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Kathmandu, Nepal 14–16 November

REGIONAL CONFERENCE 2024

Climate Responsive Land Governance and Disaster Resilience: Safeguarding Land Rights



Land Administration System in Nepal: Challenges, Initiatives and Plan

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Ministry of Land Management Cooperatives and Poverty Alleviation

Government of Nepal

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Presentation Outline

Land Administration System of Nepal

- Brief Introduction
- Challenges

Initiatives

- Brief Outline
- Challenges

Future Plans

- Brief Outline
- Challenges

Conclusion



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Land Administration System of Nepal: Brief Introduction

- Traditional Land Administration System
 - Cadaster prepared with the use of Plane Table Technology (nearly half of the country's survey with local controls)
 - Map scale varies from 1:500, 1:1200 (1"=100'), 1:1250, 1:2400(1"=200'), 1:2500, 1:4800 (1"=400')
- Nationwide coverage but only formal settlement areas are surveyed (informality is not included in the cadaster)
 - Nearly 32.7 million parcels, 11.43 million owners
 - Nearly 1.5 million households are estimated to be under informality (nearly covering 25% of settlement areas)
- Land Administration Services are delivered through two different service units
 - Survey Office (First Registration + Technical Support in Secondary Registration)
 - Land Revenue Office (Secondary Registration)
- Registration System: Improved Deed; Compulsory



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Land Administration System of Nepal: Challenges

- Deterioration of paper based land records due to multiple use
- Degrading accuracies of cadastral maps while making duplicate copies and updating parcels
- No physical changes are frequently updated on cadastral maps
 - Practically, it is difficult to do on paper based maps (as a result only change of ownership updated)
- Lacks sufficient data for real-estate valuation
- Multiple legal provisions with some overlaps and gaps
- Formulation and Implementation of Land Use Planning progressing slow
- Localisation / Decentralisation of service delivery, as per the spirit of the constitution, under halt
- Huge efforts required for technological transformation



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Land Administration System of Nepal: Initiatives

- Modernization of the Land Administration System
 - Digitalization of the land records, cadastral maps and related documents
 - Online system for service delivery
- Improvement of the Land Information Systems
 - Nepal Land Information System (NeLIS)
 - Land Record Information Management System (LRIMS)
 - Integration of both the system
- Improvement in Valuation System
- Land Use Planning



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नापा कार्यालय काठलपुर, बाँके

किल्ला: बाँके

सकल नं.: ६

मा.सि.स.न.पा.: २५६०

नक्सा सिट नं.: ८४

Scale: 1:576

Georeferencing Layer: Parcel

Identify Results

Layers: <Top-most layer>

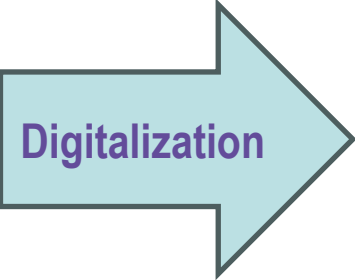
Field	Value
OBJECTID	114
SHAPE	Polygon
फिस्ता_संकेत_नम्बर	१९७१३२२२००००
जमिनको_फिस्ता_नम्बर	४८
जग्गाको_संकेत_नम्बर	०१६८
मोहीको_संकेत_नम्बर	
विपक्ष	6
फिसिम	2
फिसिम_मान	2
जग्गाको_क्षेत्रीय_फिसिम	1
जग्गाको_मूल्य	0
क्षेत्रफल	१,०१७.५३
पूर्व_फिस्ता_नम्बर	४७
पश्चिम_फिस्ता_नम्बर	४९
उत्तर_फिस्ता_नम्बर	२७
दक्षिण_फिस्ता_नम्बर	३
नापी_अभ्यको_मिति	२०६२/११/१९
AuthenticateID	<null>
दस्ता_गर्नेको_नाम	<null>
नक्सा_सिट_नम्बर	१९७१३२२२२
वाडो_कोड	०६
गाविस_कोड	२४००४
जिल्ला_कोड	२४
सोत्रिय_कोड	२
देशको_नाम	1
नापी_टोली_नं	<null>
नापी_गोश्वरा_नं	<null>
राषनी	
बिघा	
वर्गोफिट	0
राल्सा	००
खन्ड	००
ParcelNo_ParcelKey	००००४८
Shape_Length	140.971545
Shape_Area	1017.534203

Legend:

- Road Under Building
- Road Under Construc
- Track
- Urban Road

Number of features selected: 1

start | Adobe Photoshop - [...]| Untitled - ArcMap - Ar... | 2:02 PM



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Constitutional Provision on Land Issues- land services to be decentralized

- Federal Government : land use policy, policy on urban/housing development (schedule 5: 29)
- Provincial Government : land management, land records (schedule 6: 16)
- Federal and Provincial Government :
 - bordering river, waterway, environmental protection, bio-diversity (sch. 7:13)
 - interstate forest areas, himal, water use, etc (7-23)
 - Land Policy and land laws (7-24)
- **Local Government : distribution of land ownership certificates (sch. 8- 14)**
- Federal, Provincial and Local Government : management of squatters (sukumbasi) (sch. 9-13)





Legal Arrangement – Multiple laws

- Land (Survey and Measurement) Act, 2019 B.S.
- Land (Survey and Measurement) Regulation, 2058 B.S.
- Land Revenue Act, 2034 B.S.
- Land Revenue Regulation, 2036 B.S.
- Land Related Act, 2021 B.S.
- Trust Corporation Act and Regulations
- + Many more including Sectoral Directives/SOPs

Initiatives for ...

Integrated Land
Act / Land Code

FIG

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Challenges of the initiatives

- Decentralization / Localization of Land Administration Services
- Data quality; Completeness, up-to-date-ness,
- Integration of System / Customizing the system
- Capacity Development/Enhancement
- Multiple Legal Provisions



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Future Plans

- Ensuring full coverage of cadastral data / data completeness
 - Digitalizing all the existing data and enhancing its accuracy
 - Acquiring new data (will need huge efforts and costs)
 - Incorporating informal settlements into the system / Formalizing
- Integrated Land Act to support the decentralization of land services
- System Improvement/enhancement; Integrating NeLIS and LRIMS
- Developing GIS based land/property valuation system
- Developing framework for localization of land services and initiate it to happen
- Bringing the impact of climate change on land use, ownership and right into the scene

Room for Action



FIG

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Challenges of ‘the Future Plans’

- Willingness
 - Higher level of commitment required
- Resource allocation
 - Prioritization on resource allocation / Investment
- Capacity
 - In-house capacity at all the three level of governments
 - External capacity in the country



Room for Collaboration



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Conclusion

- Despite a good coverage of cadaster, there is a huge task ahead in its modernization
- The task of the improvement of data accuracy and completeness is huge and challenging
- System improvement is a must for the smooth localization of services
- Recognizing the economic potential of cadastral data is crucial at all levels
- There is enough room for collaboration and let's leverage it



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Thank you!
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