

TENURE  
SECURITY

## Public Awareness Raising Activities



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## Public Awareness Raising Activities

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## Introduction

**Uttaran recognises the paramount importance of tenure security in the land redistribution process. It knows that without a widely held belief in the system and an absolute confidence in its outcomes, the push to rebalance the economy of land in Bangladesh will fail.**

This means Uttaran and its project partners must strive to raise awareness among the public on two fronts. Firstly, it needs to clearly explain to the people the procedure of the Digital Land Record and Survey in their area. Secondly, it should communicate its intended impact in relation to their land ownership and rights. In such a way can people be made secure both on paper and in mind. They are given legal guarantees (refer to booklet 6 in this series titled 'Legal Support') while also being made to feel that the state apparatus, the Government of Bangladesh and Uttaran are supporting their cause, so that they can say with absolute confidence: "This is my land".

Put simply, Uttaran has to educate people about the land survey methods and relevant articles of law, and protect them through the mass communication of these to the community in which they live.

In designing and implementing its portfolio of awareness raising activities on land governance issues, therefore, Uttaran has to carefully consider the demographics of the target group. Such identifiers include the age, gender, occupation, education and literacy rate of the people it is trying to reach.

This booklet aims to highlight Uttaran's long experience in raising public awareness in this key area of its work. It attempts to showcase each activity using examples from the implementation chain of the SALE project in Amtali Upazila of Barguna District, Barisal, in southwest Bangladesh.

We hope you find it useful.

## Message

**The SALE project area manager for the southwest region, Mr Mizanur Rahman, has a wealth of experience in implementing awareness raising activities for NGO projects in Bangladesh. He worked for 21 years at Proshika - first as a field facilitator, then branch manager and finally area co-ordinator – before joining Uttaran in June 2013. He explains why he feels Uttaran's land governance messages to the people are so important.**



*Md. Mizanur Rahman  
Area Manager of SALE Project,  
Amtali, Barguna*

"The SALE project is the best project because it gives me an opportunity to work at the grassroots level and get near to the common people; to listen to their fears, sorrows and pain, and to be able to help them.

"The target group consists of people like widows, the disabled, marginalised farmers who, each owns under 10 decimals of land. Their greatest fear is that they inherit their fathers' property only for it to be seized by someone else. If there are land disputes they do not have sufficient financing to settle them. They do not have enough money to go to court to seek justice.

"Approximately 20 per cent of the common people have experienced a land dispute of some kind. In most cases they have been deceived. Brokers and agents then take advantage of their situation, promising to get their land back for them. They take the commission but the people get nothing in return.

"Uttaran can indirectly help all of the people through the distribution of promotional materials like leaflets, posters and festoons, and through mass public meetings and mikiings.

“All sections of society attend the public meetings. The UNO is present and assures the people that the land survey will be transparent and corruption-free, and they whole heartedly appreciate that.

“We also go from door-to-door and hold courtyard meetings to let people know what they can do during the time of the land survey, and we ask them questions like what kind of assistance they need, or if some kind of legal support is required including legal aid.

“Miking and mass public meetings are our most effective tool for reaching out to the people, as nearly everybody can hear but not everybody can read. But the courtyard meetings are better for the target group. They rely on Uttaran blindly that we will give them the correct information and because the courtyard meeting is smaller; it is easier to focus on that.

“Uttaran management and staff behave as a family. I have eight people working on the SALE project, and I am very satisfied that they try their level best. The field facilitators give their heart and soul to Uttaran, but it is hard work. They go out in the morning and come back after 5pm. I appreciate it very much.”

*Once the Digital Land Record and Survey has completed and the land register is modernised, the services of Uttaran will no longer be required in their current form. The citizens will be aware of the modern land administration system and this local knowledge will remain with them, resulting in sustainable benefits for the target population. The awareness raising materials developed under the SALE project and catalogued in this booklet will also be used in future, by the government and other NGOs.*

**- Mizanur Rahman**

## Awareness raising activity chain



## Door-to-door visit



The best form of communication to establish a rapport and to build trust is always face-to-face. This means Uttaran field level staff members moving from door-to-door in every community before the start of the digital land record and survey to inform them of the project and what it means for them. This is the first opportunity for Uttaran to reach out to the target group, but it is also important not to overload the people with too much information at this stage. A verbal outline will do.

