



THE BALOCHISTAN LAND LEASE POLICY, 2026

GOVERNMENT OF BALOCHISTAN
LAW & PARLIAMENTARY AFFAIRS DEPARTMENT
(CODIFICATION SECTION)
(BALOCHISTAN – QUETTA)

**THE BALOCHISTAN LAND LEASE
POLICY, 2026**

CONTENTS

Preamble:

- 1. GENERAL**
- 2. DEFINITIONS**
- 3. ELIGIBILITY CRITERIA**
- 4. MODE OF LEASE**
- 5. CANCELATION AND RESUMPTION**
- 6. LEASING OF STATE LAND TO AGENCIES**
- 7. PAYMENT OF TAXES**
- 8. SPECIAL PROVISIONS**
- 9. ILLEGAL OCCUPATION**
- 10. GRANT OF PROPRIETARY RIGHTS**
- 11. PROHIBITION AGAINST SUB-LETTING, TRANSFER, ETC.
ON LEASED LAND**
- 12. USE OF LEASED LAND**
- 13. TRANSFER OF LANDS TO HEIRS OF DECEASED LESSEE**
- 14. PENALTY**
- 15. APPEAL/REVISION**
- 16. AUTHORITY FOR ALLOTMENT/LEASING**

**¹THE BALOCHISTAN LAND LEASE
POLICY, 2026**

NOTIFICATION

[02nd April 2026]

No. 7 / LU-2026/2867-78. Preamble: WHEREAS, in light of evolving socio economic needs to foster sustainable development, it has become evident that the existing Balochistan Land Lease Policy 2000² of Government land necessitates a comprehensive and transformative re-evaluation and reinstitution;

AND WHEREAS, the Government of Balochistan is committed leveraging its land resource as a catalyst for inclusive growth, specifically targeting the critical objectives of poverty alleviation, accelerated economic development, robust employment generation, enhancement of social welfare, and the provision of modern facilities across vital sectors including health, education, tourism, information technology, sports, and hospitality etc;

AND WHEREAS, it is deemed essential to reinforce the land leasing objectives, through the integration of technical assistance from relevant governmental departments and agencies within their respective sectors;

AND WHEREAS, to achieve these strategic objectives and in order to ensure optimal, transparent, and equitable utilization of government land, there is a need to establish a meticulously planned and systematically organized new land lease policy for the Balochistan Province.

NOW THEREFORE, it has become necessary and expedient to supersede the land Lease Policy, 2000² accordingly and consequently, in exercise of powers conferred by sub-section (2) of Section 10 of the Colonization of Government Lands (Punjab) Act, 1912, as applicable to the Balochistan Province vide notification No.3369/67-198-CLI, dated 7th February, 1968, the Government of Balochistan is pleased to approve a new Land Lease Policy of Government lands by superseding the existing Land Lease Policy 2000² which shall be called as the Land Lease Policy, 2026;

- (i) provision of shelter to the shelter less population residing within the limits of a District;
- (ii) promotion of manufacturing, commerce and trade in the province;

¹ This Notification has been issued by the Board of Revenue, Government of Balochistan, vide its Notification No. 7/LU-2026/2867-78, dated 02nd April 2026.

² These rules were issued by the Board of Revenue Department, Government of Balochistan, vide its Notification No.490-8/86/Rev., dated 1st December 2000, and published in the Balochistan Gazette (Extraordinary) No. 47, dated 1st December 2000.

- (iii) promotion of agro-based industry for development of agriculture value chains, enhancement of agriculture production by promotion of modern means and deployment of modern skills.
- (iv) provision of health, education, tourism and other facilities.

1. GENERAL

- (a) The Land Lease Policy and terms and conditions contained therein, shall be subject to the provisions of the ibid policy.
- (b) Government land where located in rural landscape or urban area shall be leased as per eligibility criteria and utilization scheme prescribed hereinafter.

