



## **MINISTRY OF LANDS AND PHYSICAL PLANNING**

### **LAND RIGHTS ASSESSMENT REPORT FOR TASHAR BALA AGRO-ALLIED ZONE, KATSINA STATE**

**DECEMBER, 2025**

# **1 EXECUTIVE SUMMARY**

## **1.1 Purpose of the Assessment:**

The purpose of the assessment is to look at the existing land tenure before the process of land acquisition commences with the aim of ensuring that strategies for equitable land acquisition and fair resettlement practices are being applied.

## **1.2 Key Finding**

The expansion of Katsina city (mostly residential development) is going towards south east and with the recent infrastructural development particularly the eastern bypass, Tashar Bala may no longer be a suitable location for farmlands therefore changing the land use to a better and suitable use is inevitable, hence the zoning of the Tashar Bala by the New Katsina Master Plan as a light industrial area (Agro Processing Zone). There are evidences of fairness and transparency in the land acquisition process and standardized methods for property valuation and compensation.

## **1.3 Major Risks**

On the part of the investor the major risks are:

- land acquisition: the land is characterized by disputed titles, inheritance claims, encroachments, unverified land ownership and lingering court cases
- unstable government policies

While on the part of the government the major risks are:

- Land Speculation; some investors use investment proposal as means to get land for other things
- Project abandonment and capital flight

## **2 BACKGROUNDS**

### **2.1 Description of the Proposed Project**

Agriculture is the mainstay of Katsina State's economy. Most farm produce coming from the state are sold to outsiders in raw form without any form of value addition at a giveaway price. In order to boost profitability and generate more employment opportunities, government is now encouraging agro-processing to transform raw agricultural materials into value-added consumer or industrial goods as finished products to command higher prices than raw crops. A suburb, located 10 KM away from Katsina city known as Tashar Bala is the designated Agro-Processing Zone of the state where government is providing critical infrastructure like electricity, water and road networks and other incentives to promote agricultural industrialization. This processing zone is also selected as the site for FRILIA's pilot investment.

The Framework for Responsible Land-intensive Agricultural Investment (FRILIA) is a policy framework adopted by the Katsina State Government to guide large-scale agricultural investments in a manner that is inclusive, transparent and aligned with responsible land governance principles. The adoption of FRILIA stems from Katsina's broader agricultural transformation agenda under the current led administration of His Excellency Malam Dikko Umaru Radda, PhD, CON aimed at boosting private sector participation, enhancing smallholder integration and ensuring sustainable economic development through agribusiness development.

The Katsina State Investment Promotion Agency (KIPA) has been mandated to lead the FRILIA implementation, supported by the FRILIA

steering and technical committees tasked with overseeing and operationalizing the framework.

The Katsina State Government, through the Framework for responsible Land-intensive Agricultural Investment (FRILIA), has taken deliberate steps to ensure that agricultural investments in the state are implemented in a transparent, inclusive and sustainable manner.

Tashar Bala is not a vacant land, for years people are cultivating the land; well over 800 people are identified to be owners of the various farmlands in the area. To pave way for the actualization of the project (Agro-processing Zone), these farmlands have to be acquired and the persons affected must be adequately compensated in line with strategies for equitable land acquisition and fair resettlement practice as well as standardized methods for property valuation and compensation to ensure fairness and transparency. To achieve this, an understanding of the land tenure in Tashar Bala is inevitable, hence the land assessment report.

## **2.2 Location of the Land, size and Boundary**

Tashar Bala is a suburb located 10 KM away from Katsina city at the south east.

It lies along the eastern bypass and Katsina-Kano Road. Large portion of the area is in Batagarawa Local Government Area while the other smaller portion is in Rimi Local Government Area. The total land area is 150 Ha.

## **2.3 Purpose of the Assessment**

The purpose of the assessment is to look at the existing land tenure before the process of acquisition commences. The government would like to know the number of people or household that are going to be affected, their

relationship with the land, types of crops under cultivation, are there existing physical development, source of water, etc. All these are crucial considerations that have direct bearing on the identification and selection of suitable site(s) for relocation and to know the cost implication of land acquisition and resettlement. The assessment is also necessary so as to know the suitability of the land for the proposed investment. Most importantly, the assessment is for the establishment of justification of whether the project is worth doing.

Institutional and Community engagement is also part of the assessment process. Series of engagements were held both with the Local Government officials of Batagarawa and Rimi and the community not only as a sensitization but to seek for their views and cooperation as well. In all instances the responses were all positive.

All these demonstrate that relevant stakeholders (government institution, traditional institutions, religious leaders, communities and CBOs) have been consulted and existing land rights have been properly identified and respected. Finally, investors will have confidence in the project because they are sure of good land devoid of problem/conflict and a friendly host community.

### **3. LEGAL STATUS OF THE LAND**

The land tenure is basically customary which is held and used informally. The government recognizes this customary land holding. A few of them are held under statutory title (Certificate of Occupancy) among which is a filling station that is not part of the land to be acquired, rather it falls part of the project (incooperated).

All lands belong to government. Therefore, when people talk of land ownership it only connotes Right of Occupancy or Right to use the land.

