

**GILGIT BALTISAN (GOVERNMENT
/STATE LAND) LEASE POLICY 2025**

1. OBJECTIVE:

The Government of Gilgit-Baltistan is committed to ensure better utilization of state land for socio-economic development. The Government is therefore intended to offer the state land on rent under Lease as defined in Transfer of Properties Act, 1882. Following policy guidelines are framed to bring conformity in the process of lease and to ensure transparency and accountability.

2. SCOPE & EXTENSION

The policy shall be extended to the whole of Gilgit-Baltistan. The Government may lease out following categories of land for agricultural, commercial or philanthropic/public welfare purposes:

- i. Government Land, undisputed and free from illegal occupation.
- ii. Land in the name of or under the possession of any government department
- iii. Land in the name of Chief Secretary, GB

3. TERMS AND EXPRESSIONS:

The terms and expressions and abbreviations used in this policy shall have the same meaning/explanation as assigned to them in the respective laws/rules/regulations.

4. FORUMS COMPETENT FOR SCRUTINY, RECOMMENDATION AND APPROVAL OF LEASE:

The government/state lands can be leased out as per the identification and assessment carried out by the concerned collectors through an inquiry report which shall be scrutinized and may be recommended by the Divisional Scrutiny Committee (DSC) and approved by the Senior Member Board of Revenue. The Divisional Scrutiny Committee (DSC) shall consist of following:

- 1) Commissioner of the Division (Chairman)
- 2) Deputy Commissioner/Collector of concerned the district.
- 3) Director Agriculture (in case lease land is required for Agriculture)
- 4) Director Minerals, Industries, Commerce and Labor Department MICL (in case land is required for commercial purpose)
- 5) Representative of concerned department (in case land under consideration belongs to the department)
- 6) Representative of Environmental Protection Agency
- 7) Representative of Communication & Works Department, GB
- 8) Representative of Social Welfare Department (in case lease pertains to public welfare)
- 9) Chief Officer Municipal Committee/Corporation or District Council

10) Any other member co-opted by Committee/Commissioner

A. TORS OF Divisional Scrutiny Committee (DSC)

The committee shall evaluate the inquiry report of the Collector, inter alia, on following aspects:

- a. Ownership and possession status of land
- b. Status of disputes or litigations
- c. Suitability of land for instant lease purpose or its alternate use, if any
- d. Whether the proposed lease activity is in conformity with the government laws/rules/policies and in conformity with social norms and environmental principles
- e. Market value of the land as per provisions of Land Acquisition Act, 1894.
- f. The DSC may seek any clarification from the District Collector or any District government agency. It shall propose annual rent of land or premium and prepare a contract agreement to be signed by the lessor and lessee.
- g. The DSC may submit recommendations as to the grant or refusal of lease based on the above terms and conditions.

5. PROCEDURE TO APPLY FOR LEASE

- a) Application for grant of land on lease shall be made to the GB Board of Revenue or to the concerned Collector of the district directly, as the case may be.
- b) In case the application is addressed to the Collector directly, the Collector shall forward the application to Board of Revenue for consideration. The application, inter alia, shall clearly mention the purpose for which the land is required on lease.
- c) The Board of Revenue on the receipt of application shall forward it to the concerned District Collector/ Deputy Commissioner concerned through Divisional Commissioner for inquiry and report.
- d) The Collector of the District on the receipt of such an application shall refer it to concerned Assistant Commissioner of the Sub- Division regarding inquiry of land on following points:
 - i. Ownership of land as per revenue record
 - ii. Category and Current status of land (disputed, under litigation, free from encumbrance)
 - iii. Description of the land (as per Aks-e-Shajra or revenue record)
 - iv. Suitability of the land for the lease
- e) The Assistant Commissioner after detailed inquiry shall identify/demarcate the land and prepare all necessary documents of the land and submit his report with clear recommendations to the concerned Collector.

