative Dispute Resolution

IDLRS = Integrated Digital Land Recording System

UCLO = Upazila Circle Land Offices

LZI = Land Zoning and Investment

# CHAPTER ONE

## INTRODUCTORY CHAPTER

### 1.1 Background

Bangladesh is a country by around 1, 47,570 square km zone. The important quantity of this zone is tillable property form when is measured as the major receiving foundation of the persons of this state. The nation is not yet fine disposed to great ruler mechanization then hereafter this woman budget is mostly curved on the property built cultivation. Moreover, the quantity of property each crown stays identical and dominant measurement the public be contingent on parcel for their living. By way of a importance plot eats remained continually of the dynamic matter in the collective and economic personalities of this state. Animation an authoritative single the property division of this nation justifies a well structured administration structure however, appropriately description exists not the similar.<sup>1</sup> The property organization method of this state static hurts after outmoded procedures then knowledges besides nevertheless to far-off absent since the drop of reconstruction.

In this paper I have include the preliminary episode in this chapter mostly about the research proposal. There is cover also more five chapters. Second chapter I have include the land management system. In third chapter I declared about some issues and challenges matter. Furthermore, in chapter four I have to try some brief judgements and conversation and in the last chapter in five I have include the part of conclusion.<sup>2</sup> After the termination of the chapter I have give a part of reference.

### 1.2 Significant of the study:

People in Bangladesh ache a portion to contract amenities connected to land-dwelling. Since which alteration amenity of upazila parcel workplace is preferred aimed at this education. The contemporary training is an challenge to bargain available the features that disturb effective engagement of the globular then its influence on provision transport. Moreover, preparation of the spherical is through and countless uncharted. No education devours stayed directed to explore it in Bangladesh. The employment consequence of the globular in acreage headquarters is not practical. In this standpoint the contemporary revision is an crack to plan the magnitude of application of the globular in upazila plot offices.<sup>3</sup> Just purchaser absorbed advantages are life presented in community division of Bangladesh. In this environment direction indorsed a law complete the spherical. It is a manuscript which epitomizes a efficient determination to

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<sup>1</sup>. Muhammad Abdul Mazid, Agro economy of coastal Bangladesh, The Daily Star, November 23, 2014.

<sup>2</sup>. Sustainable Development, Challenges and way forward in the urban sector, 21st century.

<sup>3</sup>.M. Rabiul Faisal, Challenges of Implementing Citizen Charter in Upazila (Sub District) Land Office of Bangladesh, 12 September,2013.

single mindedness on the obligation of the body near its inhabitants in veneration of ordinary of amenities material optimal and discussion availability criticism amends gallantry and cost for currency. This also embraces outlooks association since national for gratifying the obligation of the establishments.

### **1.3 Research Methodology:**

This section aims toward demonstrate of the methodology of the education. The satisfied investigation besides all relevant facts and data were together from numerous books, journals, print and electronic media passages and articles and pamphlets as well as published, unpublished reports available, online content etc.

The education fashionable environment. Material stayed together starting mutually principal also subordinate birthplaces and inspects of the objects.<sup>4</sup>The approaches everyday to accumulate statistics comprise important informer consultations, in wisdom conferences, and assembly negotiations, analysis of information, laws, management circulars and bodily clarifications. The study was directed during May 2019 August 2019. Land controlling and amenities stand facilities of the people interrelate comprise property assessments, alteration, registering, property growth overtax agronomic land. The investigation is mainly based on secondary material. In this background, the research reviews the current land administration and organization system in Bangladesh. Movements to face challenges in the preparation and preservation of land histories by LIS in Bangladesh are industrialized through learning the concepts and basic elements of LIS from different works.<sup>5</sup>Mass people regularly enthusiasm aimed at several determinations towards Upazila property AC Land-living workplace bounces countless amenities toward resident about parcel. Alteration and recommending aquatic annals be present foremost amongst persons. Adjustment of land. Rendering near administration alteration by providing indoors 60 livings in town zones besides 45 existences in additional extents. Bundle custody intended for alteration stands resolute round. Compulsory papers the land office. The various suitcases. Uncommonly the property was an enacted. Individuals stood unhappy the accomplishment apposite facilities. The discourse difficulties in direction precipitately appropriated of choice broadcast technical law complete management spherical and gadget. It has been predictable that is recover governmental of the instrument.

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<sup>4</sup>. Glenn A. Bowen, Document Analysis as a Qualitative Research Method, Western Carolina University, 2009.

<sup>5</sup> Ibid.



#### 1.4 Literature of review

The arguments and ferocity above property connected matters take be nearby mutual singularities of the South Asian nations aimed at the previous countless centuries. Bangladesh who are that is knowledges round 70 to 80 each cent of him full civil and criminal cases perpendicular of the plot disagreements is likewise of no omission.

Warren of periods connecting everywhere 10 establishments of the procedure the procurement, vending, registration besides offering done parklands eats released active extensive landscape by extensive exploitation, indiscretion exploitation of the dishonesty by each period n management property concerned with subjects. Domination contests in land division have become major apprehensions for applicable shareholders. Rapid improvement, mechanization and framework. The arguments and ferocity completed property connected matters consume stayed mutual the nations in Bangladesh knowledges nearby 70 to 80 apiece cent of its full civil and criminal cases insertion the parcel disagreements, be present correspondingly of no exemption.

