



MINISTRY OF LANDS AND PHYSICAL PLANNING

REPORT ON COMPENSATION AND VALUATION OF TASHAR BALA AGRO-ALLIED ZONE, KATSINA STATE

DECEMBER, 2025

Location

Tashar Bala is a suburb located 10km away from Katsina City at the south east consisting of 863 identified individual land holdings. The land owners/cultivators reside around the area and a few are from the surrounding settlements. Large portion of the area is in Batagarawa Local Government Area while the other smaller portion is in Rimi Local Government Area.

Land Acquisition

Katsina State Government identified the location as a suitable site for Agro-allied Processing Zone of the state and interestingly selected also as a site for FRILIA's pilot investment. *(Appendix 1)*

Valuation/Assessment

Valuation for compensation was carried out by the Ministry of Lands and Physical Planning Katsina State, the field team consist of the following:

- a. Valuation officers
- b. Land officers
- c. Land Surveyors
- d. Town planners
- e. Traditional rulers (Ward/Village Heads)
- f. Local Government Staff

Surveyors in company of the Ward and Village Heads and together with Local Government Staff and any other person(s) familiar with the site, went for a reconnaissance survey to know the extent (required land size) of the area and familiarize with its terrain. Thereafter the sketch map of

the area was produced as depicted at *appendix 1* and subsequently a tenure map generated clearly indicating the individual farm parcels (size and ownership). The valuation team enumerated and assessed each and every plot in the area in the presence of land owners and or their representatives. Data taken, included:

- a. Name of farm owner
- b. Phone number of the farm owner
- c. Farm size
- d. Number and type of economic trees
- e. Structure (if any)

Computation of the amount payable to the land owners was computer based (mostly using excel). See *appendix 2* for a sample. Thereafter a Memo was prepared and forwarded by the Honourable Commissioner for the consideration of the Executive Governor for approval. With the approval granted by His Excellency, and funds accordingly released for the purpose, the team for the payment of compensation mobilized to site (Batagarawa Local Government) for payment to the affected persons. Each land holder was issued with:

- a. Cheque
- b. Offer of Right of Occupancy (*appendix 3a&b*)

It is worth mentioning that the compensation was for land for land. The government graciously agreed to offer 50% more of what was acquired from the farmers. In other words, if 4 hectares was acquired, the affected person was offered 6 hectares. The monetary compensation was merely

the cost of replacement and inconvenience. Each beneficiary was offered a cheque and offer of land. Payment commenced on 6th March, 2026.

The exercise came to a halt after a few cheques and Right of Occupancy were offered due to rejection by a cross section of the beneficiaries who rejected the offer in preference for a complete monetary compensation. The situation would have degraded to an uproar/chaos, if not for the series of sensitization and engagement by the FRILIA Technical Committee. It was on this note that they were reminded of the GRM through which they could channel all their grievances for redress through the GRM committee(s)

FRILIA Technical Committee received their complaint and passed it over to the GRM Sub Committee. Following the outcome of meeting held by the GRM Sub Committee held on 7th April 2026, the following were demanded by community members:

- a. Adequate monetary compensation
- b. Rejection of the proposed site for resettlement
- c. Proximity problem (long distance)
- d. That the proposed site is a virgin land therefor difficult to make it productive
- e. They can't bear the cost of commuting to the proposed site
- f. The proposed site is not secured (security challenge).

(Appendix 4)

Based on the above, they rejected the proposed resettlement site and also opted for a complete monetary compensation. The FRILIA Technical Committee conveyed the outcome of the GRM Committee findings to the Honourable Commissioner, Ministry of Lands and Physical Planning and also advised them to formally submit their complaints to the ministry (appendix 5). The leadership of the Tashar Bala Community was invited for a meeting to hear from the horse's mouth. During the meeting the commissioner reiterated the willingness and commitment of the present administration to listen to all complaints with the view to addressing them especially with a FRILIA program well in place. He further suggested the need to give a free, prior and informed consent (in accordance with FRILIA principles) of all the affected persons and we have to be convinced that all were consulted before any further action could be taken on the issue. As such they were advised to go back to the other members and seek for their stand. They reverted back with a long list of members of the community who were purportedly in support of the complete monetary compensation. (*Appendix 6*) The list was rejected entirely by the Ministry, doubting its authenticity.

The leadership of the Tashar Bala Community was once again advised to go back and hold a meeting with their members on the issue but should be done in the presence of a representative of the Ministry who was to serve as a witness/overseer. A letter of invitation to the Ministry to this effect is attached at appendix 7

Complete Monetary Compensation

The Chairman of FRILIA Technical Committee and the Hon. Commissioner Ministry of Lands and Physical Planning tabled the issue before the State Executive Council for consideration. The Council deliberated on the issue and approved the Complete Monetary compensation. As at the time of writing this report the release of the money is being awaited, immediately the money drops into the State government compensation account, payment of complete compensation shall commence.

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Permanent Secretary

FRILIA Technical Committee Co-Chair

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