

THE BALOCHISTAN CONSOLIDATION OF HOLDING  
ORDINANCE, 1960

(W.P. Ordinance VI of 1960)

CONTENTS

SECTIONS

CHAPTER I

PRELIMINARY

Preamble.

1. Short title, extent and commencement.

2. Definitions.

CHAPTER II

CONSOLIDATION OF HOLDINGS

3. Who may move for consolidation of holdings.

4. When an application for consolidation of holdings shall be deemed to be on behalf of all the land-owners.

5. Application by some of the owners and its effect.

6. Transfer of rights of land-owners in holdings and of tenants in tenancies.

7. When application may be rejected.

8. Admission of application.

9. Preparation of scheme for consolidation of holdings and appointment of Advisory Committee.

10. Publication of scheme, settlement of objections thereto and its confirmation.

11. Appeals.

12. Payment of compensation.

13. Power to call for and examine records.

14. No appeal except as provided by this Ordinance.

15. Procedure on confirmation.

16.

17.

18.

18-A.

19.

20.

21.

22.

23.

24.

25.

26.

27.

28.

29.

30.

Rights of land-owners and tenants after consolidation same as before.

Transfer of encumbrance to new allotments.

Right of land-owners, tenants and persons affected in newly allotted holdings and tenements.

Summary ejectment.

Revenue officer to prevent encroachment upon way or path shown in new records.

### CHAPTER III SUPPLEMENTAL

Cost of consolidation proceedings.

Recovery of compensation or cost as arrears of land-revenue.

No instrument necessary to effect transfer.

Abeyance of partition proceedings during consolidation proceedings.

Transfer of property during consolidation proceedings.  
Killabandi to be the basis.

Jurisdiction of Civil Court barred as regards matters arising under this Ordinance.

Public servants indemnified for acts done under this Ordinance.

The Ordinance not to affect the validity of consolidation of holdings by Co-operative Societies duly registered.

Power to make rules.

Repeal.

'THE ?[BALOCHISTAN?] CONSOLIDATION OF HOLDING  
ORDINANCE, 1960

(W.P. Ordinance VI of 1960)

[10 March, 1960]

An Ordinance to consolidate and amend the law relating  
to consolidation of holdings in the Province of ?[Balochistan].

Preamble. WHEREAS it is expedient to consolidate and amend the  
law relating to consolidation of holding in the Province of  
[Balochistan];

NOW, THEHEFORE, in pursuance of the Presidential  
Proclamation of the seventh day of October, 1958, and having  
received the previous instructions of the President, the  
Governor of West Pakistan is pleased, in exercise of all powers  
enabling him in that behalf, to make and promulgate the  
following Ordinance:—

CHAPTER I  
PRELIMINARY

Short title, extent 1. (1) This Ordinance may be called the \*[Balochistan]  
and Consolidation of Holdings Ordinance. 1960.  
commencemen

t. 4[(2) It extends to the whole of the Province of  
[Balochistan], except the Tribal Areas. ]

(3) It shall come into force\* in such area or areas and  
from such date or dates as Government may, by notification in  
the official Gazette, specify.

Definitions. 2. In this Ordinance, unless the context otherwise requires,

the following expressions shall have the meanings hereby  
respectively assigned to them that is to say—

(a) "arrears of land-revenue" means land- revenue

This Ord. was promulgated by the Governor of W.P. on 19" January, 1960; published in the W.P. Gazette (Extraordinary), dated  
March, 1960, pages 1431-41; saved and given permanent effect by Article 225 of the Constitution of the Islamic Republic of P  
(1962).

Subs. by Baln. A.O. of 1975, for "West Pakistan".

Spelling of the word "Baluchistan", wherever it appears in this Ordinance, is corrected by insertion of letter "o" instead of "u"; a  
Government of Balochistan, S&GAD's Notification No. SORI (4) 6/ S&GAD-89, dated 18" June, 1989.

Subs. By W.P. Ord. VII of 1964.

