

**WEST PAKISTAN LAND REVENUE  
(CONFIRMATION OF RIGHTS OF OWNERSHIP)  
RULES, 1969**

**(Gazette of West Pakistan, Extraordinary  
23<sup>RD</sup> December, 1969)**

**No. 761/69/621. Y (1).**---With reference to the West Pakistan Government Revenue Department Notification No. 496/69/485-U (I), dated the 6<sup>th</sup> August 1969, published in the Extraordinary issue of Gazette of West Pakistan, dated the 30<sup>th</sup> August 1969, the Government of West Pakistan, in exercise of the powers conferred by sub-section (5) of section 184 of the West Pakistan Land Revenue Act, 1967 (West Pakistan Act XVII of 1967) is pleased to make the following rules:--

**PART-I  
PRELIMINARY**

**1. Short title and commencement.** (1) These rules may be called the West Pakistan Land Revenue (Conferment of Rights of Ownership) Rules, 1969.

(2) They shall apply to Karachi District and the Divisions of Hyderabad and Khairpur, excluding Nasirabad Sub-Division.

**2. Definitions.** In these rules, unless there is anything repugnant in the subject or context:-

- (a) "Act" means the West Pakistan Land Revenue Act, 1967 (West Pakistan Act XVII of 1967);
- (b) "Code" means the Bombay Land Revenue Code, 1879 (Bombay Act V of 1879) or the Sindh Land Revenue Code 1879, (Sind Act V of 1879), as the case may be;
- (c) "Form" means a form appended to these rules;
- (d) "Land Revenue Rules" means the West Pakistan Land Revenue Rules, 1968;
- (e) "Section" means a section of the Act.

**PART-II  
PROCEDURE FOR CONFIRMATION OF RIGHTS OF OWNERSHIP  
ON OCCUPANTS OR PERSONS HAVING PROPRIETARY  
RIGHTS**

**3. Conferment of Rights of ownership on the occupants or persons having proprietary rights.** (1) Immediately on the commencement of these rules, Mukhtiarkar concerned shall, on his own motion or on the application of the persons interested, cause to be prepared by the

Tapedar an estate-wise statement on Form 'A' in respect of each holder of land recorded as an occupant on the 31<sup>st</sup> day of December 1927, in the Record-of-Rights prepared under the provisions of the Code, other than a lesser or a mortgagee in possession, and also in respect of each person shown in the said Record-of-Rights to have proprietary rights in the land held by him.

(2) The Entries made by the Tapedar in the statement referred to in sub-rules (1), shall be checked and attested, cent per cent, on the site by the Supervising Tapedar within a period of thirty days of the preparation of the statement by the Tapedar, and by the Mukhtiarkar within a period of thirty days of the checking and attestation by the Supervising Tapedar.

(3) The statement so checked and attested shall be submitted by the Mukhtiarkar to the Assistant Collector of the First Grade concerned, who shall cause the same to be notified in the estate (deh) for the information of the public, by beat of drum or other customary method in use in the locality and by affixing a copy thereof on a conspicuous place in or near the land to which it relates.

(4) Any person interested shall be allowed to inspect the statement so notified and displayed and shall also be allowed to have a copy on request.

(5) Any person interested having an objection to the entries made in the statement, may, within thirty days of the statement having been so notified and displayed, submit his objections in writing, to the Assistant Collector of the First Grade concerned.

(6) After hearing objections, if any, received under sub-rule (5) and after making such further inquiry as he deems necessary, in the manner provided under section 27, the Assistant Collector of the First Grade shall submit his report together with his recommendation or the objections, to the Collector, for orders.

**4. Collector's orders for persons to be recorded as owners.** (1) On receipt of the report referred to in sub-rule (6) of rule 3, the Collector shall, by order in writing, direct that the persons named in the order having been proved to be entitled to the benefit of clause (a) under subsection (4) of section 184 in respect of the land held by them, be recorded in the relevant record-of-rights, as owners thereof.

(2) When an order is passed under sub-rule (1), the Collector shall issue a certificate in Form 'B' to the persons who, in pursuance of the said order, are to be shown in the record-of-rights as owners, with a copy endorsed to the Mukhtiarkar concerned for necessary actions.

### **PART-III**

#### **PROCEDURE FOR CONFERMENT OF RIGHTS OF OWNERSHIP ON GRANTEES OF GOVERNMENT LANDS**

**5. Conferment of rights of ownership in respect of land granted by Government in case the full price thereof has been paid.** (1) Immediately on the commencement of these rules, the Mukhtiarkar concerned shall, on his own motion or on the application of the persons interested, cause to be prepared by the Tapedar an estate-wise statement in Form "C" in respect of each holder of land who was granted land by Government under the provisions of the Code on

or after the 1<sup>st</sup> day of January 1928, otherwise than on lease, and who has paid the full price for the land and has also fulfilled all the other conditions, on which the land was granted to him.

(2) The entries made by the Tapendar in the statement referred to in sub-rule (1), shall be checked and attested, cent per cent, by the Supervising Tapedar within a period of fifteen days of the preparation of the statement by the Tapedar, and by the Mukhtiarkar within a period of fifteen days of the checking and attestation by the Supervising Tapedar.

(3) The statement as checked and attested by the Mukhtiarkar shall be submitted by him, together with his report, to the Collector through the Assistant Collector of the First Grade concerned, for orders.

**6. Collector's orders for grantees of Government Lands to be recorded as owners.** (1) On receipt of the report referred to in sub-rule (3) of rule 5, the Collector shall, after making further inquiry, including such inquiry as he deems necessary from the Colonization Officer concerned regarding the full payment of the price and fulfillment of all the other conditions on which the land was granted, direct, by order in writing, that the persons named in the order, having been proved to be entitled to the benefit of sub-clause (i) of clause (b) of subsection (4) of section 184, in respect of the land held by them, be recorded in the relevant record-of-rights, as owners thereof, subject to all the rights and liabilities of a proprietor under the Colonization of Government Lands (Punjab) Act, 1912 (Punjab Act V of 1912). An abstract of the Register Haqdaran Zamin (Form XXXIV appended to the West Pakistan Land Revenue Rules, 1968).

(2) When an order is passed under sub-rule (1), the Collector shall issue a certificate in Form 'D' to the persons who, in pursuance of the said order, are to be shown in the record-of-rights as owners, with a copy endorsed to the Mukhitarkar concerned for necessary action.

**7. Status of grantees of Government lands the full price of which has not been paid.** (1) A holder of land who was granted land by government under the provisions of the Code on or after the 1<sup>st</sup> day of January, 1928, otherwise than on lease and who has not paid the full price of the land or has not fulfilled all the other conditions on which the land was granted, shall be recorded in the Register Haqdaran Zamin (Form XXXIV appended to the West Pakistan Land Revenue Rules, 1968), as tenant of Government under the Colonization of Government Lands (Punjab) Act, 1912 (Punjab Act V of 1912) as follows:-

- (a) Government shall continue to be shown as owner of the land in the column of ownership;
- (b) The grantee shall be recorded as tenant of Government in the column of cultivation;
- (c) The abstract of the conditions on which the land was granted shall be shown in the appropriate columns.

(2) On payment of the full price of the land by the grantee and fulfillment by him of all the other conditions in accordance with the terms of and within the period provided in the grant, the grantee shall be entitled to the conferment of rights of ownership in respect of the land held by him in the manner provided in rules 5 and 6.

**PART-IV**  
**MISCELLANEOUS**

**8. Appeal review and revision.** The provisions of Chapter XIII of the Act regarding appeal, review and revision shall apply to the orders passed by the Collector under these rules.