

GOVERNMENT OF SINDH
LAND UTILIZATION DEPARTMENT

NOTIFICATION

KARACHI, Dated 10 November, 2010

No.09-294-03/SO-I/719 In exercise of the powers conferred by sub-section 2 of section-10 of the Colonization of government Land Act.1912. and in the partial modification of notification No.09-294-03/SO-I/336 dated 25th February 2006. the Government of Sindh are pleased to issue the following statement of conditions for reservation of state land for public purpose and for grant of land to foreign investment companies which have arranged foreign investment and have already prepared plan (s) for the project(s) in the Province of Sindh on lease up to 99 years.

1. This statement of condition is issued subject to the provisions of Colonization of Government Land Act.1912.
2. In this statement of condition. Unless there is anything repugnant in the subject or context: -
 - a) **“Act”** means colonization of Government Lands Act.1912.
 - b) **“Committee”** means the committee constitute under condition No.03 of these conditions.
 - c) **“Foreign investment company”** means foreign investment company register outside Pakistan.
 - d) **“Government”** means the Government of Sindh.
 - e) **“Grant”** means lease of Land made under these conditions.
 - f) **“LAND”** means land vesting in Government. Authority or autonomous body which has not been reserved for any other specific purpose or has been surrendered by the administrative department or authority for which it was previously reserved.
 - g) **“Market Price”** means the Market price and includes the potential value of land prevailing at the time of disposal of the land by the Government under the Act.
 - h) **“Project”** means commercial incremental housing. residential. flat site residential cum commercial. Industrial and amenity projects for which land its granted.
 - i) **“Project for Public Purpose”** means any project which is too be executed from the funds and resources of the Government of Sindh or Government of Pakistan.

3. **Constitution of land reservation and allotment committee:** Government may constitute a committee for scrutiny of the cases of reservation of Land for public purposes or grant of land to a foreign investment company, determination of the amount of lease money and reservation or grant of land under these conditions.

Composition of the committee shall be as under: -

I.	Chief Secretary, Sindh	Chairman
II.	Mr. Zubair Motiwala Advisor Sindh Board of Investment	Member
III.	Senior Member of Board of Revenue Sindh	Member
IV.	Secretary Land Utilization	Secretary
V.	Secretary Finance	Member
VI.	Secretary Investment	Member
VII.	Executive District Officer (Revenue) EDO Of the concerned District Government	Member

Provided that the government may change or increase the number of Member of the committee.

4. **Procedure of reservation of land for public purpose or grant of land to a foreign investment company.**

- a. The Secretary of the Administrative Department of Federal or Provincial Government, as the case may be, may submit the request to the Government for reservation of land for public purpose or for the grant of the same on market price for any specific scheme(s) or project (s) and the Government may refer it to the committee for consideration under these conditions.
- b. The Chairman of Committee may forward the copy of request to the Members of the committee and also fix a date for meeting of the committee.
- c. The Executive District Officer (Revenue) shall forward the availability of unallotted. Uncommitted and free from any encumbrance state land along with the sketch of land and market price after taking into consideration the price of land transferred in the same area during the past twelve months. And all other relevant factors including potential of land under his signature to the Chairman of the Committee before the date fixed for the meeting.
- d. The Committee shall evaluate the project take a decision for reservation of the land for the public purpose for the projects of Government of Sindh either free of cost or on the market price keeping in view the budgetary provision of the

project and for the projects of other Government or any Authority or Corporation or public company on the market price to be fixed after consideration of proposal of Executive District Officer (Revenue). Decision of the committee shall be subject to the approval of the Chief Minister Sindh.