The Ordinance was brought in force in Dera Ismail Khan, Bannu, Kohat, Mianwali, Peshawar, Mardan, Hazara, Attock, Rawalpindi, Gujrat, Muzaffargarh, Jhelum, Shahpur, Lahore, Gujranwala, Sialkot, Sheikhupura, Jhang, Lyallpur (now Faisalabad), Montgomery (now Sahiwal), Multan (now Includes District of Vehari), Dera Ghazi Khan Districts with effect from 11" April, 1961, see Gazette of Pakistan Extraordinary, p. 1691.

- (b)
- (c)
- (d)
- (e)
- (f)
- (g)
- (h)

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Subs. by Baln. A.O. of 1975, for "West Pakistan".  
That is West Pakistan Ordinance XI of 1957.

which remains unpaid after the date on which it  
becomes payable;

"Board of Revenue" means the Board of Revenue  
constituted under the '[Balochistan] Board of  
Revenue Act, 19577;

"Collector" means the chief officer incharge of  
the revenue administration of a district and shall  
include a Deputy Commissioner and any other  
officer specially empowered by the Board of  
Revenue to perform the functions of a Collector;

"Commissioner" means the chief officer incharge  
of the revenue administration of a division and  
includes an Additional Commissioner, and any  
other officer specially empowered by the Board  
of Revenue to perform the functions of a  
Commissioner under this Ordinance;

"Consolidation Officer" means an\_ officer  
appointed by the Board of Revenue or by any  
other officer specially empowered by the Board  
of Revenue in this behalf, to perform all or any  
of the functions of a Consolidation Officer under  
this Ordinance;

"consolidation of holdings" means \_ the  
redistribution of all or any of the lands in an  
estate or sub-division of an estate so as to reduce  
the number of plots;

"estate" means any area—

(i) for which a separate record-of-rights has been made; or

(ii) | which has been separately assessed to land-revenue, or would have been so assessed if the land-revenue had not been released, compounded for or redeemed; or

(iii) which the Board of Revenue may, by general rule or special order, declare to be an estate;

"Government" means the Government of

Q)

(k)

(1)

(m)

(n)

(0)

Who may move for 3. (1)

3[Balochistan];

"holding" means a share or portion of an estate held by one land-owner or jointly by two or more land-owners;

"land-owner" does not include a tenant, but does include a person to whom a holding has been transferred, or an estate or holding has been let in farm, for the recovery of arrears of land-revenue or of a sum recoverable as such arrears, and every other person not hereinbefore mentioned who is in possession of an estate or any share or portion thereof, or in the enjoyment of any part of the profits of an estate;

"land-revenue" includes any sum payable in respect of land by way of quit-rent;

"prescribed" means prescribed by rules made under this Ordinance;

"Registrar" means the person appointed by Government to perform the duties of a Registrar of Co-operative Societies under any law relating to Co-operative Societies;

"Revenue Officer" means a Revenue Officer having authority to discharge the functions of a Revenue Officer under any law relating to land-revenue; and

"sub-division" means a part of an estate recorded as a sub-division, patti, taraf or pana in a record-of-rights prepared under any law for the time being in force relating to land-revenue, provided it forms a compact block.

## CONSOLIDATION OF HOLDINGS

The Board of Revenue or any officer authorized

consolidation \_by it in this behalf may move the Consolidation Officer for the

of holdings.

(2)

consolidation of holdings in an estate or a sub-division.

Any two or more land-owners in an estate or a

sub-division holding together not less than the minimum area of  
land prescribed in this behalf may make an application in

3 Subs. by Baln. A.O. of 1975, for "West Pakistan".

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When an application for consolidation of holdings shall be deemed to be on behalf of all the land-owners.

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writing to the Consolidation Officer of the consolidation of their holdings.

4. (1) Where an application for consolidation of holdings is made by or on behalf of all the land-owners of an estate or a sub-division and the scheme of consolidation of holdings is confirmed, such scheme shall be binding on all the land-owners of the estate or the sub-division and on every person having a right or interest or who may subsequently become entitled to such right or interest in the area included in the scheme.

