
LAWS OF THE GAMBIA

LANDS (REGIONS) ACT

CHAPTER 57:03

**Act No.
16 of 1945**

Amended by
Act No. 9 of 1948
Act No. 13 of 1951
LN 72 of 1963
Act No. 5 of 1991

CHAPTER 57:03**LANDS (REGIONS) ACT**

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SCHEDULE

Certificate

CHAPTER 57:03**LANDS (REGIONS) ACT****An Act to make provision for the tenure and management of Lands in the Regions, and for connected matters.**

[Act No. 16 of 1945 amended by Act No. 9 of 1948, Act No. 13 of 1951, LN 72 of 1963, Act No. 5 of 1991.]

[Date of commencement: 1st January, 1946.]

PART I*Preliminary***1. Short title**

This Act may be cited as the Lands (Regions) Act.*

2. Application

The provisions of this Act shall apply to all lands in the Regions.**

3. Interpretation

In this Act, unless the context otherwise requires—

“**Authority**” means a District Authority established under the Local Government Act;

[Cap. 33:01.]

“**economic trees**” means and includes all trees, shrubs and plants which are grown or cultivated for their intrinsic value;

“**indigene**” means a person whose parents are or were members of some tribe or tribes indigenous to the Regions and any descendant of such a person, and includes—

- (a) a person one of whose parents was a member of such tribe; and
- (b) a person who has obtained a certificate from the Minister in the form set out in the Schedule to this Act, which certificate the Minister is hereby authorised to grant, at his or her discretion, to any African who

* This Act was originally called the Lands (Provinces) Act.

** i.e. to all lands in the Districts set out in the Divisions of the Provinces Proclamation, 1968 (LN 45 of 1968).

shall declare his or her intention of making the Regions his or her permanent domicile and who satisfies the Minister that he or she has obtained the consent of the indigenous communities concerned;

[LN 72 of 1963, Schedule.]

“lease” means a grant of the possession of land by an Authority as lessor for a term of years or other fixed period with a reservation of rent;

“Minister” means the Minister responsible for the time being for the administration of this Act;

[LN 72 of 1963.]

“non-indigene” means a person other than an indigene as in this section defined;

“public purpose” means and includes—

- (a) for exclusive Government use or for general public use;
- (b) for or in connection with sanitary improvements of any kind, including reclamations;
- (c) for or in connection with the laying out of any new Government station or the extension or improvement of any existing Government station;
- (d) for obtaining control over land contiguous to any port or airport;
- (e) for obtaining control over land required for defence purposes;
- (f) for obtaining control over land required for civil aviation purposes; and
- (g) for obtaining control over land the value of which will be enhanced by the construction of any railway, road, or other public work or convenience about to be undertaken or provided by the Government;

“Regions’ land” means land to which this Act applies;

“Region Land Register” means a book of records in which are entered memoranda of terms of occupation of land and leases under this Act and the like;

“tenancy on sufferance” means the tenancy of a person who having originally come into possession of land by a lawful title holds such possession after the determination of his or her title, and such tenancy is determinable without notice by the lessor;

“tenancy at will” means a tenancy in which the lessee holds at the will of the lessor, and such tenancy is determinable without notice by either the lessor or the lessee.

PART II

General

4. Regions’ lands vested in Authorities

All Regions’ lands are hereby declared to be vested in the Authorities for the Districts in which the lands are situated, and shall be held and administered for the use and common benefit, direct or indirect, of the communities concerned.

5. Customary law to govern occupation by indigenes

The occupation and use of Regions’ lands by indigenes shall be governed and regulated by the customary laws obtaining in the localities in which such lands are situated:

Provided that, where in the opinion of the Authority concerned and of the Minister it is expedient to do so, a lease may be granted to an indigene in accordance with the provisions hereinafter in this Act contained relating to the grant of leases to non-indigenes.

[LN 72 of 1963.]

6. Protection of forests and trees

(1) Notwithstanding anything to the contrary contained in any of the other provisions of this Act, where in the opinion of the Authority concerned and of the Minister it is expedient to do so the Minister may by Notice published in the *Gazette* declare any Regions’ land to be a forest park.

[Act No. 13 of 1951.]