- e. The foreign investment company may also apply to the Government of grant of land for any project proposed to be executed through foreign investment with the background of the company, the proper plan and details with estimated cost of the project. The Government may send the request to the committee for processing the request under these conditions.
 - f. The Chairman of the committee after being satisfied with the credentials and bonafide of the company and proposed project may forward the request made by the foreign investment company to the Members and fix a date for convening the meeting of the committee.
 - g. The committee after hearing the applicant and getting the project properly evaluated may grant land on the market price to a foreign investment company subject to the approval of Chief Minister.
 - h. On grant of land by the committee, the grantee shall deposit lease money determined by the committee within a period of three months from the date of issuance of the offer letter.
 - i. After the grant of land by the committee further action for implementation including issuance of offer letter, challan of payment for lease money, execution of lease agreement deed and other formalities shall be taken by Land Utilization Department.
 - j. The decision of the committee including extent of area reserved or granted rate of the lease money may be reviewed by Chief Minister Sindh on his own motion or on the request of the Administrative Department or the foreign investment company as the case may be.
5. The condition for grant of land provided in the statement of conditions issued vide Notification No.09-294-03/SO-I/336. Dated 25.02.2006 and the Colonization of Government Land Act,1912 shall mutatis mutandis apply to the grants and reservation of land under these conditions.

SECRETARY TO THE GOVERNMENT OF SINDH
LAND UTILIZATION DEPARTMENT



EXTRA ORDINANARY

Registration

THE SIND GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

KARACHI MONDAY DECEMBER 13,2010

PART-I

GOVERNMENT OF SINDH

LAND UTILIZATION DEPARTMENT

NOTIFICATION

Karachi, dated 24th November,2010

No.09-294-03/SO-I/572. In exercise of the powers conferred by sub section(2) of section (10) of the Colonization of Government Lands Act,1912, the Government Sindh are pleased to make following amendments in the statement of conditions for grant of state land for non-agriculture purpose including amenity, residential, flat, site incremental housing, residential-cum-commercial, commercial, industry purpose on lease up to 99 years notified vide notification No. 09-294-03/SO-I/330 dated 25.02.2006:-

AMENDMENT

After condition No.10 the following new condition No.10(a) shall be added:

Condition#	Conditions.	
10{a}{1}	The Government may convert any existing 30 years lease granted for poultry or wahi chahi or agriculture or cattle farming purpose into lease up to 99 years for industrial purpose on the application of the lessee.	Conversion of existing 30 year leases into leases for industrial purpose up to 99 years.
10{a}{2}	The procedure of conversion shall be the same as provided for grant of land in condition No.10.	
10{a}{3}	Conditions for grant of land provided in the statement of conditions notified on 25 th February, 2006 shall mutantis mutandis apply to the conversion of land into lease up to 99 year for industrial purpose.	

SECRETARY TO GOVERNMENT OF SINDH
LAND UTILIZATION DEPARMTNET

THE SIND GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

KARACHI TUESDAY OCTOBER 11,2011.

PART-I

GOVERNMENT OF SINDH

LAND UTILIZATION DEPARTMENT

NOTIFICATION

Karachi, dated 05.10.2011

No.09-294-03/SO-I/572/11. In exercise of the powers conferred by the sub section(2) section -2 of the Colonization of Government Lands Act,1912, the Government Sindh is pleased to make following amendments in the statement of conditions for grant of state land for non-agriculture purpose including amenity, **residential, flat, site incremental housing, residential-cum-commercial, commercial, industry** purpose on lease up to 99 years notified vide notification No. 09-294-03/SO-I/336 dated 25.02.2006:-

AMENDMENT

After condition No.11 the following new condition No.11-A (shall be added):

Condition#	Conditions.	
11-A	<p>EXCHANGE: The District Officer (Revenue) may with the previous sanction of the Committee comprising Senior Member, Board of Revenue, Sindh as its Chairman and two others persons appointed by the Senior Member, Board of Revenue as members, allow any tenant to exchange whole or any part of his tenancy for other land in the colony in accordance with the conditions laid down in Section-17 of the Act.</p> <p>Provided that the District Officer (Revenue) shall also be co-opted as the member of the aforesaid Committee.</p>	