(2) The motion or the application, as the case may be, shall be deemed to be an application on behalf of all the land-owners in the estate or sub-division, if—

(a) the Board of Revenue or an officer authorized by it in this behalf moves the Consolidation Officer for the consolidation of the holdings in an estate or a sub-division;

(b) not less than fifty-one per cent of the land-owners in an estate or a sub-division, holding not less than fifty-one per cent of the cultivated area in the estate or the sub-division, make an application for consolidation of their holdings; or

(c) on inquiry into an application made under sub-section (2) of section 3, the Consolidation Officer is satisfied that not less than fifty-one per cent of the land-owners in the estate or sub-division holding not less than fifty-one per cent of the cultivated area in the estate or sub-division, agree in writing to the consolidation of their holdings.

Explanation—If a part or the whole of the cultivated area in an estate or a sub-division is evacuee property as defined in the Pakistan (Administration of Evacuee Property) Act, 1957', or in any other law relating to the administration of

That is Act XII of 1957. Now repeal by Evacuee Property and Displaced Persons Law (Repeal) Act, 1975 (Act XIV of 1975), published in the Gazette of Pakistan (Extraordinary) dated 28<sup>th</sup> January, 1975, Part-I; with savings and other provisions for Transfer of Powers and Disposal of residual work and powers of the Provincial Government to make Rules.

Application by  
some of the  
owners and its  
effect.

Transfer of rights of  
land-owners in  
holdings and of  
tenants in  
tenancies.

When application  
may be  
rejected.

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such property, an application for consolidation of holdings made by the Custodian of Evacuee Property or an officer authorised by him in this behalf, or the consent given by him or the said officer, and where any such property has been acquired by Government under section 4 of the Displaced Persons (Land Settlement) Act, 1958', an application for consolidation of holdings made by the Chief Settlement and Rehabilitation Commissioner, or an officer authorised by him in his behalf, or the consent given by him or the said officer, shall be deemed to be an application or consent on behalf of all evacuee land-owners of such cultivated area in the estate or the sub-division, or on behalf of the Central Government, as the case may be.

5. Where an application for consolidation is not by or on behalf of all the land-owners, it shall be confined to the land owned by the applicants and by such other land-owners who have agreed to the consolidation of their holdings, and, if confirmed, it shall be binding on them and on every person having a right or interest or who may subsequently become entitled to such right or interest in the area included in the scheme.

6. Notwithstanding anything in any other law, the rights and liabilities of land-owners in their holdings and of tenants in their tenancies shall, for the purpose of giving effect to any scheme of consolidation affecting them be transferable by exchange or otherwise and neither the landlord nor the tenant nor any other person shall be entitled to object to or interfere with any transfer made for the said purpose.

7. (1) Where there appear to be good and sufficient reasons for disallowing an application for consolidation of holdings, or for excluding any land from consolidation, the

Consolidation Officer may, at any stage of the proceedings, submit the application to the Collector with the recommendation that the application be rejected in whole or in part, or that proceedings in respect thereof be quashed.

(2) The Collector, on receipt of the recommendation, may pass such orders thereon as he deems proper, rejecting or admitting the application, either in whole or in part, or he may direct the Consolidation Officer to make further recommendation after such enquiry as may be directed.

That is Act XLVII of 1958. Now repeal *ibid*.  
Now “Federal Government”, see P.O. 4 of 1975.

Admission of  
application.

Preparation of  
scheme for  
consolidation  
of holdings and  
appointment of  
Advisory  
Committee.

Publication of  
scheme,  
settlement of  
objections  
thereto and its  
confirmation.

Appeals.

8. If the Consolidation Officer makes no recommendation to the Collector under sub-section (1) of section 7, or if the Collector allows the application on such recommendation to be entertained in whole or in part, the Consolidation Officer shall admit the application in whole or in part, as the case may be, and shall proceed to deal with it in such manner as may be prescribed.

9. (1) Where the land-owners making the application under sub-section (2) of section 3 submit an agreed scheme for consolidation of holdings, the Consolidation Officer shall proceed with the application in such manner as may be prescribed.