## Courtyard meeting



Courtyard meetings are used by Uttaran to exchange information with the target group members of a primary organisation. They provide a voice to women who might otherwise feel powerless to defend their rights and interests in a male-dominated society. The following account highlights the functioning of one such courtyard meeting held in East Chunakhali of Amtali Upazila, Barguna District. It is attended by 50 women and facilitated by Md Mizanur Rahman, Uttaran Area Manager for Amtali. He starts the meeting by giving the latest update to the members on the land survey, which has recently completed in their area.

“What was done in the land survey?” Mr Mizanur asks. “Have you seen the machine that was used to do it?” The members are animated in their responses. They have seen it. One lady says that the machine was very big, and through it they were able to view the boundary of their land.

Mr. Mizanur more articulately explains that the mapping of the land

has been done referred to in Bangla as 'Noksha'. He asks who did the mapping. "The government officials," the members answer in unison.

The ladies who have inherited property from their fathers are then invited to stand up; there are 20 of them in total. Mr Mizanur asks whether they have seen the demarcation of their lands before the survey took place. They reply positively that they have seen and understood the demarcation.

"And for those of you who did not inherit property, but whose property is still in control of your fathers, brothers or husbands, has the demarcation been demonstrated by them or not?" Most reply in the affirmative, although it cannot be certain whether or not the ones who kept silent were given demonstrations.

"And have you had any problems?" asks Mr Mizanur.

"No!" is the response from most.

The members are then asked how they knew about the land survey prior to its start. The answers are varied: one woman says through the Uttaran field facilitators who went from door to door to train them on such issues; another from the miking done three to four days before the start of the survey.

The mass public meeting where the UNO, ASO, and UP chairman were present and Jari-Gaan folk songs were performed had also played a big part in creating awareness. A show of hands reveals that some of the elderly landowners had attended the meeting. Taken altogether, Uttaran has helped to orient the women about property rights, the demarcation of land, and the digital land survey and record.

So what is to be done now that the land survey has completed? Mr. Mizanur informs the group that Uttaran field staff have gone door-to-door delivering the government order forms to landowners and that now landmarks have to be made.

When government officials named 'Halka Officers' perform the landmarks, they need to be provided with a birth certificate or national ID card, and complaints have to be filed immediately if the landmark has crossed another's boundary.

Mr Mizanur therefore asks the people to be more aware and careful regarding demarcation. He asks them to complain to the authorities if any problem is faced and to have it rechecked. A fee is required for rechecking which is written in the handbook given to them.

Lastly in the courtyard meeting, Mr Mizanur urges the members to cooperate with government officials and Uttaran staff in order to facilitate their work, because otherwise, he warns, they will be the biggest losers if they are deceived of their share.

### **Q+A on courtyard meetings with Mizanur Rahman**

**How often do these meetings take place?** Once a month.

**How do the members know about the meetings beforehand?**

The meetings are held according to a fixed schedule, or else Uttaran staff go from door to door or call the PO chairperson by cell phone who in turn lets everyone know about the date, time and venue of the meeting.

**What do the members understand by the land survey?**

They learn about land measurement and demarcation, digital mapping and the new record.

**How does the courtyard meeting help?**

They get to understand the share of land that is allocated to them through family inheritance, and how to save themselves from being deceived by their brothers or in-laws.

**Does Uttaran support them in terms of law and order difficulties?**

Uttaran can show them the way and file complaints to the relevant authorities on their behalf, but we cannot enforce any law or solve legal complexities. They have to be solved under the jurisdiction of state law and order, but Uttaran does provide legal support.

**How good is Uttaran in conveying the message of its mission and vision?**

We are articulating our message successfully. The people all know Uttaran and it has gained popularity among them in a very short time.