- f) The Collector after receiving the report of concerned Assistant Commissioner shall evaluate it and forward it to the concerned divisional Commissioner along with recommendations or submit his opinion in case the land is not feasible for the lease owing to any matter.
- g) The Commissioner upon receipt of the report/recommendation from Collector shall convene a meeting of the DSC, not later than 30 days, as per above defined TORS.
- h) The case shall be discussed by the DSC, inter alia, on following points:
- i. The land has been clearly measured and demarcated as per revenue record and its current ownership, possession and dispute status has been described;
 - ii. The category of land has been described and its suitability for the purpose of instant lease in the area is justified based on its intended use.
 - iii. Whether the area in question is required for any immediate purpose of government or other public purposes;
 - iv. Alternative suitability of the area other than the purpose for which lease has been sought.
 - v. That the proposed activity of the lessee does not contravene the provision of other laws, rules, regulations already enforced by the government.
 - vi. Whether or not the proposed activities of the lessee have any adverse impact on the environment or ecology social milieu of the area;
 - vii. Whether the market value of the land has been duly and appropriately assessed.
 - viii. That the applicant/person/ government department/company is eligible for the grant of lease;
- i) The Committee after clarifying objections on the above points (if any) shall formulate its recommendations, including the following, duly signed by all Committee members and submit the same to GB Board of Revenue.
- a. the proposed market price and lease money/rent
 - b. A lease agreement containing terms and conditions in conformity with this policy.
- j) The SMBR shall evaluate the recommendations and after satisfying itself on all aspects, accord approval for the lease or reject or return it to DSC for removal of any observation, as the case may be.
- k) After formal approval of SMBR, a lease offer shall be issued by the Commissioner or concerned department, as the case may be, to enter into lease deed/agreement, as lessor on behalf of Government, on payment of all fees, charges, and after fulfillment of all codal formalities.
- l) In case the owner of the lease land is Government Department, the concerned Administrative Secretary shall enter into lease agreement as lessor.

6. DETERMINATION OF MARKET PRICE/VALUE AND RENT/LEASE MONEY

1. The market price of the lease land shall be determined by the Collector of the district as per procedure laid down in the Land Acquisition Act, 1894 and Rules made thereunder.
2. The proposed monthly or yearly rent shall be determined by the DSC in its recommendation on case to case basis.
3. There shall be a 100% annual increase in the lease amount/rent approved by the Government.
4. The lessee shall be bound to pay the yearly lease amount/rent in advance on the given time and date fixed in the lease agreement.
5. The rent shall be deposited in the Treasury under relevant Head of GB Consolidated Fund.

7. TIME PERIOD OF LEASE

The maximum period shall be as under:

Purpose	Initial lease period	Extension
Agriculture	15years	15years
Commercial / Business	30years	20years
Public Welfare	30years	20years

Provided that, the extension of the lease period shall be subject to final approval of GB Board of Revenue.

8. RIGHTS AND OBLIGATIONS OF LESSOR AND LESSEE

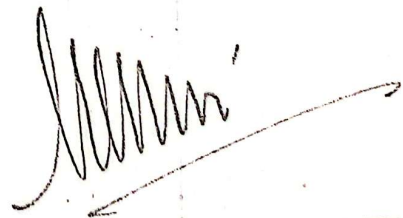
Rights and obligations of lessor and lessee will be regulated as per the relevant provisions of Transfer of Properties Act 1882.

9. SUPPLEMENTAL

i. Structure(s), building(s) or Improvements:

- a. The lessee may, at its own expense erect structures or building(s) or improvements on the leased land
- b. Structure(s), building(s) erected or improvements made by the lessee shall remain the property of the lessee during the term of the lease.
- c. Upon expiration or termination of the lease, structure(s), building(s) or improvements made by the lessee shall be surrendered to the lessor.

- d. The parties may at any time by mutual consent terminate the lease with approval of the GB Board of Revenue.
- e. The lessor may from time to time oversee that the leased land is used in accordance with the lease agreement.
- f. If the lessee willfully fails to pay the monthly or yearly rent/lease money to the lessor, the same shall, on the written request of the lessor to the Collector of the concerned district, shall be recovered by the Collector. The Collector shall serve notice to the lessee to deposit the rent. If lessee fails to deposit the same even after service of three notices, the Collector concerned shall recover the same as arrears of land revenue as per laid down procedure.
- g. If the lessor is Collector of the concerned district, he shall seek prior approval of respective Commissioner for recovery of the payable rent as arrear of land revenue.
- h. The lessee shall not be entitled to change the purpose for which lease has been sought of the without approval of the Government;
- i. In case the land is used for corporate, business and hospitality industry, the lessee shall be bound to contribute towards the improvement in the livelihood of the local community/population in terms of skilled, semi-skilled or unskilled jobs. The lessee shall annually submit report to government regarding provision of jobs to the eligible local persons and contribution towards Corporate Social Responsibility (CSR).

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