(2) If no agreed scheme is submitted with the application for consolidation, the Consolidation Officer shall prepare a scheme for consolidation of holdings in such manner as may be prescribed.

(3) Subject to any rules made under section 29, the Consolidation Officer may appoint an Advisory Committee or Panchayat to assist him in the preparation of a scheme for the consolidation of holdings.

10. (1) The Consolidation Officer shall, before approving any scheme, publish it in such manner as may be prescribed.

(2) Where objections are lodged by any person interested in the area covered by the schemes, the Consolidation Officer shall endeavour to bring about an amicable settlement.

(3) If no objections are lodged, or where lodged the Consolidation Officer succeeds in bringing about an amicable settlement, he shall pass an order confirming the scheme of consolidation.

(4) If the Consolidation Officer fails to bring about an amicable settlement, he shall submit the scheme with his recommendations to the Collector, who after giving notice to the persons concerned and hearing them if they so desire, may, after further enquiry by himself or any Consolidation Officer, or without such enquiry, as he may deem fit, reject the scheme or confirm it with or without modifications.

11. (1) ~ Any person aggrieved by an order of the Consolidation Officer confirming the scheme may, within sixty days from the date of the order, prefer an appeal to the

Payment of  
compensation.

Power to call for  
and examine  
records.

Ins. by W.P. Ord. XXXIV of 1965.  
Add. by W.P. Act XVI of 1964.  
That is Act IX of 1908.

Collector.

(2) A second appeal from the order of the Collector  
passed on an appeal under sub-section (1) shall lie to the  
Commissioner within sixty days from the date of the order:

provided that when the order of the  
Consolidation Officer is confirmed on appeal by the Collector,  
no second appeal shall lie.

(3) Any person aggrieved by an order of the  
Collector made under sub-section (4) of section 10 confirming,  
rejecting or modifying a scheme of consolidation submitted to  
him by the Consolidation Officer may, within sixty days from  
the date of the order, prefer an appeal to the Commissioner.

'(3-A) | The Collector or the Commissioner, in appeal  
may, after giving the aggrieved person or persons an  
opportunity of being heard confirm. set aside or vary the order  
appealed from. ]

\*1(4) In questions of the admission of, and the  
computation of the period for, an appeal from the order under  
this Ordinance, the limitation therefor shall be governed by the  
Limitation Act, 1908?.]

12. When the Consolidation Officer or the Collector, as the  
case may be, is of the opinion that the re-distribution of land in  
accordance with the scheme of consolidation confirmed by him  
will have the results of allotting to any land-owner any piece of  
land which is not of the same value as his original piece of land  
and that it is equitable that compensation should be granted, he  
may provide for payment of compensation by and to the  
persons as may be affected by the scheme.

13. '{(1) The Board of Revenue may—

(a) at any time of its own motion call for the  
record of any proceedings under this  
Ordinance pending before, or disposal of,

by any Revenue or Consolidation  
Officer; or

(b) on application made to it in that behalf by  
a person aggrieved within ninety days of

Subs. by W.P. Ord. XVII of 1965, for sub-section (1).

No appeal except as provided by this Ordinance.

Procedure on confirmation.

the passing of an order in any proceedings under this Ordinance by any Revenue or Consolidation Officer, and after giving such person an opportunity of being heard, call for the record of such proceedings. |

(2) A Commissioner or Collector may call for the record of any case under this Ordinance pending before, or disposed of by, any Revenue Officer or Consolidation Officer under his control.

(3) If in any case in which a Collector has called for the record under sub-section (2), he is of opinion that the proceedings taken or order made should be modified or reversed, he shall report the case with his opinion thereon for the orders of the Commissioner.

(4) The Board of Revenue may in any case called for under sub-section (1) and a Commissioner may in any case called for by him under sub-section (2) or reported to him under sub-section (3), pass such order as it or he thinks fit:

Provided that no order shall be passed under this section reversing or modifying any proceedings or order of a subordinate Revenue Officer and affecting any question of right between private persons without giving those persons an opportunity of being heard.