**Name:** Mosammat Amena Begum

**Role:** Chair, PO Hat Chunakhal

**What is your occupation?**

I am a homemaker, chairperson of this primary organisation and I also write books relating to guidelines in obtaining inheritance certificates. Before that I worked at a vocational training institute, teaching students how to make soaps and candles.



**How far did you study?**

I passed school, which is matriculation according to the BD education system

**When did you start to attend these courtyard meetings?**

I have been involved from the very first Uttaran meeting in May 2013.

**How did you become chairperson?**

I was chosen through public voting. The people said I had the qualities to speak on behalf of them.

**How do you gather so many people to attend the meetings?**

Uttaran field facilitator Cynthia telephones to let me know about the venue, time and place of the meeting. I then inform everyone else through cell phone and household visits.

**How do you feel about Uttaran's awareness raising activities?**

I understand the messages and believe that not only me, but the entire community will benefit from receiving them.

**What have you learnt from Uttaran?**

I have been trained on measuring land so now I can read and understand the land records, surveys and know all laws related to land administration. Uttaran did not teach me all these things but they surely facilitated my advanced learning.

*"Previously the women did not know anything about land management but the field facilitators have worked hard to inform them through our various tools. Now they know about religious rules regarding land management, and we have even demonstrated records and samples in order to make them understand. The people have so much confidence in Uttaran they even bring their confidential land papers to us. I think this has been Uttaran's greatest contribution."*

*- Uttaran Field Facilitator, Cynthia*

## Target group survey

Once the Digital Land Record and Survey has completed, a baseline survey is completed with target group members during household visits by Uttaran field facilitators. The form is organised as follows:

**Part A: Identification**

Details interview number, date and location

**Part B: Demographic / Occupational Profile**

Asks for the respondents name, age, sex, religion, and their relation to head of household; and details of their education, occupation and national ID number

**Part C: Land Issues and Access**

Questions relate to their economic status:

- ✓ Do you have homestead land (if yes, size in decimal)?
- ✓ What is the housing build?
- ✓ What is the ownership status of house?
- ✓ What is the water and sanitation status?
- ✓ Describe the ownership of agricultural land and cropping pattern
- ✓ Do you have any idea/knowledge of available khasland in the area?
- ✓ Do you go to the public office for getting information about Khasland?
- ✓ Regarding access to Khasland:
  - Are you aware of rights of khasland?
  - Have you received any khasland in lifetime (if yes, give present status)?
- ✓ What is your monthly income and expenditure?
- ✓ How is your food security?
- ✓ Are you carrying any loan presently?
  - If yes, what is the source?
  - If yes, give credit amount & interest
- ✓ Have you received skilled training?



## Village note



### Focus Group Discussion

Focus groups discussions is one kind of method for preparing village note that held with participation of 10 selected men or women. They are always facilitated by an Uttaran field level staff member, who asks prescribed questions in order to gather information on (and perceptions of) an area at mouza level. The answers are collated and sent to the government, who cross reference it with their own data. The following table highlights the functioning of one such village note held in Khagan Mouza of Amtali Upazila, Barguna District. It is attended by 10 women and facilitated by Uttaran field staff member Unnatti Rani. Before starting the discussion Unnatti instructs all the men to leave the site.

Village note question	Discussion answer
What is the name of your mouza?	Khagdan (one answer)
What is your upazilla?	Amtali (Several answers)
Approximately how many houses are there in Khagdan Mouza?	350
How many families are residing here?	1200
Amongst them, how many are involved in agricultural livelihood?	100, 500, 600, 800, 1000 (several different answers)
How many are involved in non-agricultural professions?	200, 300, 500 (several different answers)
How many are teachers profession?	50
What do you understand by the term 'landless'?	'Those who do not own any land' (the facilitator corrects them, defining the 'landless' as 'Those who own less than 10 decimals of land but still earn their livelihood through agriculture')
How many of you attended trainings?	(Half of the women raise their hand)
How many landless people are there in this mouza?	150, 950 over a population of 1200 (different answers)
What are the mouzas situated to the east, west, north and south of Khagdan Mouza?	Pukua Mouza to the south; Raibala to the north; Atharbatia to the east; Chunakhali to the west
What is the main transportation mode of this mouza?	(Confusing answers given)
How is the soil of Khagdan Mouza?	It comprises 10 soils
What is the main cause of flooding in your area?	There are no pillars under the ground. If pillars are planted underground, then flooding can be prevented
What type of water do you use?	Tubewell, rivers, lakes, springs
From where do you catch fish?	Rivers, Lakes
Did the government provide you with any specific location to keep your domestic animals?	No
How do you light up gases for cooking?	Through lighting sticks available at the rice field (called 'lakri' in Bengali)
What is the price of two decimals of land in your mouza?	15,000, 12500, 7500 (several different answers)