**Certificate of Occupancy;** only a few

**Statutory or customary right;** only a few

**Existing encumbrances;** no any encumbrance identified

**Compliance with the Land Use Act and relevant state laws;** good conformity

## **4. PHYSICAL DESCRIPTION**

### **4.1 Coordinates and Maps**

Tashar Bala is a suburb located 10 KM away from Katsina city at the south east. It lies along the eastern bypass and Katsina-Kano Road. Large portion of the area is in Batagarawa Local Government Area while the other smaller portion is in Rimi Local Government Area. The total land area is 150 Ha. and is irregular in shape. The site can be accessed with these coordinates: 354914.766m E, and 1427372.827m N. (Minna Datum)

### **4.2 Topography**

Typical of sudano-sahalian region, the topography is generally flat with slight undulation. slopes are visible only along stream channels

### **4.2 Existing Developments**

Seasonal farming is the predominant land use. Crops cultivated are mainly guinea corn, millet, groundnut and cowpea.

### **4.3 Accessibility**

Good accessibility; the eastern bypass road and Katsina-Kano Road provide good linkage to the site.

#### **4.4 Environmental Features**

The vegetation is typically a grassland with patches of shrubs and scanty trees, two stream dissect the site and there is a very big pond.

### **5. LAND USE AND OCCUPANCY**

#### **5.1 Current Use of The Land**

The land is currently used for farming and during the dry season some animals lightly graze in the farmlands.

#### **5.2 Existing Occupants**

The site is predominantly farmland less than 10 households are presently in occupation while most of the users live somewhere close by

### **6. STAKEHOLDER ASSESSMENT**

**6.1 Traditional Institutions;** ward/village heads are well connected with the land owners/users. They understand the terrain very well and the boundaries of farmlands as well as who own or cultivate them. Any land transaction has to be done with their consent.

**6.2 Local Communities;** The responses from the community engagement program on 20/11/2025 is an attestation of the willingness of the communities to cooperate amicably to the land acquisition processes.

**6.3 Government Agencies;** During preliminary meetings between the FRILIA Technical Committee and the leadership of the 2 Local governments. The outcome of the meetings was always appreciation of having the project in their domain and readiness to give all necessary cooperation and assistance.

**6.4 Persons with Legitimate Interests;** Even those without farmlands and who have no business with farming show their interest in the project because of its benefits to them.

**6.5 Vulnerable groups;** Though few in number, are equally represented and they have a voice

## **7. CONSULTATION PROCESS**

Right from the time Tashar Bala was identified as a possible site for FRILIA investment ProJet, series of structured dialogue have been held to ensure that all voices are heard before a final decision is made such as offer of the project by the government and buy-in by the community; selection of Danchafa as the resettlement site and rejection of it by the community and the offer of Tsani II as a replacement; the offer of land to Land as a compensation and rejection by the community in preference for a complete monetary compensation. The government listened and the demand granted.

Preparatory meetings were first held with the leadership and traditional institutions as well as religious leaders of the two Local governments of Batagarawa and Rimi to give them a firsthand information on what the project entails and to ensure that community voices were included in investment planning and land use decisions as well as solicit for their support before going down to the local community. The essence of the engagement is also to assess the readiness and commitments of the community to the project.

The Technical Committee on the implementation of the Framework for Responsible and Inclusive land-intensive Agricultural investments, FRILIA has organized a pilot investment community engagement program on 20/11/2025 at Tashar Bala Area, along Dandagoro – Kano Road, as part of the guidelines of the project. The session was attended by local council's Chairmen of Batagarawa and Rimi, District Heads, Community & Religious leaders, Women & Youth leaders, Civil Society Organizations, NURTW, AFAN & other community leaders, Opinion leaders, NGOs, All Technical Committee members and other relevant stakeholders were in attendance. Evidences of the Free, Prior and Informed Consent can be verified from the meetings and correspondences in the annexes.

## **8 RISK ASSESSMENT**

**8.1 Ownership dispute;** where there is inheritance or land being cultivated by the non-owner based on gentleman's agreement without proper record/evidence. Such dispute is resolved by the traditional institution.

**8.2 Compensation issues;** disputes relating to omission and "underpayment". These disputes are verified by the use of record such as tenure maps, GPS coordinates, google images, file records etc. there is also GRM committees

**8.3 Resettlement requirement;** non availability of available for resettlement or rejection of the identified resettlement sites where available, by the displaced communities. As an alternative, monetary compensation can be offered.

**8.4 Security concerns;** kidnapping and banditry. As a safeguard, always be security conscious.

**8.5 Environmental and social risks;** No environmental hazards.

**8.6 Political or institutional risks;** unstable government policies. FRILIA Executive Order, MOU signing and other commitment by the government are a safeguard.

## **9. FINDINGS**

**9.1 Confirmation of land rights;** land rights are recognized and respected

**9.2 Areas requiring clarification;** nil

**9.3 Outstanding legal or administrative issues;** nil

## **ANNEXES**

1. Survey Plan
2. Maps
3. Photographs
4. Minutes of Consultation
5. Attendance lists
6. Copies of lands documents
7. GPS coordinates