(2) The Minister may make regulations—

- (a) for the protection, control and management of any forest park;
- (b) prescribing that trees of any specified species shall be protected trees either throughout the Regions or in any part thereof;
- (c) prohibiting or regulating the felling, cutting, taking, working, burning, injuring or removing of any protected tree;
- (d) prohibiting or regulating the sale, offering for sale, purchase or export of any tree, timber, rubber, gum, or other forest produce.

[Act No. 13 of 1951.]

PART III

*Leases and Connected Matters***7. Conditions in which non-indigenes may occupy land**

(1) A Regions' land shall not be occupied by a non-indigene unless he or she has first obtained the consent of the Authority for the District in which such land is situated.

(2) A non-indigene who occupies any Regions' land without the approval of the Regional Governor shall be deemed to be a tenant at will.

(3) Where a non-indigene shall, with the consent of the Authority concerned and the approval of the Governor of the Region occupies any Regions' land in respect of which no lease has been executed by the Authority as lessor and the non-indigene as lessee, a memorandum of the terms of such occupation, consent to which shall have been first given by the Authority with the approval of the Governor of the Region, shall be drawn up and entered in the Region Land Register and such memorandum shall specify—

- (a) the rent to be paid for the occupation of the land by the non-indigene;
- (b) the area of the land to be occupied;
- (c) the duration of the term of occupation, which shall in no case be for more than three years;
- (d) any special conditions attached to the occupation of the land; and
- (e) whether or not the interest of the non-indigene may be assigned or, in the event of death, is intended to devolve on his or her executors, administrators or assigns.

(4) Any Regions' land occupied by a non-indigene under the provisions of this section shall be demarcated in accordance with such regulations as may be prescribed.

(5) Where the interest of a non-indigene in any Regions' land under the provisions of this section may be assigned or, in the event of death is intended to devolve on his or her executors or executrices, administrators or administratrices or assigns, every assignment or devolution shall be reported to the Governor of the Region and the record in the Region Land Register shall be amended accordingly.

8. Tenancy exceeding three years

Every tenancy of Regions' land for a term exceeding three years shall be created by an agreement in writing.

9. Limit of interest acquirable by a non-indigene

A non-indigene shall not acquire a greater interest in any Regions' land than a tenancy for a term of fifty years:

Provided that nothing contained in this section shall prevent the insertion in any lease of a clause providing for a renewal of such lease for a second or further term of fifty years.

[Act No. 9 of 1948.]

10. Revision of rent

(1) The rent reserved under any lease of a Regions' land shall be subject to revision every ten years by the leasing Authority, subject to the approval of the Governor of the Region.

[Act No. 9 of 1948.]

(2) In determining the rent to be demanded for any land and on any subsequent revision of rent, the Authority shall take into consideration the rent obtained or obtainable at the time for similar land of similar area and amenities similarly situated, and shall have regard to all the circumstances of the case:

Provided that in revising the amount of any rent, an Authority shall not take into account any increase in the value of the land, the rental of which is under consideration, due to capital expended upon such land by the tenant.

(3) A memorandum of every revision of rent shall be endorsed on the lease and entered by the Governor of the Region in the Region Land Register.

(4) Any Authority aggrieved by the refusal of the Governor of the Region to approve any proposed increase of rent, and any lessee aggrieved by any approved increase of rent shall have a right of appeal to the Minister, whose decision thereon shall be final.

11. Exception to rule as to best rents

Notwithstanding anything contained in this Act, an Authority may, with the approval of the Minister, grant a lease free of rent or at a reduced rent in any case where the Authority is satisfied that it would be in the interests of the community to do so:

Provided that, unless otherwise provided in such lease, there shall be reserved to the Authority the right to impose, subject to the approval of the Minister, a rent in respect of the land which is the subject of such lease if and when it may be considered proper to do so.

[LN 72 of 1963.]

12. Record and evidence

All records entered in the Region Land Register by the Governor of the Region shall be admissible in evidence in all courts of law in The Gambia and shall be *prima facie* evidence of the matters therein stated.