Village note question	Discussion answer
Is there any community clinic or hospital nearby?	No - the nearest one is in Mohishkhata, north of Khagdan. Irrespective of how urgent it is, they have to walk there to receive health services
How many types of crops does the field yield?	Rice, Wheat, different types of pulses, nuts
Are there any factories or brickworks nearby?	No, not nearby
Where is the nearest raw market?	About two kilometres away
Who attends raw market on their own?	Nobody as they are all housewives and only do domestic work
What is the price of 1 kg rice?	35 Tk
What are the natural vegetables of your area?	Tomato, potato, ladies fingers
What vegetables come from outside of your area?	Carrots, momordica dioica, pointed gourd
What is the main crop in your area?	Rice
How many lands are here in your area?	250, 350 (different answers)
Among them how many are residential?	250
Among them how many are cultivable?	150, 250 (different answers)
Among them, how many of them are Barga Lands? (meaning land sub-contracted to another farmer, with profit split 50:50)	None. This concept does exist in their area anymore
How many roads are here in Khagdan area?	200
How much of the land comprises roads?	Perhaps 200m? (guess)
Is there any public land in your area?	No
What does your union have or consist of?	Springs, lakes, trees, roads
What means do you travel by most?	Roads
Who has been to Dhaka?	Five

Village note question	Discussion answer
Of those who have been, how do you travel there and why?	95% of trips are made by launch and the rest by road to visit relatives or to work as household help or in the factories
What is the literacy rate in your area?	They do not know
How many rich people reside here?	Around one in four people is rich

**Name:** Jahanara Age: 30

**Role:** Village note FGD participant

**What is your family background?**

My husband worked in Dhaka for 12 years. I worked at the brickworks there for four years but the school and living expenses were too high and I have two children, so I came back. Now I am just a homemaker but I can afford to send them to schools and tutor them myself since I also studied until Class 2.



**What does the land survey mean to you?**

I know it is being done to make my life better, to develop it and make it more prosperous so that I am never deprived of my land rights and my share.

**How useful are Uttaran's promotional materials?**

We saw the posters and read the leaflets which were given to us during the land survey, and we also heard the microphone recordings.

**How do you find the focus group discussions?**

They are very useful and it is perfect the way it is done. We got to know so much about our surroundings which we could not have known otherwise. We would always have been kept in the dark.

**Do you benefit from a women-only discussion?**

Yes we are perfectly comfortable in a female group, we get to learn more and feel free to communicate to the facilitator if any questions arise or if there is anything that we need to know. Males are always more dominant in mixed groups.

## Mass public meetings



Mass public meetings are the best way of reaching the maximum number of people in one hit. They are themselves promoted, via mikings and door-to-door visits, to ensure the highest possible attendance. The meetings are convened to announce the Digital Land Record and Survey and to inform the people of the need to demarcate their land. The UNO attends to add credibility and answer the initial questions and concerns of the assembled people.

A colourful component of mass public meetings is the traditional folk song performances that can help to convey key messages in an entertaining and engaging way (see opposite).