SECRETARY TO GOVERNMENT OF SINDH

LAND UTILIZATION DEPARMTNET

GOVERNMENT OF SINDH
LAND UTILIZATION DEPARTMENT

NOTIFICATION

KARACHI, Dated 29-11-2011

No.09-294-03/SO-I/727/2011 In exercise of the powers conferred by sub-section (2) of section-10 of the Colonization of Government Land Act.1912, the Government of Sindh are pleased to make the following amendments in the statement of conditions for grant of state Land non-agriculture purpose including amenity, residential, flat, site incremental housing, residential-cum-commercial, commercial industrial purpose, on lease up to 99 years, notified vide No.09-294-03/SO-I/336 dated 25th February,2006.

AMENDMENT

1. In condition No.2, clause (h) shall be substitute as under:

h) "Collector" means the collector as described in the Sindh Law Revenue Act,1967 and includes:

- I. any officer appointed by Government of Sindh to perform all or any of functions and exercise all or any of the powers the Collector under this Act; and
- II. any Colonization Officer or Revenue Officer or other officer appointed by the notification by the Government to perform all or any of the functions of a Collector or Deputy Commissioner."

2. In Condition No.2, clause I) shall be substituted as under:

- I. "Commissioner" means the Commissioner as described in Sindh Land Revenue Act,1967 and includes any officer appointed by the government to perform all or any of the functions and exercise all or any of the powers of Commissioner under this Act,

3. In Condition No.8 sub-condition No (1) shall be substituted as under:

- a. In each District there shall be Price Committee consisting of Collector to be Convener, Assistant Collectors Grade-1 appointed under the Sindh Land Revenue Act,1987 of the District, District Registrar, a nominee of Association of Builder where it exists and two nominees of the local Chamber of Commerce and Industries which shall propose the market price.
- b. A Scrutiny Committee consisting of the Senior Member, Board of Revenue as Convener, Secretaries of the Land Utilization Finance and the concerned

department of the Government Collector of the concerned District, representative of Chief Minister's Secretariat not below the rank of Additional Secretary two Representatives of Karachi Chamber of Commerce and industry and Chairman of Association of Builders and Developers shall process the market Price proposed by the Price Committee and make recommendation to Government in this behalf.

4. In condition No.9 sub-condition No. (1) for the words "Executive District Officer" Word "Collector" shall be substituted.
5. In condition No.10 in sub-condition No. (2) for the words "Executive" District Officer (Revenue) "word "Collector" shall be substituted.
6. In Condition No.11 for the words "District Officer (Revenue)" words "Collector "shall be substituted.

SECRETARY TO GOVERNMENT OF SINDH
LAND UTILIZATION DEPARMTNET

CHIEF MINISTER'S SECRETARIAT, SINDH
KARACHI

No:SOA/CMS/4-5(SCRUTINY)/2015
Karachi, Dated 25th August,2015

The Section Officer (VII),
Land Utilization Department,
Government of Sindh
Karachi

SUBJECT: - MEETING OF THE SCRUTINY COMMITTEE REGARDING FIXATION/REVIEW OF
MARKET PRICE OF GOVERNMENT LAND OF DISTRICT MALIR.

I am directed to refer to your letter No.01-378-15/SO-VII/110 Dated 07-08-2015,
on the subject noted above and to state that Chairman, Investment Cell is
Member of Scrutiny Committee.

2. It is, therefore, requested that for all matters pertaining to scrutiny committee
may please be addressed/sent to chairman, Investment Cell as the
Administrative Wing of this Secretariat has nothing concerned with this issue.

(A. FATAH SHAIKH)
SECTION OFFICER (ADMIN)

Cc.to: -

- P.S.O to Principle Secretary to Chief Minister Sindh, Karachi.
- P.A to Additional Secretary (Admin), Chief Minister's Secretariat/House,
Karachi
- P.A to Deputy Secretary (Admin), Chief Minister's Secretariat/House,
Karachi

No.09-294-03/SO-I/493
GOVERNMENT OF SINDH
LAND UTILIZATION DEPARTMENT
Karachi, Dated: 21-09-2015

To,

The Deputy Commissioner

.....(all)

SUBJECT: CANCELLATION OF ORDERS, LETTER OR APPROVAL ALLOWING EXCHANGE OF LAND UNDER SECTION-17 OF THE COLONIZATION OF GOVERNMENT LAND (SINDH) ACT, 1912.