13. Voidable deed

A written agreement creating a tenancy of Regions' land shall be voidable by either party unless—

- (a) it is executed by the lessor in the presence of two witnesses before the Governor of the Region in which the land leased is situated, and is executed by the lessee or his or her attorney or agent in the presence of two witnesses before either a Governor of the Region or a Magistrate of the First Class;
- (b) there are endorsed on it certificates of execution signed by the persons before whom it was executed;
- (c) provision is therein made that the lessee shall not sublet or assign his or her interest thereunder or any part of such interest except with the consent of the Authority concerned and the approval of the Minister provided that such consent or approval shall not be unreasonably withheld;
- (d) it contains stipulations regarding—
 - (i) the rent reserved,
 - (ii) the term,
 - (iii) the purpose for which the land is leased,
 - (iv) where buildings of a permanent character are to be erected, the rights of the parties of such building at the expiration or determination of the lease,
 - (v) revision of rent every ten years;
- (e) it is registered within sixty days of execution in the Registry Office; and
- (f) a copy thereof is deposited within sixty days of execution with the Governor of the Region for entry in the Region Land Register.

[Act No. 9 of 1948.]

14. Construction of defective lease

A tenancy by this Act required to be created by written agreement shall not, unless it is duly made in writing and unless the Minister has thereon endorsed his or her approval, be construed as creating any interest greater than a tenancy from year to year.

[LN 72 of 1963.]

15. Determination of tenancy from year to year

A tenancy from year to year shall be determinable by either party by three months' notice in writing, such notice to expire at the end of the current year of the tenancy.

16. Fixtures, buildings and economic trees

Whether or not the tenancy concerned was created before the date of the coming into operation of this Act, in the case of a tenancy at will or of a tenancy on sufferance the reversion in all fixtures affixed to the land by the tenant, whether fences or of any other kind whatsoever, and of any building erected by him or her thereon, and of all economic trees, shall be in the Authority for the District in which the land concerned is situated.

17. *Idem*

In the case of a tenancy created by lease under this Act, in the absence of any agreement to the contrary therein contained—

- (a) any fixture affixed to the land by the tenant, whether fences or of any other kind whatsoever, and of any building erected by him or her thereon, which is not so affixed or erected in pursuance of some obligation in that behalf or in lieu of some fixture or building belonging to the Authority, shall be the property of the tenant, and shall be removable by him or her before or within two months after the termination of the tenancy:

Provided that—

- (i) before such removal, the tenant shall pay all rent owing by him or her, and shall perform or satisfy all his or her other obligations to the Authority in respect of the land,
- (ii) in such removal, the tenant shall not do any avoidable damage to any other fixture or building or other part of the land,
- (iii) immediately after such removal, the tenant shall make good all damage occasioned to any other fixture or building or other part of the land by the removal,
- (iv) the tenant shall not remove any fixture or building without giving to the Authority one month's notice in writing of his or her intention,
- (v) at any time before the expiration of a notice of intention to remove any fixture or building, the Authority may, with the approval of the Governor of the Region, give to the tenant notice in writing of election to purchase any fixture or building

comprised in the notice of intention to remove, and any fixture or building thus elected to be purchased shall be left by the tenant, and shall become the property of the Authority, who shall pay to the tenant the fair value thereof to an incoming tenant of the land;

- (b) the Authority shall pay to the tenant the fair value to an incoming tenant of the land of any economic trees which shall have been planted on the land by the tenant;
- (c) in the event of any dispute as to the value of any fixture or building or economic trees, the Governor of the Region shall give his or her decision thereon. If either the Authority or the tenant is aggrieved by the decision of the Governor of the Region, there shall be a right of appeal to the Minister, whose decision thereon shall be final.

[LN 72 of 1963.]

18. Interest not to be alienated

(1) A tenant of Regions' land shall not alienate his or her interest therein, or any part of such interest, by sale, mortgage, transfer of possession, sublease, or bequest or otherwise howsoever without the consent in writing of the Authority concerned and the approval of the Minister first had and obtained, and any such sale, mortgage, transfer of possession, sublease or bequest effected without such consent and approval shall be null and void.

[LN 72 of 1963.]

(2) An assignment of an interest in Regions' land to which consent and approval have been given under the provisions of subsection (1) of this section shall be effected by an agreement in writing.