14. Save as provided in this Ordinance no appeal or revision shall lie from any order passed under this Ordinance or the rules made thereunder.

15. When the confirmation of a scheme of consolidation becomes final, the Consolidation Officer shall—

(a) announce the decision which has become final, if this has not been already done;

(b) demarcate the boundaries of the holdings, if necessary; and

(c) cause to be prepared a new record of rights in accordance with the scheme.

Explanation— Such record-of-rights shall have the same force as the record-of-rights which it purports to replace.

Rights of land-  
owners and  
tenants after  
consolidation

same as before.

Transfer of  
encumbrance  
to new  
allotments.

Right of land-

owners, tenants

and persons  
affected in  
newly allotted  
holdings and  
tenements.

Summary  
ejectment.

Revenue officer to  
prevent  
encroachment

1 Inserted by W.P. Ord. XVII of 1965.

16. A land-owner or a tenant shall have the same right in the holding or land allotted to him in pursuance of a scheme of consolidation as he had in his original holding or tenancy, as the case may be.

17. Subject to any rules that may be made under section 29, when the holding of a land-owner or the tenancy of a tenant brought under the scheme of consolidation is burdened with any lease, mortgage or other encumbrance, such lease, mortgage or other encumbrance shall be transferred and attached to the holding or tenancy allotted under the scheme or to such part of it as the Consolidation Officer may direct; and, thereupon, the lessee, mortgagee or other encumbrancer, as the case may be, shall cease to have any right in or over the land from which the lease, mortgage or other encumbrance has been transferred.

18. The land-owners, tenants and other persons affected by the scheme of consolidation shall be entitled to possession of the holdings and tenements allotted to them under the scheme and the Consolidation Officer shall, by an order, direct that they

be put in possession thereof from such date after the final confirmation of the scheme, as he may deem expedient, and for this purpose he shall have all the powers of the Collector.

'118-A. Any person occupying. or in possession of, any holding

or tenement included in the Consolidation Scheme—

(a) the right of occupation of which has been allotted to any land-owner, tenant or other person under the Consolidation Scheme; or

(b) possession of which has not been authorised by the Consolidation Officer Consolidation Scheme;

under the

may, after being given a reasonable opportunity of showing cause against such action, be summarily ejected by the Consolidation Officer, with the use of such force as may be necessary:

Provided that no person shall be so ejected earlier than the date mentioned in the order made under section 18.]

19. A Revenue Officer may, either of his own motion or on an application in this behalf, eject any person making encroachment upon any way or path shown in the record-of-

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upon way or  
path shown in  
new records.

Cost of  
consolidation  
proceedings.

Recovery of  
compensation  
or cost as  
arrears of land-  
revenue.

No instrument  
necessary to  
effect transfer.

Abeyance of  
partition  
proceedings  
during  
consolidation  
proceedings.

Transfer of  
  
property during  
  
consolidation  
proceedings.

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rights prepared under section 15, and by an order published in  
such manner as may be prescribed, forbid repetition of the  
encroachment;

Provided that the proceedings of the Revenue Officer  
shall be subject to any decree or order which may be passed by  
any court of competent jurisdiction.

### CHAPTER III SUPPLEMENTAL

20. The cost of consolidation proceedings shall be  
recovered, in such manner as may be prescribed, from the  
person whose holdings are affected by the scheme of  
consolidations:

Provided that Government may remit the costs of a  
single scheme of consolidation or of all schemes of  
consolidation in a particular area either in whole or in part or

for a term of years.

21. Any amount payable as compensation under section 12 or as costs under section 20 may be recovered as an arrear of land-revenue.

22. Notwithstanding anything in any law—

(a) an instrument in writing shall not be necessary in order to give effect to a transfer involved in carrying out any scheme of consolidation of holdings; and

(b) if any instrument is executed, it shall not require registration.