2. DEFINITIONS

For the purpose of this Statement of the Conditions, unless there is anything repugnant in the subject or context:

- (a) **“Act”** means the Colonization of Government Lands (Punjab) Act, 1912 (V of 1912);
- (b) **“Government land”** means any land owned by the Government either under the administrative control of the Collector or in use of any department of the Government;
- (c) **“Board of Revenue”** means the Board of Revenue established under the Balochistan Board of Revenue Act; 1957 (XI of 1957);
- (d) **“Land Evaluation Committee”** means a Land Evaluation Committee (LEC) notified on the direction of Honourable Chief Minister dated 10th December, 2019;
- (e) **“Company”** means a company as defined in the Companies Act, 2017 (XIX of 2017);
- (f) **“Government”** means the Government of Balochistan;
- (g) **“Lessee”** means the person to whom the State land has been leased under this Statement of the Conditions;

3. ELIGIBILITY CRITERIA

Government land shall be leased to a person or group of persons, firm, company, etc. through Board of Revenue. Further the cases of land lease shall be subject to policies/rules when submitted by the concerned departments for consideration to Board of Revenue as per following scheme.

- (a) **Agricultural Lease:** Individual farmers, joint farming groups, cooperatives and companies engaged in productive agriculture who meet technical and financial capacity recommended by the concerned department.

- (b) **Livestock, poultry, dairy and fisheries:** Individual or groups, firms or companies with feasibility studies and ceilings set by Livestock and Fisheries Department.
- (c) **Agro-industry / manufacturing:** Enterprises with approved feasibility, environmental clearances and technical endorsements from the Industries Department and ceilings set by the concerned department.
- (d) **Education, Health, Sports, Tourism, Hospitality and Public Purpose Departments/ Institutions/ Organizations:** Government agencies, registered NGOs, trusts, companies and private entities with approved project proposals and technical endorsements by the concerned departments.
- (e) **Urban/Rural Residential:** In the urban/rural areas, where state land is available within the limits of Municipal Corporation/Committee or Town Committee, after catering to the needs of public buildings and other public sector projects, such land shall be leased to the individual applied for residential purpose. The concerned Deputy Commissioner after thorough scrutiny shall recommend the case for lease. The residential plot shall be in the size of 200 / 400 / 600 Sq. yards.
 - (i) The order of priority for lease of residential property shall be for the resident of the village/mouza, Tehsil or District where the land is situated; And other such cases shall be considered for the rest of the division, province and country;
- (f) **Commercial Plots:** The size of commercial plots for shops, small admissible size for commercial plaza etc. shall be 200 Sq. yards. The preference of land lease shall be as given above in clause 3(e)(i) for commercial purposes. All other leases mentioned in clause 2(a),(b),(c),(d) shall be subject to the recommendation of the concerned departments after proper scrutiny of feasibility studies.

4. MODE OF LEASE

- (a) Government land shall be leased as per the eligibility criteria mentioned vide clause 2 for a period of 30 years initially, subject to extension on performance basis determined by the concerned Deputy Commissioner on expiry of lease.
- (b) 50% of the lease amount, determined by the Collector, shall be paid within 30 days of the issuance of offer letter and the remaining 50% shall be paid in equal installments within 2 years after the issuance of lease order.
- (c) The rate of lease money per year shall be determined by the Deputy Commissioner/Collector for the categories falling under each category.

- (d) After expiry of the initial period of lease, extension shall be allowed on performance basis in commercial categories for 10 years, which shall be further extendable and for residential purposes second extension shall be of 30 years.

5. CANCELATION AND RESUMPTION

- (a) The lease shall be canceled and resumed in favour of government in case of violation of one or other terms and conditions and unsatisfactory performance by the lessee at any time.
- (b) In case of misstatement or concealment of facts or violation of any statement of the conditions, the collector concerned shall be authorized to cancel the lease after giving the opportunity of being heard.
- (c) In case of the cancellation of lease, the state land shall be resumed and superstructure, if any, shall be forfeited in favour of the government.
- (d) The arrears or loan if any, shall be recovered from the lessee as provided in Land Revenue Act 1967 as arrear of land revenue.
- (e) In case of cancellation and resumption, no compensation shall be granted to the lessee.
- (f) In case of surrender of the leased land without any default by the lessee, the lessee shall pay no arrears of land revenue as mentioned above.
- (g) However, lessee may be allowed to remove such installations which does not in any way damage the land or affect its usage for the specified purpose(s).