19. Leases not to be determined without good cause

(1) Before the expiration of the term of any lease granted under this Act, the leasing Authority may with the approval of the Minister determine such lease for good cause.

[LN 72 of 1963.]

- (2) For the purposes of subsection (1) of this section, "**good cause**" includes—
- (a) non-payment of rent, rates or other dues lawfully imposed on the land;
 - (b) alienation by sale, mortgage, transfer of possession, sublease or bequest or otherwise of the interest acquired under the lease, or of any part of such interest, contrary to the provisions of this Act;

- (c) requirement of the land by the Government for public purposes;
- (d) abandonment or non-use of the land for a period of not less than two years:
Provided that where land is allowed to lie fallow for purposes of recuperation of the soil, it shall not be held to have been abandoned; and
- (e) breach of any covenant or condition contained in the lease.

20. Acceptance of rent not to operate as waiver of forfeiture

The acceptance by or on behalf of an Authority of any rent shall not be held to operate as a waiver by the Authority of any forfeiture accruing by reason of any breach of covenant or condition, express or implied, in any lease granted under this Act.

21. Existing grants deemed to have been made by appropriate Authorities

A grant or disposition of Regions' land lawfully made by the Minister as grantor prior to the date of the coming into operation of this Act shall be deemed to have been made by the Authority for the District in which is situated the land which is the subject of such grant or disposition, and every such grant or disposition is hereby amended by the substitution for the name of the Minister as grantor of the name of the appropriate Authority:

Provided that all covenants or conditions, express or implied, in such grant or disposition and whether consistent or not with the provisions of this Act shall remain in force until the expiration of the term of such grant or disposition.

[LN 72 of 1963.]

22. Indigenes resident on leased land

An indigene resident on Regions' land leased under this Act shall remain under the jurisdiction of the Authority for the District in which such land is situated, and shall be liable to the same taxation as other indigenes resident in such District.

23. Registration of existing titles to land

(1) A non-indigene claiming any title to any Regions' land shall, within six months of the date of the coming into operation of this Act, produce to the Governor of the Region in which such land is situated, all documents of title upon which he or she bases such claim, or in the absence of such documents, a memorandum of the terms of such occupation signed by the lessor and lessee, which document or memorandum shall be entered by the Governor in the Region Land Register.

(2) The claim of a non-indigene to a title to any Regions' land, documents of title to which or a memorandum as to which have not been produced in conformity with the provisions of subsection (1) of this section, shall be disallowed by every court in The Gambia.

PART IV

Acquisition of Land for Public Purposes

24. to 28.

[Sections 24 to 28 repealed by Act No. 5 of 1991.]

PART V

Miscellaneous

29. Regulations

The Minister may make regulations for the more effectual carrying out of all or any of the provisions of this Act.

[LN 72 of 1963.]

SCHEDULE

[Section 3, LN 72 of 1963.]

THE LANDS (REGIONS) ACT

Certificate

[Made under section 3 of the Act.]

This is to certify that of having declared his intention of making the Regions of The Gambia his or her permanent domicile, and having satisfied me that he or she has obtained the consent of the indigenous communities concerned, is entitled to the rights and privileges preserved to or conferred upon the indigenous inhabitants of the Regions of The Gambia by the Lands (Regions) Act, (Cap. 57:03).

GIVEN under my hand at this day of , 20.....

(Signed)

Minister

CHAPTER 57:03

LANDS (REGIONS) ACT

SUBSIDIARY LEGISLATION

List of Subsidiary Legislation

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REGIONS' LANDS PROTECTED TREES REGULATIONS

ARRANGEMENT OF REGULATIONS

REGULATION

1. Citation.
2. Protected trees.

SCHEDULE

REGIONS' LANDS PROTECTED TREES REGULATIONS*

[Made under section 6 (2) (b).]

1. Citation

These Regulations may be cited as the Regions Lands Protected Trees Regulations.

[Regulations 6 of 1952.]

2. Protected trees

The trees mentioned in Column I and Column II of the Schedule to these Regulations are hereby declared to be protected trees within the areas mentioned in the Column III of the Schedule.

SCHEDULE

[Regulation 2.]