*“The people took the message positively. They were interested to know what it was all about and hopefully with Uttaran support they can be relieved of their land frustrations. We have shown them how to solve land disputes.” Uttaran Field Supervisor, Md Waliuddin.*

## ‘JariGaan’ folk songs on land rights



Listen all people of the locality, listen with concentration of the mind  
We are talking about land rights ooooo.....oooooooo.....oooooooooo  
Men know well regarding division of property and land management  
Hence day after day mothers and sisters got deprived  
In accordance to the Islamic religion, if there are 12 participants  
Of these eight belongs to women, this is the principle aaaaaaaaa.....  
We are aware of a wife’s share in the property of a dead husband  
It is two of 16 eeeeeeeeeee.....  
A daughter’s share lies in her father’s property  
She faces difficulties in obtaining this share in every step  
But if son gets eight, daughter gets four  
Therefore, excuses should not be made during division or allocation  
no.....nooooooooooooooooooooo.....nooooooooooooooooo  
Hindu sister will get property if she doesn’t have a brother  
Priority first is given to unmarried sisters  
Hindu widow gets property equal to one man  
This will ensure her security aaaaaaaaaaaaaaaaaaaaa.....  
Then the Christian community living in my country  
Men and Women will get equal shares

When a woman becomes a widow she will receive one of three  
 The rest is to be divided among the children  
 Tribal natives, people of different creeds, possess different opinions  
 They are at an agreement that women's rights are above all  
 Hindu, Muslim and tribal native women  
 All have rights to property in accordance to the law  
 Now please listen, brothers  
 Digital land survey has emerged, o brothers please know this  
 Now our country will conduct digital survey  
 Everybody has to get their name recorded in this survey  
 Brothers please demarcate your boundaries before the survey  
 There is no chance of recording one's property in another's name  
 Please do not commit corruption under another's influence  
 Accept that everybody has their individual rights  
 All tribal natives, minority, aged and weak men  
 Let them not be frustrated during the record of the survey  
 Let's cooperate to have their survey recorded  
 Let us all work together to perform this responsibility  
 We will do it together  
 Finally brothers, please listen to something  
 We should live peacefully with cordiality and harmony

**Name:** Siddheshho Howlader, **Age:** 50  
**What is your music genre?** We play Jari-Gaan, a traditional Bengali folk song  
**What does yours mean?** The lyrics embody the land record and survey, the allocation of land and how much each female member gets in accordance to different religions and state laws. So the song focuses more on the land distribution to the female child.  
**What do you play?** My instrument is a traditional Bengali drum called a Dhol, which I have been playing for over 40 years. Music is my passion.



## Digital fairs



## Awareness through Media campaign

### Miking

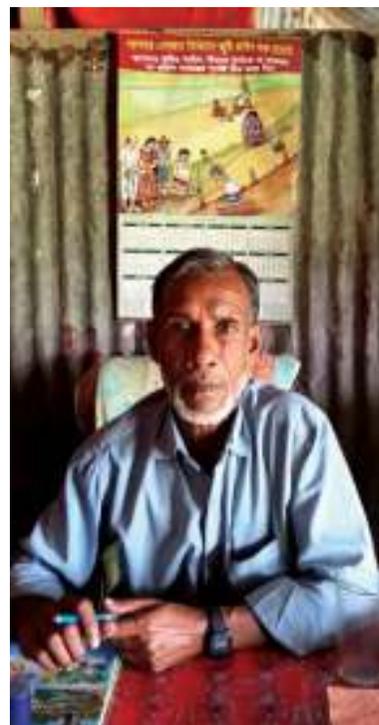


Illiteracy rates are generally high among Uttaran's target groups, so non-written forms of communication are essential tools. 'Miking' through the use of mobile loudspeakers is an effective way to raise awareness of a project among a whole community. This is done after the proclamation of the digital land record and survey by the land office and before the mass public meeting. The passive and blanket nature of receiving the broadcast also means that it is not necessary to mobilise an audience or identify recipients beforehand.

## Poster/Calendar

A poster and calendar have been designed using the same pictorial representation of target group people measuring and marking out their land. The headline text at the top of the materials reads:

**Digital survey of land in your area has commenced**  
If the boundaries of your land are not demarcated yet, have it demarcated before the starting of the survey



The head teacher of the primary school in Khagan Mouza in Amtali Upazila, Barguna District, is proud to display his calendar

A total of 1,000 posters were distributed among the three upazilas of the SALE project. Such mass circulation of the materials and their display in prominent public places provides for high visibility of the message and image, boosting participation in the land survey process.