23. When an application for the consolidation of holdings has been made and it has been duly admitted, partition proceedings in respect of the estate or sub-division which will be affected by the scheme shall not be commenced, and all pending proceedings shall remain in abeyance till the conclusion of the consolidation proceedings.

24. When an application for the consolidation of holdings has been made, no land-owner or tenant having a right of occupancy upon whom the scheme will be binding shall have power, without the sanction of the Consolidation Officer, during the pendency of the consolidation proceedings, to

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Killabandi to be the

basis.

Jurisdiction of Civil

Court barred as  
regards matters  
arising under

this Ordinance.

Public servants

indemnified for  
acts done under  
this Ordinance.

The Ordinance not

to affect the  
validity of  
consolidation  
of holdings by  
Co-operative  
Societies duly  
registered.

transfer or otherwise deal with any part of his holding or  
tenancy so as to affect the rights of any, other land-owner or  
tenant having a right of occupancy therein under the scheme of  
consolidation.

25. Consolidation of holdings shall be carried out on the  
basis of killabandi where the physical features of the tract under  
operation permit such a course.

26. No Civil Court shall entertain any suit or application to  
obtain a decision or order in respect of any matter which  
Government or the Board of Revenue or any officer is, by this  
Ordinance, empowered to determine, decide or dispose of.

27. No suit or other legal proceedings shall be maintained in  
respect of the exercise of any powers or discretion conferred by  
this Ordinance or against any public servant or person duly  
appointed or authorised under this Ordinance in respect of  
anything in good faith done or purported to be done under the  
provisions thereof or the rules made thereunder.

28. In relation to any Co-operative Society duly registered  
under any law for the time being in force relating to Co-

operative Societies, having as its object the consolidation of holdings, nothing in this Ordinance shall affect the validity of enforceability of—

(a) the acts or proceedings of any society as aforesaid or of its managing committee or servants;

(b) any decision of any society as aforesaid approving by a two-thirds majority of its whole membership, a scheme for the re-arrangement of the holdings of all or any members of such society; or

(c) the acts, proceedings and awards done, taken or made by the Registrar acting as arbitrator, or by a person appointed by the Registrar in accordance with the bye-laws of such society and the rules applicable to it, to act as arbitrator, in respect of any dispute arising out of or relating to any scheme of re-arrangement as aforesaid, and all such acts, proceedings, decisions and awards shall have such effect in relation to the holdings

which have been re-arranged thereby, as is provided by the aforesaid bye-laws and rules.

Power to make 29. (1) The Board of Revenue may after previous publication make rules for the purpose of carrying into effect the provisions of this Ordinance.

(2) In particular and without prejudice to the generality of the foregoing power, the Board of Revenue may, in the manner prescribed by the last preceding sub-section,

make rules—

- (a)
- (b)
- (c)
- (d)
- (e)
- (f)
- (g)
- (h)

prescribing the minimum area of land to be held by the persons making an application under sub-section (2) of section 3;

providing for the particulars to be contained in any application made under sub-section (2) of section 3;

providing for the procedure to be followed by the Consolidation Officer and for the appointment and constitution of an Advisory Committee or Panchayat to assist the Consolidation Officer in the examination or the preparation of the scheme;

providing for the manner in which the costs of the consolidation proceedings shall be assessed;

providing for the appointment of guardians ad litem for minors;

for determining the value of lands and the compensation to be paid therefor;

for the guidance of Consolidation Officers in respect of the transfer of encumbrances and leases;

generally for the guidance of the Consolidation Officers and other officers and persons in all proceedings under this Ordinance; and

1 For rules, see Gazette of West Pakistan (Extraordinary), 1960, pp. 3475-3478.

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(1) for appointment of an officer or officers  
to supervise the consolidation operations  
and to supervise and control the  
consolidation staff.

Repeal. 30. | The Punjab Consolidation of Holdings Act, 1936<sup>1</sup>, and  
the North-West Frontier Province Consolidation of Holdings  
Act, 1946<sup>2</sup>, are hereby repealed.

1 That is Punjab Act IV of 1936.

2 That is N.W.F.P. Act IX of 1946.