<i>Column I</i>	<i>Column II</i>	<i>Column III</i>
<i>Botanical name</i>	<i>Trade or vernacular name</i>	<i>Area within which protected</i>
<i>Khaya senegalensis</i> (Mahogany)	Jalo	All lands not declared to be included in any forest park.
<i>Chlorophora regia</i> (Iroko)	Tumbiro	All lands not declared to be included in any forest park.

* These Regulations were originally called the Provinces' Lands (No. 2) Regulations.

DECLARATION OF FOREST PARKS

[Made under section 6 (1).]

1. Regions' lands have been declared under section 6 (1) of the Lands (Regions) Act to be Forest Parks, bearing the names set out in Column II of the Schedule hereto, and delineated in the maps mentioned in Column III having been so declared in the Notifications set out in Column IV of the Schedule.
2. The maps referred to in the Schedule hereto can be seen on application at the Lands Office, Banjul.

(Note.—The Forest Parks are set out in the Schedule, not in the chronological order of their declaration, but by Regions and by Districts within the Regions.)

The numbers in Column I headed "Serial No." are the serial numbers within each Region.

SCHEDULE

[Paragraph 1.]

<i>Column I</i>	<i>Column II</i>	<i>Column III</i>	<i>Column IV</i>
<i>Serial No.</i>	<i>Name of Forest Park</i>	<i>Map</i>	<i>Notification</i>
WESTERN REGION			
	<i>Kombo East District</i>		
1.	Finto Manereg Forest Park	Map F.P. No. 6	7/1952
2.	Katilenge Forest Park	Map F.P. No. 6	7/1952
3.	Bama Kono Forest Park	Map F.P. No. 6	7/1952
	<i>Kombo Central District</i>		
4.	Nyambai Forest Park	Map F.P. No. 5	4/1952
5.	Kabafita Forest Park	Map F.P. No. 5	4/1952
6.	Furuyar Forest Park	Map F.P. No. 5	4/1952
	<i>Kombo South District</i>		
7.	Bamba Forest Park	Map F.P. No. 5	4/1952
	<i>Kombo North District</i>		
8.	Salagi Forest Park	Map F.P. No. 4	4/1952
9.	Bijilo Forest Park	Map F.P. No. 4	4/1952
NORTH BANK REGION			
	<i>Lower Niumi District</i>		
1.	Lohen Forest Park	Map F.P. No. 12	12/1952

SCHEDULE—continued

<i>Column I</i>	<i>Column II</i>	<i>Column III</i>	<i>Column IV</i>
<i>Serial No.</i>	<i>Name of Forest Park</i>	<i>Map</i>	<i>Notification</i>
	<i>Upper Niumi District</i>		
2.	Kasaywa Forest Park	Map F.P. No. 12	12/1952
	<i>Jokadu District</i>		
3.	Kumadi Forest Park	Map F.P. No. 12	12/1952
	<i>Lower Baddibu District</i>		
4.	Marike Forest Park	Map F.P. No. 13	12/1952
	<i>Central Baddibu District</i>		
5.	Dobo Forest Park	Map F.P. No. 13	12/1952
6.	Jalobiro Forest Park	Map F.P. No. 13	12/1952
	<i>Upper Baddibu District</i>		
7.	Pakala Forest Park	Map F.P. No. 18	8/1954
8.	Ngeyen Forest Park	Map F.P. No. 18	8/1954
	<i>Jarra East District</i>		
1.	Beri Kolon Forest Park	Map F.P. No. 11	12/1952
2.	Tabaning Sita Forest Park	Map F.P. No. 11	12/1952
3.	Sutukung Bani Forest Park	Map F.P. No. 11	12/1952
	Jambangkunda Forest Park	Map F.P. No. 20	8/1954
	<i>Jarra Central District</i>		
	Tambajang Forest Park	Map F.P. No. 11	12/1952
4.	Se-Ulumbang Forest Park	Map F.P. No. 20	8/1954
	<i>Jarra West District</i>		
5.	Nyaraberi Forest Park	Map F.P. No. 10	12/1952
6.	Jabisa Forest Park	Map F.P. No. 10	12/1952
	<i>Kiang East District</i>		
7.	Kaiaf Forest Park	Map F.P. No. 3	4/1952
8.	Konoworo Forest Park	Map F.P. No. 3	4/1952
9.	Jollofin Forest Park	Map F.P. No. 20	8/1954
	<i>Kiang Central District</i>		
10.	Mutaro Kunda Forest Park	Map F.P. No. 7	7/1952
	<i>Kiang West District</i>		
11.	Brikama Forest Park	Map F.P. No. 7	7/1952
12.	Faba Forest Park	Map F.P. No. 7	7/1952