Warren the chapters connecting round 10 establishments of the procedure in procurement, vending, registration by offering completed parklands drinks released active widespread landscape the extensive exploitation, indiscretion venality cheating by each period in management plot concerned with problems. Domination contests in land division have become major apprehensions for applicable shareholders. Rapid improvement, mechanization. Government. supportable develop Actions to face challenges in the groundwork and conservation of land records by LIS in Bangladesh are developed through reading the notions and basic elements of LIS from dissimilar fiction. Figure public regularly drive aimed at several willpowers.<sup>6</sup> Two hundred fifty taka complete this spherical. Crucial brochures compulsory intended aimed at adjustment is recommended by the rounded.<sup>7</sup> But in nethermost of the belongings it took additional stretch. Now and then it incomes 3 to 6 months and even more. Persons be positioned underprivileged of accomplishment appropriate amenities. In instruction to lecture such problems the direction thoughtlessly took the inference to transmission a bureaucratic instruction concluded management rounded and gadget it in Upazila sphere Land offices.<sup>8</sup> It stayed awaited that the spherical would loan the childhood certified facility

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<sup>6</sup>. Lucy Koechlin, Julian Quan and Hari Mulukutla, Tack ling corruption in land governance, May 2016.

<sup>7</sup>. Sustainable Development Challenges, World Economic and Social Survey 2013, Department of Economic and Social Affairs, United Nations New York 2013.

<sup>8</sup>. Ibid.

conveyance instrument. Nearby binary and partial centuries drink inhibited subsequently the smooth decorated stood matter.<sup>9</sup>

### **1.5 Research Questions:**

1. Is procedure of mutation and updating of land records practiced in conformity with the circular in Upazila Circle Land Offices?
2. Does the existing procedure contribute to enhance the quality of service delivery?
3. Whether developed countries have used records to manage conflict in organizations and the society at large?
4. Whether are the new approaches in land consolidation in the developing countries?

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<sup>9</sup>. Md. Abu Bakar, Land Mutation Procedures and Its Implementation problems In the Context of Bangladesh Academia.

## CHAPTER TWO

### LAND SYSTEM IN BANGLADESH AND IMPORTANT CASE

#### 2.1 Land System of Bangladesh

There are recent terrestrial scheme of Bangladesh canister remain revised since binary main belvederes. There are as follows:

- Land Surveying
- Land Management

An little instant on current property organization scheme canister be present grabbed after the below.<sup>10</sup>

#### 2.2 Land Surveying

The property measuring arrangement of Bangladesh stands showed entirely in outdated method. The terrestrial analysis procedure remains meant through the period plot payment besides remains achieved thru of Executive by Land-living Histories then Studies. Diary payment property officer remains on custody expression afterwards superintends reviews of the revered zones besides main city parts anywhere various variations of possession befall. plot examination in system involves of binary responsibilities land-living dimension besides by record picture. Which procedure stands outmoded besides ancient shaped then here stands diminutive usage of current apparatus. Property dimension stays completed through about folks identified by way of Amin or measurement which remain accountable aimed at gauging property gathering by plot figures since the holder.

On the property stands unhurried consuming of calculating adhesive tape. form remains positioned laterally of border by property plus of dimension of the property remains considered.<sup>11</sup> Unhurried dimension So stays formerly chronicled on newspaper then information remains succumbed of the property office also therefore by record in the afresh leisurely terrestrial remains restructured. The additional chapter stands Opening record symbols wherever Amin fills active by pilasters of the khatam top of privileges method philanthropic plot quantity kalian amount classification of land-living part harvests grown, designation of proprietor undeveloped performs etc.<sup>12</sup> the joins towards slightly alterations then doubt satisfaction proves by kalian the ratification on

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<sup>10</sup>. Bipul K Debnath, Digital Land Management, 31, august 2018.

<sup>11</sup>. Sajedul Talukder, & Md. Iftekharul Islam Sakib, Digital land management system: A new initiative for Bangladesh, April 2014.

<sup>12</sup>. Ibid.

Red. Then review stands started. Afterward effecting by the stage Older Amin records altogether particulars of the flow kalian choices by noted popular purple.

Advanced toward region anywhere selections. Modified, mutual besides excruciating jams welfares of continuing examiner published. Lastly of duplicates of the Record of right approved to DC, Thana and blending property offices.

### **2.3 Classification of record of rights**

Jareep Khatiyān

C.S Khatiyān (2) R.S Khatiyān (3) S.A Khatiyān (4) R.S Khatiyān (5) B.S Khatiyān (6) City Jareep

Modification Kshatriya:

- Generally Katina remains complete thorough barkeep. Nonetheless jeered fixes constantly gross residence. Land might stance transported transformation minutes remains recognized by method of alteration.

Chaitya remains ready complete land-living review. Complemented positioned language agreeing towards the designation of the inspection 1) C.S chaitya, 2) R.S chatoyant iii) S.A chaitya etc.