6. LEASING OF STATE LAND TO AGENCIES

- (a) Government land may be leased to agencies/organizations other than those belonging to the Provincial Government at the rates' determined by the Collector.
- (b) In case there are more than one contender on the same land, the lease amount shall be determined through auction by Collector.

7. PAYMENT OF TAXES

The lessee shall be liable to pay all local, provincial and federal taxes including the Agriculture Income Tax.

8. SPECIAL PROVISIONS

- (a) If the whole leased state land or any part of it is 'required for any public purpose it shall be surrendered by the lessee to the government after receiving notice from the Collector, within 03 months. The resumption order may be made after providing reasonable opportunity of being heard.

- (b) The resumed land as, mentioned in clause 5(a) the lessee shall be entitled for compensation determined by the Collector.
- (c) The Government may, in special cases for development of an area, relax eligibility criteria by way of notification in the official gazette.

9. ILLEGAL OCCUPATION

- (a) Government land can only be occupied and utilized in the manner prescribed under the terms and conditions of lease under the Policy.
- (b) Any person found in illegal possession of a Government land, which is leased under the policy shall be liable to pay penalty as determined by the Collector for the period he/she remained occupant. Such land shall be vacated and handed over to the lessee. The risk and cost shall lie on the illegal occupant.

10. GRANT OF PROPRIETARY RIGHTS

In case the lessee has developed the land and not violated any conditions, he shall be entitled to the grant of ownership/proprietary rights of the leased land after a period of 40 years on payment of price fixed by the Government.

11. PROHIBITION AGAINST SUB-LETTING, TRANSFER, ETC. ON LEASED LAND

The lessee shall not assign, sublet or mortgage or transfer in any manner the leased land or any part thereof, without the prior approval of the Government.

12. USE OF LEASED LAND

- (a) The lease shall be exclusively for the leased purposes and shall not be used for any other purpose or in any other manner.
- (b) If the land is not utilized for which purpose the land is leased shall be resumed in favour of government.

13. TRANSFER OF LANDS TO HEIRS OF DECEASED LESSEE

In the event of death of the lessee during continuance of the lease, the Government reserves absolute right either to transfer lease to all legal heirs of the deceased after hearing the legal heir by Deputy Commissioner/Collector for the remaining period of lease, provided the deceased lessee has satisfactorily fulfilled the terms and conditions of lease. The Government may also terminate the lease forthwith after due notice, if no legal heir is found fit to succeed the original lessee for whatever /reasons.

14. PENALTY

When the Collector is satisfied that lessee in possession of the Government land has committed a breach of any of the conditions of the lease, he may, after giving the lessee a notice in writing and an opportunity of being heard.

- (a) Order the resumption of the leased land; or

- (b) If the breach is capable of rectification the Collector may allow the lessee to rectify it within a time period not exceeding two months at his own cost.

15. APPEAL/REVISION

The provisions of sections 161, 162, 163 and 164 of the Land Revenue Act, 1967 shall mutatis-mutandis apply to all cases of grant/extension /termination of lease and matter ancillary thereto under this Policy.

16. AUTHORITY FOR ALLOTMENT/LEASING

- (a) **Land Evaluation Committee:** The lease cases shall be placed before The Land Evaluation Committee notified 10th December, 2019 vide Notification No 07-LU/2019/
- (b) The recommendations of the Land Evaluation Committee shall be submitted to the Chief Minister for approval, by the Board of Revenue.
- (c) On receipt of the lease order from the Board of Revenue, duly approved, the Collector as defined in the Land Revenue Act, 1967, shall earmark the leased land for all categories after observing codal formalities. The provisions under the second schedule, under Heading "Revenue Department" appended to the West Pakistan Delegation of Powers under the Financial and the Powers of Reappropriation Rules, 1962, as amended from time to time, shall be deemed to have been modified.

**BY ORDER OF
GOVERNOR BALOCHISTAN**

**KAMBAR DASHTI
Senior Member
Board of Revenue Balochistan**