

A photograph of a white building with a sign that reads "MINISTRY OF LAND AND PHYSICAL PLANNING".

**Kano State Land Admin System**

Login

Land Admin System

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# **KLAS – Kano State Land Administration System**

*Powering a Smart, Secure & Integrated Future for Land Governance in Kano State  
whilst Leveraging on Block Chain Technology and AI*

The **Kano State Land Administration System (KLAS)** is a next-generation, enterprise-grade Land Information System designed to revolutionize how land is managed, administered, and serviced across Kano State. Built with a modern, modular architecture, KLAS serves as the digital backbone of the **Ministry of Land and Physical Planning**, enabling interoperability between departments and seamless integration of core land services.

## **KLAS – Interoperable, Intelligent, and Future-Proof**

By bringing together these features, **KLAS is not just a software**—it's a **statewide digital land governance ecosystem**, enabling smarter workflows, greater transparency, and improved service delivery.

Whether it's planning infrastructure, registering titles, performing legal search, or managing land disputes, **KLAS ensures every department, from Survey to Legal, works in lockstep** with synchronized data and automated processes.

## **Key Features of KLAS**

- ✓ **Digital Legal Search (Online & On-Premise)**
  - Offers official (on-premise) and commercial (online) legal search options.
  - Generates complete land history from ownership to encumbrances.
  - Leverages Blockchain Technology to guarantee record immutability and Artificial Intelligence (AI) to detect anomalies or duplication in land transactions.
- ✓ **New Sectional Titling (ST) Module**
  - Allows original owners to apply for property fragmentation.
  - Supports full application workflows including betterment billing, planning approvals, and final conveyancing.

- Nested application system for main and sub-units under a unified schema.
- ✓ Systematic Land Titling & Registration (SLTR)
- Empowers mass titling of informal settlements.
  - Integrates community-based land identification with formal parcel-based mapping.
  - Outputs recognized legal documentation for untitled property owners.
- ✓ e-Registry
- A digitally centralized repository of all title records.
  - Enables secure, instant retrieval, search and registration of land documents.
  - Built to ensure data integrity, audit trails, and secure multi-agency access.
- ✓ Automated Billing and Revenue Management System (ABRM)
- Fully Automated Billing Workflow
  - Real-time Integration with INTERSWITCH & KIRMAS
  - Direct API-based integration with INTERSWITCH payment gateway and KIRMAS (Kano State Internal Revenue Service) ensures that:
    - All payments are tracked and validated in real-time.
    - Receipts are auto-generated and digitally attached to the customer's profile.
    - Reconciliations with state treasury accounts are seamless and auditable.
  - Transparency & Accountability
  - Customer Portal with Digital Invoicing  
Applicants and property owners can:
    - View, download, and print invoices online.

- Make payments through multiple channels—bank, POS, USSD, or mobile.
    - Monitor balances, payment history, and penalties.
  - Multi-Tiered Approval & Alerts
- ✓ Electronic Document Management System (EDMS)
- Manages scanned documents, file archiving, indexing and retrieval.
  - Integrates with RFID tracking for physical files.
  - Supports bulk uploads and document workflows tied to land records.
- ✓ Customer Relationship Management (CRM) System
- Streamlines interaction between the Ministry and stakeholders.
  - Tracks customer requests, complaints, service timelines, and feedback.
  - Fully integrated with billing, messaging, and ticketing modules.
- ✓ Enterprise GIS (Geographic Information System)
- Multi-user access to live spatial databases of parcels, layouts, infrastructure, and encumbrances.
  - Supports spatial analysis, parcel querying, site planning, and survey integration.
  - Fully integrated with the Parcel Fabric, COGO tools, and land applications.

"KLAS: Interoperable Land Governance for a Smarter Kano."