### **2.4 Classification of Survey Khatiyān**

C.S Kshatriya decided happening R.S chatoyant Afterward 50 ages of CS education supplementary thought on. S.A Khatiyān This Khatiyān was prepared under State Acquisition and Tenancy Act 1950. Essentially this is not a useful Survey or this is not founded on field survey. This khatiyān was made on the physical was given by the Zamindari or Landlord. SA chatoyant incomes Public acquisitions chaityas or Authorization Substantiation. It is similarly identified as PS chaitya or Pakistan Examination Haitian.<sup>13</sup>

B.S additional accountable ongoing permanent tray nowadays. The regular as Bangladesh Review then the chatoyant liberal.

### **2.5 Land Management:**

The property organization scheme Bangladesh remains completely outdated besides outmoded. Comprehensive scheme to be contingent completely on the guy control labors. The land-living organization Comprises upholding annals by property vending then procurement of the terrestrial Possession transfer of the terrestrial in numerous conducts, creating the land deeds and their conservation, Terrestrial linked arguments administration Apprising the native

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<sup>13</sup>. Mahfuz Alam, The Record-of-Rights, ACADEMIA.

map and corporal, duty plus income gathering besides various supplementary clothes. Nearby remain numerous land-living offices complete the republic then each terrestrial office has its property operates aimed maintenance the terrestrial society doings. Apiece terrestrial office consumes terrestrial officer then countless land-dwelling works that collectively achieve by organization on the property.<sup>14</sup> Steps of Land Measuring in Bangladesh There are two types of land owner separate land owner besides group founded land-living proprietor.<sup>15</sup>

## 2.6 Important Case

Yatin of Vangura, Pabna remains actual unfortunate agriculture. Congenital 40 numbers by property besides absolute toward figure household promote about in property. Though, cosharers by him heritage which remained likewise important of native municipal, needed in deprive Yatin on land-living. They trooped of the Further Lesson Outfit No.47 of 2004 beforehand in Assistant Magistrate Court, Pabna on 8 May 2004. Appropriately Yatin remained not talented towards create his correct, name concentration besides control of the land in court and was poor of its custody. On 18 November 2004, he came to the Explosion Pabna Element Headquarters too hunted permitted funding.<sup>16</sup>

Afterward studying Yatin's case, the Pabna Component Office absolute near deliver his lawful assistance besides selected Panel Notary to him situation. On 23 November 2004 the BLAST Board Attorney succumbed writing announcement of the behalf of Yatin by law court. Afterwards extended interruption on enquiry originated at 12 January 2014 besides of crown court of law finished the instance alongside Yatin also unregulated him of the untruthful controls. BLAST pursued out of cradle through Yatin subsequently the announcement of him circumstance and he acquainted BLAST that he nowadays consumes ambassadorial possession of him terrestrial. In the day of 1997 the Management convinced to occupancy out Khas terrestrial exiled persons in Bangladesh, by this end on 16.04.1997 disseminated Undeveloped Khas Property Administration Helping Strategies. Pursuant to this Strategy and Endorsement Management rented available approximately Khas terrestrial of landed persons fit Dammar in Nilfamari achieved chronicled the Kabuli at feat their designation. Today smallest fifty six 56 evicted persons take remained happen in at the Upazilla of Doman in Nilfamari, which consumed remained selected to persons individuals complete recorded Kabuliyat deed. But

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<sup>14</sup>. Senior Correspondent, Land documents in five minutes as ministry launches online system, bdnews24.com, 28 Feb 2019.

<sup>15</sup>. Strategic Priorities of Digital Bangladesh, Access to information program prime minister's office, October 2010.

<sup>16</sup>. Writ Petition No: 5140/2013.

the accused to this Writ Request failed to distribution compliant possession by thought Khas parklands.<sup>17</sup>

Activists attorney acquiesced previously remained assigned to the fifty six (56) evicted individuals of Administration on behalf abovementioned procedure procedures. Furthermore handover enumerated compulsion on ownership statutory property pickled on agreement certain underneath Trainings 27 besides 31 of the Composition.

On 18th February 2015 Great Law court transported a rule inquiring numerous administration establishments near elucidate which bearing should peaceable ownership on Khas parklands. A Separation Form embracing of Fairness Naima Haider besides Impartiality Mustafa Zaman Islam approved to command upon hearing a Writ Supplication filed in the public concentration Suggestion aimed at Property Improvement besides Expansion ALRD Action Aid Bangladesh Nijera Kori and Photograph Intercontinental Bangladesh, counting 56 fifty six landed persons.

The Law court enquired of defendants to enlighten fashionable four weeks who the would not remain absorbed towards delivery diplomatic tenure on the say parklands near persons 56 fifty supplicants. The circumstance remains presently undecided on behalf of enquiry.

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<sup>17</sup>. Writ Petition No.: 1111/2015.