(Actual size is 50cm x 75cm)





## Leaflets

Uttaran designed an A4-sized leaflet to clearly explain the procedure landowners must follow during the survey. A total of 18,500 were printed for distribution in the three upalizas of the SALE project. This is what it says:

### Things to do during the Digital Land Survey

Do you know that the Digital Land Survey has been initiated in your area? If you are a land owner then you should be aware of the following things for the survey of your land:

- ✓ If your land is not demarcated then mark it with poles immediately.
- ✓ If your land is in the mouza borders then carefully place your poles to mark your borders so that they are not mixed up with other mouzas. Owners should also help the surveyors put the concrete pillars to determine the borderlines of mouzas.
- ✓ Collect all the papers and documents in favour of your ownership like khatiyon, deed etc and keep them in a safe place.
- ✓ During the survey, try to be present or appoint a representative to ensure that every corner and size of your land is properly measured.
- ✓ After the drawing of the mouza has been completed, gather all documents and get them checked and approved by the surveyor personally (with joint owner if applicable) and take possession certificate and get the record updated accordingly.
- ✓ During record keeping, double check and make sure all the information like your name, joint owners' names, husband/father's name, address, all the measurements of the land etc are correctly written.
- ✓ All heirs should be mentioned in the record as per the different religions. Especially the portion for mothers and sisters should be properly mentioned. Remember, the people should not be deprived of their share or their rights; this would be deemed a great sin in every religion.

- ✓ If any dispute arises between two owners, they should collect the 'dispute form' from the surveyor and return it completed. The designated officer shall arrange the hearing, resolve the disputes and update all records and drawings. If any party is not satisfied, he/she may again submit the dispute form in the next stage.
- ✓ On the due date, present all your documents to the designated officer and get the khatiyans attested and keep them safe. Any fault in the khatiyans or drawings can be challenged in the 'dispute form'.
- ✓ Get the place and time of draft publication (DP) from the notice board. Remember that DP is valid for 30 days after the start date. During this period, show your attested khatiyans copy and collect the new ledger number (DP number) with the aid of the surveyor.
- ✓ If any correction is needed in the khatiyans or drawings, or any demand of rights in the ledger needed, then pay the court fees and make a dispute plea with the relevant official.
- ✓ The Zonal Settlement Officer (ZSO) will appoint a dispute officer who will resolve all disputes after the hearings and update all records and drawings accordingly.
- ✓ If any party is not satisfied with the settlement, then they must collect the Jabeda copy and file an appeal to the dispute officer not more than 30days after the objection officer has passed his judgment. They may appoint a lawyer if necessary.
- ✓ After the mouza drawings and records have been finalised and printed, owners can collect copies of ledgers and drawings paying the due charges from the declared date and place. The present price is Take 100/- per ledger and Taka 500/- per sheet of drawings.
- ✓ If the printed khatiyans or drawing has any mistake, then it can be amended after duly applying to the ZSO as per rules and regulations.
- ✓ If owners have any complaints against the surveyors, they must report it to the higher authority.
- ✓ Keep your records and documents by yourself. Do not take help of any broker or miscreants. For any problem, take help of the designated surveyor.
- ✓ Do not make any transactions without valid receipts. If any surveyor denies you a receipt, immediately inform the higher authority.



*“Most of the older people in Amtali are illiterate, but the children can read so the leaflet was distributed everywhere; we handed out 5,000 in tea stalls, markets, schools and colleges. It was also read aloud in the open public meeting attended by the UNO and ASO.” Uttaran Field facilitator, Unnatti Rani*

## Wall writings



Wall writings were created in Jamalpur Upazila in consultation with PMU national project director Mr Shamsul Alam. They are a more permanent resource for raising awareness of the SALE project. The message reads:

*“Once Digital Survey of Land is completed, ownership of land will be ensured. Please cooperate with the survey team in order to ensure the completion of an accurate survey.”*



## Banners



Banners are used by Uttaran as backdrops to mass public meetings (also known as awareness meetings) to communicate venue details plus the names of the chief guest, special guests and project partners.