## KLAS Modules

SN	Module	Sub-Modules	Description	Use	Department(s)	Block-Chain Compliance	Status
1	Dashboard	-	<i>Central interface for system overview, analytics, and quick access.</i>	<i>Monitor system performance, pending tasks, and key metrics.</i>	All Departments		
2	Customer Relationship Management (CRM)	a. Person (Individual, Group, Family) b. Corporate c. Customer Manager (Appointment, Calendar)	<i>Manages interactions with landowners, lawyers, and government officials.</i>	<i>Track customer inquiries, appointments, and service requests.</i>	All the Departments	Yes (DID for identity verification)	
3	Programmes	a. Allocation (Governors List, Commissioners List) b. Resettlement c. Recertification d. Conversion/Regularization e. Land Property Enumeration (Data Repository,	<i>Handles land allocation, resettlement, and Field data migration.</i>	<i>Manage government land allocations and property recertification.</i>	Lands, Survey	Yes (Smart contracts for allocation; IPFS for data)	
4	Information Products	a. Letter of Administration/Grant/Offer Letter b. Occupancy Permit (OP) c. Site Plan/Parcel Plan d. Right of Occupancy e. Certificate of Occupancy (CofO)	<i>Generates legal land documents and permits.</i>	<i>Issue CofOs, site plans, and occupancy rights.</i>	Lands, Deeds and Survey	Yes (NFT-based CofO; blockchain permits)	
5	Deeds	a. Instrument Capture b. Instrument Registration c. CofO Registration (Regular, Sectional Titling, SLTR) d. Property Records Assistant e. Instrument Registration Reports	<i>Manages land deeds, instruments, and CofO registrations.</i>	<i>Register property deeds and generate reports.</i>	Deeds	Yes (Smart contracts for deeds; DID signatures)	Active
6	Search	a. Legal Search (On-Premise Official, On-Premise Commercial) b. Online c. Reports	<i>Facilitates legal searches for land ownership and disputes.</i>	<i>Verify land titles, encumbrances, and historical records.</i>	Lands, Deeds and Legal	Yes (Public blockchain explorer)	Active
7	Revenue Management	a. Billing (Automated, Legacy) b. Generate Receipt c. Land Use Charge (LUC) d. Bill Balance	<i>Manages land-related payments and billing.</i>	<i>Process land use charges, generate receipts, and track balances.</i>	Finance, Billing	Yes (Tokenized payments; smart invoices)	
8	Sectional Titling	a. Primary Application b. Unit Application c. Field Data d. Payments e. Approvals (Other Departments, Planning, Director) f. Memo g. Certificate (RofO, CofO) h. e-Registry (Files) i. Reports j. GIS (System, Map)	<i>Handles sectional titling for multi-unit properties.</i>	<i>Manage applications, approvals, and e-registry for sectional titles.</i>	Sectional Titling, Deeds and Survey	Yes (NFT-based titles; DAO approvals)	Active
9	SLTR/First Registration	a. Application b. Field Data c. Payments d. Approvals (Other Departments, Planning, Director) e. e-Registry (Files, Certificate) f. Reports g. GIS (System, Map)	<i>Manages first-time land registration under the Systematic Land Titling &amp; Registration (SLTR).</i>	<i>Process new land titles and digital registrations.</i>	SLTR, Deeds and Survey	Yes (Smart contracts; ZK proofs)	
10	Lands	a. File Digital Archive (Doc-WARE) b. File Tracker (RFID) c. EDMS (Indexing, Scanning, PageTyping)	<i>Digitizes and tracks physical land files.</i>	<i>Archive documents, track file movement, and manage scans.</i>	Lands	Yes (IPFS storage; blockchain tracking)	
11	Physical Planning	a. Planning Recommendation b. Approvals c. PP Reports	<i>Oversees land-use planning and zoning approvals.</i>	<i>Review and approve development plans.</i>	Physical Planning	Yes (VCs for permits; compliance checks)	