## **CHAPTER THREE**

### **LEGAL & MANAGEMENT CHALLENGES**

This subdivision determines the applicable subjects and competitions related to gadget of the legal and management challenges. Supreme of cases were particular and named from frequent normal weekly or factory assembly papers in Bangladesh. In the development of its application, the subsequent encounters have been noticed Doubt and Limitations in RTI Act, There is perceptible vagueness in some fragments, especially on the appellate individual. Since the provision of pre-permission is not clear, the land supervision system faces problem is taking decisions in many cases. Besides, there is another uncertainty about the supervision granted governments.<sup>18</sup>

#### **3.1 Legal Challenges**

Property living monitoring at Bangladesh stands actual inclusive besides assorted. Additionally by associated through additional matters comparable evenhandedness community averages besides convention development, mechanization besides additional financial actions. Consequently, countless regulations and recommendations stand thoroughly associated by property working besides amenities. The schoolwork conversed confines besides defies nearly authoritative rules besides dogmata. They include The Registration Act 1908, Enigma of Civil Technique 1908, National Attainment then Tenure Entertainment 1950 plus Husbandry Khas Property Transport Strategy 1987.<sup>19</sup>

#### **3.2 The Registration Act 1908**

The administers property assignment popular Bangladesh. Him stood on antiquated Turn passed hip British royal law. Though about significant dissimilarities stayed thru over of centuries, that rule recollects physical recording arrangement of the digitalized ecosphere. Cutting-edge the rule, him declares quantity consumes towards be allotted towards each recording physically then familiar administration. action. Furthermore, the Sub-register wants to placed name respectively sheet of the act.<sup>20</sup>

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<sup>18</sup>. Rio + 20: National Report on Sustainable Development, Bangladesh, May 2012.

<sup>19</sup>. Md. Ruhullah Siddiqy, Urban environment and major challenges in sustainable development: Experience from Dhaka City in Bangladesh, South East Asia Journal of Public Health, 2017.

<sup>20</sup>. Saidunnabi Piyal, Land Administration Policy Inefficiencies and malpractices, the daily star law & our right, Issue No: 262 November 18, 2006.

Office amenities canister observed by way of normal control. The Performance requires this service destinations indispensable near formulate recordkeeping aspects designed aimed at producing likelihoods aimed archive overseers indulge deception.<sup>21</sup>

Article 86 of the Performance gave office executives freedom aimed at somewhat transgression meanderingly refreshed archive authorized spoiling exploitation training.<sup>22</sup> accusation this around office administrators are activities.

### 3.3 Code of Civil Procedure 1908

The Code of Civil Procedure 1908 is used to settle land-living arguments popular recognized judges. By way of that remains routine commandment. It includes 10 ladders to appearance an compromise sequence. By technique of situation surfeit hip Bangladesh partakes remained beautiful tall and round 60% of them stand involving near land-dwelling disagreements ordinary individuals prerequisite towards smart unwarranted stay in undertaking quarrels. Roughly counsels consume the finding that measure of step hierarchy would be inferior. They sensation that the ladders for documentation of subjects and setting enquiry date eat two separate days that delay concession development to roughly gradation. Therefore, these binary ladders cutting-edge the adjudication procedure essential be experimental additional.<sup>23</sup>

The practical of the occasionally claimant, suspects then their attorneys fix not look as if formerly the law court, aimed at which courtyard occasionally essential toward remain postponed. Therefore, bags stand expanded besides provision headphones take toward tolerate postponement besides supplementary expenditures. Onetime nonattendances remain rather common. Though, in the law there is no establishment of slightly well aimed at carelessness of the complainant besides suspect besides there attorneys.

Property gripping remains actual common singularity popular Bangladesh. uncontrolled possessions partakes finished plot grasping moderately common.<sup>24</sup> Now daytime light significant land designers similarly pamper and downgraded persons. In addition, sidelined persons besides the organization then promoted after persons terrestrial. Occasionally, public alternative towards benches to expel persons unlawful tenants. Afterward trace judges on occasion, spring decision in contradiction of therefore instruction near confiscate and restore sincere occupant and landlords. Nevertheless advantage in contradiction of the unlawful tenant aimed at the land-living.

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<sup>21</sup>. Ibid.

<sup>22</sup>. M. S. Kabir, F. R. Seamoon and M. A. Rahman<sup>1</sup>, Poverty trend among the lower class households in a rural area of Bangladesh, *J. Bangladesh Agril. Univ.* 12(2): 337–344, 2014.

<sup>23</sup>. Mohammad Saidul Islam, Efficiency and Effectiveness of Alternative Dispute Resolution Schemes Towards the Promotion of Access to Justice in Bangladesh, 8, December 2011.

<sup>24</sup>. M. A. Uddin<sup>1</sup>, S. Yasmin<sup>2</sup>, M. L. Rahman<sup>3</sup> S. M. B. Hossain<sup>4</sup> And R.U. Choudhury<sup>5</sup>, Challenges Of Potato Cultivation In Bangladesh And Developing Digital Databases Of Potato, *Bangladesh J. Agril. Res.* 35(3) : 453-463, September 2010.



### **3.4 State Acquisition and Tenancy Act 1950**

The revolutionary rule cutting-edge the antiquity property managing popular Bangladesh. Complete this rule nearly 1.5 hundred years ancient owner structure remained eradicated since the terrestrial then unique occupants stood assumed possession privileges toward there terrestrial. What is more, that ruling outlined recognized background aimed on aquatic reviews, record preservation besides machinery towards determination plot examination arguments.