## TV adverts

**A ticker-style advert ran on local TV channels prior to the land survey:**

*“This is to inform you all that under the surveillance of Bangladesh Land Record and Survey Office, Land Survey Activities in digitalised method are being undertaken in your area. Please rightfully demarcate your land boundaries and preserve all documents related to land ownership.”*



*“The people have seen this and said to us ‘Are you the people from the TV advert? For me, this has been the most effective tool.’*  
**Uttaran Training and Advocacy Associate, Shahanaz Poli**

## Festoons

Festoons are large, bright and informative portrait banners which typically measure 150cm x 105cm and provide a set of instructions or advice.

They can be unfurled at mass public orientation meetings, courtyard meetings, and digital fairs.

The text on the festoon (right) produced by Uttaran to raise awareness of the digital land record and survey as part of the SALE project reads as below:



### Digital Land Record and Survey WARNING

1. Be present when your records are being made and completed. Do not take any assistance from brokers, agents or any other third parties.
2. Do not make any transactions without legal receipts. If any survey staff refuses or objects to handing out receipts or if you have any grievances, kindly bring it to the knowledge of higher authorities.
3. In case any error found, file a complaint to have it amended.
4. If you are unable to resolve disputes during the time of the land survey, apply for field resolution. Duty Officer will resolve the dispute in the field.

## Flipcharts

Uttaran has designed a flipchart for use in courtyard meetings, to share information on the Digital Land Record and Survey and steps which must be taken before, during and after it with the primary organising members. It helps inform women, indigenous people and other land owners about the various aspects of the land record and survey and related laws.



A total of 450 flipcharts were printed. Each is divided into 16 sessions and should be used for a maximum of one hour in every session, during which the field facilitator should not present for more than 10 consecutive minutes at a time. They should look at the eyes and faces of everybody and be sure of their participation in the discussion.

In using the flip chart, the Uttaran field facilitators:

- ✓ Arrange the PO members in a 'U'-shape sitting pattern if possible
- ✓ Explain the purpose of a topic-based discussion
- ✓ Show the pictures of the selected session and invite opinions
- ✓ Create an equal platform for all to express their opinions, and summarise the opinions expressed
- ✓ Share participants' experiences alongside the presentation
- ✓ Summarise the main findings of the session before fixing the next course of action

After the discussion, facilitators ask:

1. What new things were learned in today's discussion?
2. What is the practical use of this information?
3. How we can apply this information to our life, family and society?

*"The flipchart was introduced in February 2014. It is particularly effective after the land record and survey has been done. The people are very enthusiastic about the flipchart as it is a new concept."*

**Uttaran Training and Advocacy Associate, Shahanaz Poli**

**Session/Title Flipchart Outline contents**

1	<b>History of land survey</b>	The Bengal Tenancy Act of 1885 and other land survey events including the Cadastral Survey, the Renewed Survey (1888), the SA survey (1956-1963); and a Diyara Survey of charlands.
2	<b>Land survey and the purpose of settlement</b>	Steps for making a mouza map of the location, nature and usage of the land; and requirement of landowners to open a khatiyā as evidence of his possession.
3	<b>Traditional versus digital Surveys</b>	Features of the Islamic (Sunni) laws of Farayez regarding the distribution of property upon death.
4	<b>Muslim Legacy Laws</b>	Features of the Islamic (Sunni) laws of Farayez regarding the distribution of property upon death.
5	<b>Hindu Legacy laws</b>	The three legacies, 20 inheritors and common rules of Hindu Legacy Laws.
6	<b>Indigenous people's land</b>	Definition of indigenous people; constitutional laws for their communities; and their land, forest and resources.
7	<b>Duties of land owners</b>	Steps to be followed by landowners after the announcement of the survey notice.
8	<b>Absent land owners</b>	Possible negative consequences of a landowner being absent during the survey.
9	<b>Terms and papers</b>	A glossary of important terms and papers related to land properties.
10	<b>Primary record duties of land owners</b>	Steps to be followed by land owners in primary level land survey works, or khatiyā, to identify possession and minimise disputes or conflict.