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12	Survey	a. Records b. GIS c. Approvals d. E-Registry e. Survey Reports	<i>Manages land surveys and geographic data.</i>	<i>Conduct surveys, update maps, and approve boundary changes.</i>	Survey	Yes (Blockchain-linked GIS)	
13	Cadastral	a. Records b. GIS c. Approvals d. E-Registry e. Cadastral Reports	<i>Maintains cadastral maps and land parcel records.</i>	<i>Update cadastral data and generate reports.</i>	Cadastral	Yes (Smart contracts for disputes)	
14	GIS	a. GIS Attribution	<i>Links land attributes to geographic data.</i>	<i>Enhance spatial analysis for land management.</i>	GIS, Survey	Yes (Blockchain-anchored geodata)	
15	Systems	a. Caveat b. Encumbrance	<i>Manages legal restrictions on land titles.</i>	<i>Flag disputed lands or encumbrances.</i>	Deeds, Legal	Yes (Smart contract flags; VCs)	
16	Legacy Systems	-	<i>Integrates with older land administration systems.</i>	<i>Ensure backward compatibility with historical data.</i>	Lands, Deeds, Survey and Deeds		
17	System Admin	a. User Account b. System Settings	<b><i>Configures user access and system parameters.</i></b>	<b><i>Manage roles, permissions, and system configurations.</i></b>	ICT	Yes (DID-based roles; multisig)	Active



## KANGIS Land Admin System©

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### 0. DASHBOARD

### 1. CUSTOMER RELATIONSHIP MANAGEMENT

- a. Person
  - i. Individual
  - ii. Group
  - iii. Family
- b. Corporate
- c. Customer Manager
  - i. Appointment
  - ii. Appointment Calendar

### 2. PROGRAMMES

- a. Allocation
  - i. Governors List
  - ii. Commissioners List
- b. Resettlement
  - i. Governors List
  - ii. Commissioners List
- c. Recertification
- d. Conversion/Regularization
- e. Land Property Enumeration
  - i. Data Repository
  - ii. Migrate Data

### 3. INFORMATION PRODUCTS

- a. Letter of Administration/Grant/Offer Letter
- b. Occupancy Permit (OP)
- c. Site Plan/Parcel Plan
- d. Right of Occupancy
- e. Certificate of Occupancy

#### **4. DEEDS**

- a. Instrument Capture
- b. Instrument Registration
- c. CofO Registration
  - i. Regular CofO
  - ii. Sectional Titling CofO
  - iii. SLTR CofO
- d. Property Records Assistant
- e. Instrument Registration Reports

#### **5. SEARCH**

- a. Legal Search
  - i. Official (for filing purpose)
  - ii. On-Premise
  - iii. Online
  - iv. Legal Search Reports

#### **6. REVENUE MANAGEMENT**

- a. Billing
  - i. Automated Billing
  - ii. Legacy Billing
- b. Generate Receipt
- c. Land Use Charge (LUC)
- d. Bill Balance

#### **7. SECTIONAL TITLING**

- a. Primary Application
- b. Unit Application
- c. Field Data
- d. Payments
- e. Approvals
  - i. Other Departments
  - ii. Planning Recommendation
  - iii. Director's Approval
- f. Memo
- g. Certificate
  - i. RofO
  - ii. CofO

- h. e-Registry
  - i. Files
- i. Reports
- j. GIS
  - i. System
  - ii. Map

## 8. SLTR/FIRST REGISTRATION

- a. Application
- b. Field Data
- c. Payments
- d. Approvals
  - i. Other Departments
  - ii. Planning Recommendation
  - iii. Director's Approval
- e. e-Registry
  - i. Files
  - ii. Certificate
- f. Reports
- g. GIS
  - i. System
  - ii. Map

## 9. LANDS

- a. File Digital Archive – Doc-WARE
- b. File Tracker/Tracking - RFID
- c. EDMS
  - i. Indexing
    - 1. File Indexing Assistant
    - 2. Print File Labels
  - ii. Scanning
    - 1. Upload
    - 2. Download
  - iii. PageTyping

## **10. PHYSICAL PLANNING**

- a. Planning Recommendation
- b. Approvals
- c. PP Reports

## **11. SURVEY**

- a. Records
- b. GIS
- c. Approvals
- d. E-Registry
- e. Survey Reports

## **12. CADASTRAL**

- a. Records
- b. GIS
- c. Approvals
- d. E-Registry
- e. Cadastral Reports

## **13. GIS**

- a. GIS Attribution

## **14. SYSTEMS**

- a. Caveat
- b. Encumbrance

## **15. LEGACY SYSTEMS**

## **16. SYSTEM ADMIN**

- a. User Account
- b. System Settings