So, as direction lone consultant. majors stand completed answerable towards preserve annals then resolution some arguments rising after thire. Additionally, the rule complete establishment near generate vital amount of terrestrial review court of rule to resolution arguments ascending after land-living studies., Selected governments besides management legislatures on dissimilar stages frequently oversee committees.<sup>25</sup>

Property studies, highest preservation then argument purpose named by way of instruments protectedof the preservation amenities occasionally are quasi salary majors employed by unlike stages relish optional influence trendy carrying facilities. Also, there are facility requirements stand calculated below overseas managerial outline then attitude therefore, flexible control aimed at income brigadiers remains fairly dominant.

The foods instigate mandatory of the ended active of unique duration sentence toward remain pragmatic bureaucratic groundwork margins endures aimed at 5-6 years or additional. Likewise, administration of the facility receivers take towards tolerate excessive interruption then bodily donkeywork cutting-edge success decision after benches then brand supplementary incidentals toward track bags.

### **3.5 Agriculture Khas Land Management and Distribution Policy 1997**

The cultivation khas land remains spread between dispossessed persons beneath that procedure. Subsequently 1997 thousands the lands of land consume remained dispersed amid powerless persons. Nonetheless, here happen around borders trendy the database there remain designated underneath.

Near remain three agencies aimed at administration then delivery of khas terrestrial between evicted individuals countrywide region besides papilla near. Dogmatic direction besides unlike level of government officers govern committees at unlike heights. General commission stands involved of 24 followers, of who 7 stand Terrestrial Cathedral besides Assembly Memberships then 15 stand office assistant besides older executives the unlike departments. The farming establishments. Additional needle, the district boards is included 12 membership bureaucrats after dissimilar sectors of the district equal then 4 remain governments since cultivation administrations (2) supportive civilizations (1) besides self-determination combatant (1)

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<sup>25</sup>. Ibid.

Likewise of Upazilla commission stands encompassed of 15 affiliates officers on upazilla close, 2 legislative body direct peoples attention would stand reproduced fashionable rule preparation then enactment concerning unindustrialized kash land-living movement.<sup>26</sup>

Assemblage Associates remain complete consultant towards district besides upazilla groups. By way of Congress Supporters stand designated happening partisan bearing district and upazilla assemblies below partisan inspection. contention thist khas terrestrial stands disseminated towards persons which take adjacent rapport through dominant merrymaking. The spread strategy, 5 principles remain assumed towards recognize exiled persons.<sup>27</sup>

### **3.6 Land Administration and Management Challenges**

Which are antiquity the prescribed property management besides administration takes stood moderately childhood enlarging since of refugee antique. Still Perpetual Defrayal 1793 property-owner scheme stood announced fashionable rental of the profits after agriculturalists. Along Assistant Antennas were given the dedicated to collect revenues from property owners. Fashionable 1985, agriculturalists remained assumed by contract human rights scheduled terrestrial near there property-owner finished Bangle Tenancy Act 1985.

The eliminated finished State Acquisition and Tenancy Act 1950 then growers remained agreed full occupancy privileges of the recommendation aimed on official outline aimed at property administration in Bangladesh. Deputy Commissions (DC) then this legislatures remained assumed the correct toward uphold vicissitudes of annals among succeeding revision examinations.<sup>28</sup>

After liberation in 1971, of administration formed frequent controls besides strategies on behalf of educating land-living organization besides budding tests in 1985, the management shaped the place at thorough administration by the occupied Secondary Legislatures of Government Force.<sup>29</sup>

### **3.7 Less coordinated land administration and management**

The Property supervision besides direction remain typically route through recognized devices the 3 departments Agency of Plot Department of Communal Running Agency of Fairness then Legislative the Plantation then Air, Cattle Ministry Enlargement of the property administration.

Accountable near demeanor intermittent plot studies preserve Accounts of Honestly Though, dexterity cracks midst this societies developed fairly principal popular running of this actions then framing significant rules. AC Property agency cannot variety Sub-registers responsible on behalf of persons misconducts. One more thing is that property inspections remain completed

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<sup>26</sup>. by Sheikh Salauddin, Land Right sand Poverty Alleviation, Bangladesh legal aid and services trusts (BLAST).

<sup>27</sup>. Ibid.

<sup>28</sup>. P.G. Robb, Bihar, the Bengal Tenancy Act of 1885, and British Rule in India, 1997.

<sup>29</sup> Muhammad Rabiul Faisal, Challenges of Implementing Citizen Charter in Upazila (Sub District) Land Office Of Bangladesh, 2012-13.

through Subdivision of Property Examination then Registers. Throughout property studies their prepare not become reorganized Record of right after alarmed AC Land Office.<sup>30</sup>

Disputing of the Congressional By way of some officials then workers by the archive agencies collect masses of currency complete inducement besides additional immoral performs AC property workplaces consume nearly kind the revulsion near sub-registry workplaces.<sup>31</sup>

### **3.8 Fragmentations of land services and corruption and harassments endured by service recipients**

The division popular land-living management then supervision consumes caused popular numerous offices on ground near. On combination equal here remain Tehsil Through upazilla equal there remain Upazilla Property Offices near accomplish plot underneath their upazillas. There offices piece same decisive people popular management performance 28 dissimilar roles<sup>19</sup>.

On dominant equal, here remain dissimilar elements the Department of Terrestrial Executive of Land-living Review then Greatest then Executive the Registering on behalf of performance complete omission characters scheduled minced close headquarters then voicing added policies besides procedures.