The Government of Sindh Land Utilization Department with the approval of the Chief Minister Sindh are please to withdraw/cancel all the orders, letters or notifications issued after promulgation of Sindh Government Lands (Cancellation of Allotment, Conversions Exchanges) ordinance No.III of 2001 by the defunct District Officer (Revenue), Deputy Commissioner without or with approval of defunct EDO's Commissioners, the Committee headed by the Senior Member, Board of Revenue, Land Utilization Department or even the Chief Minister Sindh allowing exchange of state land in the entire Province U/S-17 of the Colonization of Government Land Act, 1912 and the statement of conditions issued there under.

- 2 The Deputy Commissioners should immediately cancel the entries in record of rights made on the basis of above mentioned orders, letters or notifications, etc. and furnish the copies of entries, so cancelled to this department with in period of fifteen (15) days.
- 3 The Government of Sindh are further pleased to direct that hereafter no exchange of state land in lieu of land of long term and short term leases shall be sanctioned by any authority under the provisions of section-17 of the Colonization of government Lands (Sindh) Act, 1912.

SECRETARY TO GOVERNMENT OF SINDH
LAND UTILIZATION DEPARMTNET

A copy is forwarded for information and necessary action to: -

1. The Chief Secretary, Sindh Karachi.
2. The Senior Member, Board of Revenue, Sindh Karachi.
3. The Secretary to Chief Minister, Sindh Karachi
4. The Commissioner(all)
5. The Secretary, Law Department, Government of Sindh Karachi.
6. The Advocate General, Sindh Karachi
7. The Director, National Accountability Bureau Sindh Cantt Karachi
8. The Member (RS&EP), (R&S), Gothabad, Judicial-I,II&III
9. The Director Settlement Survey & Lands Record Sindh Hyderabad.
10. The Survey Superintendent Karachi.

GOVERNMENT OF SINDH
LAND UTILIZATION DEPARTMENT

NOTIFICATION

KARACHI, Dated 21-09-2015

No.09-294-03/SO-I/494 In exercise of the powers conferred by sub-section 2 of section-10 of the Colonization of Government Land (Sindh) Act,1912. The Government of Sindh are pleased to withdraw the Notification relating to exchange of land under section-17 of the Colonization of Government Land (Sindh) Act,1912, issued vide No.09-294-03/SO-I/572, dated 05.10.2011 published in Sindh government Gazette date 11.10.2011 through which condition No.11(A) was added in the statement of conditions for grant of state land for non-agriculture purpose including amenity, residential, flat, site, incremental housing, residential-cum-commercial, industrial purposes on lease up to 99 years notified vide Notification No.09-294-03/SO-I/336, dated 25.02.2006.

SECRETARY TO GOVERNMENT OF SINDH
LAND UTILIZATION DEPARTMENT

A copy is forwarded for information and necessary action to: -

11. The Chief Secretary, Sindh Karachi.
12. The Senior Member, Board of Revenue, Sindh Karachi.

13. The Secretary, Law Department, Government of Sindh Karachi.
14. The Advocate General, Sindh Karachi
15. The Secretary to Chief Minister, Sindh Karachi
16. The Director, National Accountability Bureau Sindh Cantt Karachi
17. The Member (RS&EP), (R&S), Gothabad, Judicial-I,II&III
18. The Commissioner (all).
19. The Deputy Commissioner (all).
20. The District Registrar Karachi, Hyderabad.
21. The Superintendent, Printing Press, Karachi for Publication in Official Gazette and supply (100) Copies of Gazette.