SCHEDULE—continued

CENTRAL RIVER REGION

<i>Column I</i>	<i>Column II</i>	<i>Column III</i>	<i>Column IV</i>
<i>Serial No.</i>	<i>Name of Forest Park</i>	<i>Map</i>	<i>Notification</i>
	<i>Lower Saloum District</i>		
1.	Belel Forest Park	Map F.P. No. 14	12/1952
2.	Jumbo Yaka Forest Park	Map F.P. No. 14	12/1952
	<i>Upper Saloum District</i>		
3.	Njama Forest Park	Map F.P. No. 19	8/1954
4.	Njau Forest Park	Map F.P. No. 19	8/1954
	<i>Nianija District</i>		
5.	Kahi Badi Forest Park	Map F.P. No. 21	8/1954
	<i>Niani District</i>		
6.	Niani Maru Forest Park	Map F.P. No. 8	7/1952
7.	Gassang Forest Park	Map F.P. No. 8	7/1952
8.	Sibikuboto Forest Park	Map F.P. No. 8	7/1952
9.	Ngongonding Forest Park	Map F.P. No. 22	8/1954
10.	Tanu Forest Park	Map F.P. No. 22	8/1954
	<i>Sami District</i>		
11.	Dobo Forest Park	Map F.P. No. 15	12/1952
12.	Kata Forest Park	Map F.P. No. 15	12/1952
13.	Kiberi Forest Park	Map F.P. No. 15	12/1952
14.	Samba Tumang Forest Park	Map F.P. No. 15	12/1952
15.	Sao Forest Park	Map F.P. No. 23	8/1954
	<i>Fulladu West District</i>		
16.	Bankuba Forest Park	Map F.P. No. 15	12/1952
17.	Kaolong Forest Park	Map F.P. No. 16	12/1952
18.	Kunkilling Forest Park	Map F.P. No. 16	12/1952
19.	Madina Demba Forest Park	Map F.P. No. 23	8/1954
	<i>Niamina East District</i>		
20.	N'Jassan Forest Park	Map F.P. No. 9	7/1952
	<i>Niamina West District</i>		
21.	Jamara Forest Park	Map F.P. No. 24	8/1954
	<i>Niamina Dankunku District</i>		
22.	Sikunda Forest Park	Map F.P. No. 1	4/1952
23.	Sallo Kuto Forest Park	Map F.P. No. 1	4/1952

SCHEDULE—continued

<i>Column I</i>	<i>Column II</i>	<i>Column III</i>	<i>Column IV</i>
<i>Serial No.</i>	<i>Name of Forest Park</i>	<i>Map</i>	<i>Notification</i>
24.	Pilabi Forest Park	Map F.P. No. 24	8/1954
25.	Mamato Konko Forest Park	Map F.P. No. 25	8/1954
26.	Sakaru Dalla Forest Park	Map F.P. No. 25	8/1954
27.	Hamdulai Forest Park	Map F.P. No. 25	8/1954
UPPER RIVER REGION			
	<i>Fulladu East District</i>		
1.	Sibikuroto Forest Park	Map F.P. No. 2	4/1952
2.	Helakunda Forest Park	Map F.P. No. 2	4/1952
3.	Gambisara Forest Park	Map F.P. No. 2	4/1952
4.	Sabbi Forest Park	Map F.P. No. 2	4/1952
	<i>Wuli District</i>		
5.	Jeloki Forest Park	Map F.P. No. 26	8/1954
	<i>Kantora District</i>		
6.	Jundala Forest Park	Map F.P. No. 17	12/1952
7.	Koina Forest Park	Map F.P. No. 17	12/1952
8.	Kusun Forest Park	Map F.P. No. 17	12/1952