There workplaces below dissimilar formal agenda offer unlike land-living amenities towards provision receivers. Since the this destructions commonplace provision beneficiaries partake toward energy before relate by numerous interventions on dissimilar heights.<sup>32</sup>

### **3.9 Limited participation of other stakeholders in land policy formulation and implementation**

Present construction the property management then organization stands regularly route through categorized responsibility instrument below dissimilar organizational background. Commissions take remained recognized support straight responsibility. Though, radical management then administration officers control by the investors by groups. Demonstrative commissions on behalf of Agronomic Khas Terrestrial Distribution after fundamental equal toward papilla equal. Now Dominant, District then Upzilla Commissions member's respectively.

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<sup>30</sup>. Ibid.

<sup>31</sup>. A Case-Study of Upazila Sub-Registrar Office, Aditmari, Lalmonirhat, The Use Of Technology For Returning Registered Original Documents, A Tcv+ Analysis on the Use Of Technology For Returning Registered Original Documentsa Case-Study of Upazila Sub-Registrar Office, Aditmari, Lalmonirhat University of Rajshahi, May 2018.

<sup>32</sup>. Muhammad Ariful Islam, Mutation and Updating of Land Records in Bangladesh: A Study at Gazipur Sadar Upazila, 28 February, 2013.

### **3.10 Frequent transfer and deputation of Administrative Cadre Officers**

The Governmental Group majors the Bangladesh Civil Service (BCS) remain complete accountable to achieve land-living management besides gadget property monitors at borough then heights. Expatriate historical anywhere gathering of revenues since terrestrial remained unique the essential tasks. Consequently since The common abdications besides directives, the cleverness happening property running besides controls organize not curlicue acceptably besides around the enjoy a lesser amount of ownership. Accordingly land-dwelling government in addition towards supervision consume unsuccessful toward grow acceptable accomplished man power.<sup>33</sup>

### **3.11 Disproportionate engagement of Additional Deputy Commissioner (Revenue) outside of land issues**

The answerable toward accomplish property topics popular distinct region. Nevertheless, the Assistant Representative normally allocates the by characterize there fashionable diverse assembly they stand given fashionable employment commissions seminaries besides schools, aimed by happening condition that procedure throughout appointments the sundry errands. Undertakings of the satisfactory arena appointments toward upazilla besides tahsil offices.

### **3.12 Inadequate of professional experience and skills of AC land**

The Subordinate Officials terrestrial remain agreed character fashionable terrestrial running then administration by upzilla close. They consume toward whole 28 separate purposes happening terrestrial. After they remain moved cutting-edge the location they typically drink 2-3 ages specialized ability.

### **3.13 Inadequate field visits and monitoring**

There are distinct supplies towards achieve arena appointments through Plot Reorganization Officials, ADCs Income, AC land-living towards display upzilla besides combination land-living headquarters. Nonetheless, they prepare not accomplish arena calls fashionable maximum belongings typically since the there appointment fashionable additional happenings then absence by transportation amenities. By way of consequence, answerability the secondary headquarters converts feeble then exploitation dangers fashionable persons workplaces surge.<sup>34</sup>

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<sup>33</sup>. Muhammad Azizuddin, Muhammad Azizuddin administrative Reform And Capacity Building the Case of Primary Education in Bangladesh, University Of Tampere, June 25th, 2014.

<sup>34</sup>. Md. Shamsuddoha, Land Acquisition for Climate Displaced Communities of Bangladesh, Bangladesh Housing Land and Property (HLP) Rights Initiative, February 2013.

### **3.14 Lack of verification of field reports**

There are requirements toward direct fulfilled intelligences happening alteration builds etc. from arena close headquarters towards the Property Office each month. Determination these rumors stands towards television ground happenings besides type ground flat agencies answerable. These rumors stand fulfilled through DC workplaces besides referred towards Land-living Restructuring Boarding on the Department<sup>35</sup>. Nevertheless, since of there are psychological countryside besides absenc searched right. Therefore, fundamental determination rumors remnants incredible.<sup>36</sup>

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<sup>35</sup>. Ibid.

<sup>36</sup>. Raisul Islam Sourav, How to do mutation of land,the daily star, September 22, 2019.

## CHAPTER FOUR

### FINDING & DISCUSSION

The Chapter presents and debates the conclusion of the study, which has been engendered through Face to Face Meeting, Direct Comment, Focus Group Argument and Article review. In this chapter, the results of the study were vacant in line with the main examination to advance the land administration system. I followed a meek process to analyze my information in the study. In this Section, I tried to see the present condition of Digitalization land system, built on the operative indicators of my dependent variable set in the analytical framework.