**Session/Title Flipchart Outline contents**

11	<b>Understanding the land records</b>	Process for communicating the finalised land records and steps to be followed by land owners for verifying and appealing the records.
12	<b>Attesting</b>	Duties of land owners in attesting their papers.
13	<b>Draft publishing</b>	Responsibilities of land owners after the draft are published, including final opportunity to appeal.
14	<b>Objection hearing level</b>	Process for resolving disputes through the assistant settlement officer, and fees.
15	<b>Appeal hearing level</b>	Duties of land owners during the last level of the judicial stage, heard by the ASO, and fees.
16	<b>Final publication</b>	Final publication by the settlement office after receiving the printed khatiyā and mouza design.
17	<b>Final publication</b>	Final publication by the settlement office after receiving the printed khatiyā and mouza design.



## Testimonials

*“For the land survey we have started a digital GIS mapping process using GPS. It is a new system and so it needs more and more public participation and communication. I think the government has not enough people for communication in this region so we need NGOs like Uttaran for this purpose.*

*“Uttaran communicates with landowners and introduced them to this new system of operation. Sometimes they encounter resistance. In Bangladesh, there is a culture among the big landowners that they think every NGO is only for the landless people. They think ‘They are not for us, they are not our representatives’.*

*“Uttaran consults the people and explains our work, saying they are for all landowners. For this reason they have arranged some public meetings in our presence, attended by high officials and local administrative officers like UNO and AC (land), and they discussed about this type of survey and how it will benefit the land owners and how Uttaran assists the people.”*

**Amtali ZSO Ashok Kumar Biswas (through a spokesperson)**

*“Most of the older people in Amtali are illiterate. They cannot read the posters or other leaflets so Uttaran staff members are working their level best to convey the messages to them through public meetings, courtyard meetings and even by door-to-door visits.”*

*“Uttaran has been very successful from my point of view. People know about them and what they do, their mission and vision are well articulated to the common people and they have achieved great popularity within a short time.”*

**Amtali Upazila Nirbahi Officer (UNO), Mr Mizan Rahman**

**Name:** Abdul Malik

**Occupation:** Land Surveyor, Digital Land Record and Survey

**How familiar are you with the new digital surveying equipment?**

I have been using this equipment since the survey began 6 months ago

**How long will it take to complete the entire survey?**

It should take 3-4 years to survey all 47 mouzas of the project area.

**How do you feel about this project?**

This is the first time that a survey of this type is being done in this area. It feels both great and challenging.

**How is this new digital system compared to the traditional one?**

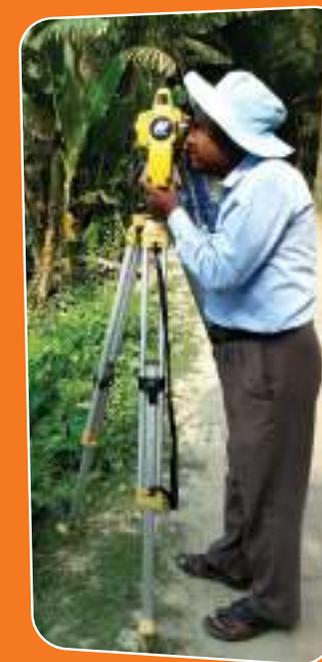
This is much less complicated and yields more accurate results. It will hopefully give rise to fewer grievances and make my work much easier.

**What will the survey mean to the people?**

It will benefit the people more because of its accuracy. People will now have less conflicts and disputes regarding land, which currently constitute about 80 per cent of all legal cases in Bangladesh.

**How curious are passersby about what you are doing?**

Everybody knows what the survey is all about and what is being done, so they do not need to ask me about it.



**How do they know?**

Uttaran field staff have informed them through mikings, posters, door-to-door visits and through public meetings.

**What do you think of the promotional materials?**

Uttaran is working for our public interest. They want to ensure that we receive our fair share of land property without massive disputes or legal conflicts regarding our share.