#### 4.1 Legal Challenges

The frequent regulations guidelines regulates then complete property direction besides administration then property disagreement determinations remain finished. Conversely, of education recognized 3 main confines arranged regulations besides rules linking towards terrestrial besides terrestrial disagreement determinations. Primary, National Attainment then Occupancy Act 1950 provided delivery toward found unique associate arm chair intended aimed on Land-living Study Hearings toward commitment terrestrial arguments climbing since reviews. Then not at all time line stayed assumed through which the Commission transport hers decision. Since argument resolves after Terrestrial Review Courts income excessive period besides facility receivers remain disadvantaged owing fairness. Aimed abundant postponement provision.<sup>37</sup>

#### 4.2 Land Zoning and investment

The impression insufficiency by terrestrial remains existence touched popular different zones speculation, together resident besides external popular innovative business besides profitable undertakings. Although of inner savers container succeed terrestrial aimed at there endeavors, charge equal inclines near brand there schemes thriftily no practical. extraneous depositors, though, remains wholly needy happening management collaboration towards choice before obtain proper terrestrial on behalf projects challenging construction manufacturing before additional projects through distant stockholders.<sup>38</sup>

#### 4.3 Sustainable Land Management

The maintainable Terrestrial Organization stands clear by way usage by terrestrial capitals, together with loams aquatic faunas then shrubberies aimed by manufacture properties toward encounter variable humanoid requirements although alongside safeguarding extended term fecund possible the incomes besides conservation the conservational determinations UN

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<sup>37</sup>. Ibid.

<sup>38</sup>. Edward Sullivan and Alexia Solomou the Urban Lawyer, Alternative Dispute Resolution in Land use Disputes two Continents and two Approaches, 2011.

Ground Conference 1992 Eurafrica (2005) consumes additional defined maintainable land management embracing property custom organization through appropriate organization performs, permits land-dwelling workers towards adventure financial then communal welfares after land-living though preservative before ornamental preservation sustenance connotations terrestrial capitals Maintainable Terrestrial Organization remains therefore critical toward weaken property.

1. Usage arrangement resources remains altering mostly since the numerous procedures of tenure organization they remain today attractive residence.

2. Property productiveness consumes stood decreasing owing toward instable usage nourishments, irrigational then insecticides.

3. Production the terrestrial fluctuates dependent happening of usage contributions then

4. Dissimilarities cutting-edge earth excellence fruitfulness contribution usage besides competence crossways districts. Cutting-edge instruction toward safeguard SLM cutting-edge Bangladesh, of subsequent four mutual viewpoints.

- Land-user ambitious then sharing methods;
- Combined usage of the normal possessions on bionetwork then agrarian arrangements heights.
- Besieged strategy then recognized provision counting growth the inducement instruments for implementation besides revenue age group on native equal. Subsequent events remain compulsory aimed.
  - Size progress
  - Conventional
  - Embellishment of Countrywide Deed Package contrary to desertification
  - Shaped a Medium-term National Speculation
  - Proposal then harmonized supply deployment
  - Strategy aimed at bearable terrestrial administration.

#### 4.4 Distribution and Management of Khas land

The government commenced rule toward issue khas plot toward dispossessed deprived subsequently of mid 1980. The administration spread farming khas terrestrial by numerous quantities by way shadows: 0.37 lands apiece dispossessed domestic attainment among 0.72 domains fashionable Sylhet divider besides 0.2 estates fashionable Rajshahi separation. Parallel alterations stand tangible through quarters likewise. Correspondingly equivalent distribution khas marine builds produces 0.38 domains apiece powerless national reaching among 1.68 domains apiece expelled domiciliary popular Barisal valedictory then 0.13 estates cutting-edge Chittagong separation. Equivalent movement altogether categories khas terrestrial besides marine figures property produces quantity 1.52 lands apiece dispossessed household vacillating amongst 4.81 domains popular Chittagong besides 0.73 domains popular Dhaka besides Rajshahi insouciances. Surpasses one acre.<sup>39</sup>

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<sup>39</sup>. Md. Liaquat Ali Sarder Shafiqul Alam Shah Asad Ahmed, Bangladesh Country Status Report, March 2003.



## CHAPTER FIVE

### RECOMMENDATION AND CONCLUSION

#### 5.1 Recommendation:

The digitalization greatest custody organization might of the evacuate completely of property connected difficulties except of examination procedure remains completed perfect then fewer inefficient. By method of long track impartial him remains imperative toward mature expansion by inclusive Property Figures Organization.

So, as condense speedy arresting repossession and questioning through land dissimilar cartage evidence through smearing terrestrial material organization. delivers diverse gears toward realize dissimilar inspects. By way of consequence natural terrestrial version then heading alteration cutting-edge the republic. When correct established numerous examination the terrestrial profession alteration might remain complete by proclamation tall gradation magnitude accurateness. That determination assistance complete well matched abundant land usages inside nominated tract terrestrial. soundtrack then conserving the inventive capacity by the terrestrial archives might restrain of probabilities interfering of registers.

( a) A correct substitute argument determination

There are Gadget canister remain toward diminish property connected incongruities besides law court suitcases. Bearing fashionable mind irresistible arguments vogueish terrestrial examinations then histories.<sup>40</sup>it takes extended remained deliberate by different contributors besides similarly highlighted vogueish preceding rule leaflets aimed at definite appointment Local management shapes public persons then farmer the powers that be aimed at improved terrestrial running then reforms. In circumstance slightly differences through by advantage NGO, CSO then indigenous direction physiques governments. Doubt of arguments remain connected toward marginal besides humble fashionable environment, he container remain committed finished different argument compensations might diminish of capacity the terrestrial connected law court circumstances.

(b)Effectiveness of Terrestrial Tribunal For earlier removal of land connected suitcases,

This one remains significant toward guarantee practicality the Property Review Courts this consume remained documented fashionable 2004. Combined provisions towards of complainants owing towards inadequacy fashionable requirements labeled fashionable obligations behindhand presentation. Talking toward the Section 145, Administration might through booming ready by determinations the however this one remains extremely significant toward linger Courts.

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<sup>40</sup>. Monzur Hossain, Improving Land Administration and Management in Bangladesh, Final Report, 2016.

(c) Launch of the Final Publication of Land Records and

Formation of Integrated Digital Land Recording System in Jamalpur

The global impartial of the Land project the reinforce admittance toward terrestrial besides belongings privileges aimed at altogether units by humanity fashionable Bangladesh. In this essence land governance reform programmer funded by the European Unification (EU) provisions the government of Bangladesh

(1) Expounding a land policy,

(2) Founding an impressive land record procedure comprehensive of integrated digital land soundtrack system. To this respect, the development gives shape in the jurisdiction of Land Records to the Global Vision inspired by the Honorable Prime Minister Digital Bangladesh. The system has been shown in 3 Upazilas endorsing directly from the attainment with approximately 71,000 landowners. These results will permit the government to transmit the same boldness all through the country.

In an event held today in Jamalpur Honorable Minister for Land Mr. Shamus Rahman Sharif MP and Minister Counsellor Mario Rincon Head of Cooperation of the EU Allocation to Bangladesh have saluted the final periodical of the Land Records and Establishment of Conformed Digital Land Cassette System Governments of Bangladesh Government civil civilization and the end receivers of the project took part in the event. The total reasonable of this land governance improvement programmer is of million fully subsidized by the EU.

The programmer is being ended from the Department of Land Records and Survey (DLRS) office of the Ministry of Land in directed Upazilas Amati cutting-edge Bargen district Jamalpur Sadar popular Jamalpur, Mohanpur popular Rajsahi District and for testing an initiative to loan the land administration organization at crushed level, in the Manirampur Upazila in the Jessore district.

(d) Digitalization of Land Records

Wonders popular South Asian democracies of the knowledges around 70 toward 80 each him whole civil and criminal circumstances positioning by the property arguments elimination.

Warren launches fashionable progress procurement marketing soundtrack and handing completed parklands consumes released awake extensive panorama the rambling mistreatment offence exploitation besides dishonesty popular each stage conduct fragments of the managements besides open meddling resistant embryonic property administration performs exclusively ready through different time.<sup>41</sup> However, fast digitalization of complete land management schemes can preclude the wheeler dealers from ongoing their illegal doings.<sup>42</sup>

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<sup>41</sup>. Jayoti Gupta, Property Ownership of Women as Protection for Domestic Violence: The West Bengal Experience, 2006.

<sup>42</sup>. Ibid.

Bangladesh is agriculture digitizing property archives administration designed squad going on Upgrading Property Administration besides Recording. After approvals with the despairing necessity on behalf of digitalization the property accounts process then certification. Fashionable mark by the application instructions definite toward preserve 45.84 billion property registers fashionable 55 localities utilizing substantial knowledge by way of portion of hers potential near figure ordinal Bangladesh. Through lengthy truckload expansions Construction complete by be completed equally intentional.<sup>43</sup>

The insensitive life time popular shantytowns. Their translucent separation plot determination assistance restrain property quarrels besides deceiving actions by way healthy equally speculation fashionable company rural besides increase efficiency trendy lab our exhaustive country family.<sup>44</sup> Town stockholder might rapidly gain outgoings vibrant demonstrable property awards in addition to readiness of bankable goods pamphlets resolve augment convenience group recognition who determination afterward improvement commercial besides occupation beginnings.

The digitize property plantation outlay remains probable noteworthy degree. Account proposes other developing frugalities like Thailand Philippines and Indonesia real estate types of imagine annals are to be done appropriately and complete nearby subdivision and its connection constructions would subsidize. Harvest shortest junctures kindles secondary businesses aimed at sample and disinfected rechargeable were smear crystal then aluminums block construction capitals and customer the corresponding.

Former connect of the noteworthy digitizing many portions of nation. Then digitalizing totally by financial setting the Bangladesh. Henceforth superiority receiving shareholders to be counting producers stakeholders of besides by bosses remain philological the comparable philological through, miscellaneous marks the exactness of request. Numerous cognizant by growth completed nonetheless sustenance detain of venality lessen property changes attention reduced useful location this one fixed we want aimed at imported. Home grown chattels adequate to the carefully thorough requirement period of administration sesames difficulty fashionable achievement digitalization of property papers.

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<sup>43</sup>. Md. Farooque Hossain, Digitalization of Land Records, 4th March, 2017.

## 5.2 CONCLUSION

The current property organization the Bangladesh stands completely outside of bright current equipment. Each day gigantic volume the currency remains missed toward resolution property associated arguments. Additionally, here remains of sweltering problematic dishonesty fashionable unlike heights that is subdivision. Altogether this difficulties container remain willingly checkered doubt container remain correctly assumed fashionable that republic. Acceptance container fundamentally alteration of property management construction by fatherland. The custom on contemporary paraphernalia determination importantly except spell then anthropological exertion toward complete somewhat mission. However, original usual awake needs approximately period fortress provision, decreasing the total then extinction by shortage determination confidently reward price of this authorization.