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Protecting
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Land Administration System in Nepal

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1. Introduction to Land Administration System in Nepal

- Nepal started cadastral surveying using plane table in 1923 AD from Bhaktapur district.
- The preparation of cadastral map using plane table surveying began in 1999 AD and it is modified to a digital cadastral system in 2006.
- Now, we are preparing the digital cadastral map and database using total station as a pilot project in ward number 6 of Banepa Municipality of Kavrepalanchowk district Bagmati province, Nepal from 2006 AD.

2. History of Land Administration System in Nepal (1)

- Land recording system in the beginning era is based on the verbal form and verbal description type, in Nepal.
- The cadastre was basically for the taxation purpose in ancient time. On pass out of time trend; the cadastral survey using plane table was started in 1980 from Bhaktapur district.
- After the establishment of Survey Department in 1957; systemically cadastral surveying was begun.

2. History of Land Administration System in Nepal (2)

- The introducing of land survey and measurement act 1963, proceeded for making of cadastral map; a legal documents for defining the boundaries of land parcels and providing the basic data for land administration for the land taxation and land registration process.
- The preparation of series of systematic cadastral surveying and mapping of Nepal was initiated from 1964. Cadastral survey of all 75 districts of Nepal was completed in 1995/96 using graphical method with plane table and telescopic alidades.

2. History of Land Administration System in Nepal (3)

- Survey Department has introduced digital cadastral surveying in 2006 from Banepa Municipality of Kavreplanchok district. The pilot project for digital cadastral surveying and mapping has been completed in 2010; accomplishing the land ownership certificate distribution and implementing the digital cadastral program.
- The cadastral maps of 38 districts were prepared with the national geodetic control point system and remaining 37 districts were preparing island map out of 75 district of Nepal.

3. Cadastral Surveying in Nepal (Graphical Surveying)

- In Nepal, plane table cadastral surveying was started in 1923 from Bhaktapur district.
- The first cadastral surveying and mapping program was completed in 1999 and the procedure is still on; in use, in cadastral surveying and mapping.
- The instrument generally used for graphical surveying is plane table. It is simpler instrument with low cost and general type, frequently available.
- It is most suitable for small scale surveying and mapping.

3. Cadastral Surveying in Nepal (Numerical Surveying) (1)

- In Nepal, numerical cadastral surveying (total station/digital surveying) and mapping was started from Banepa Municipality in 2006 as a pilot project of Survey Department.
- The numerical cadastral surveying monuments and assigns coordinates to parcel boundary defining bend points with the help of total station.

3. Cadastral Surveying in Nepal (Numerical Surveying) (2)

The finalizing of numerical survey for cadastral surveying applies the following principles and procedures are listed below;

- Used fix boundary principle;
- Precise surveying of monuments (pillar);
- Coordinates of every boundary monuments and
- Preparing a plan that shows distance between each boundary monuments.

4. Land Adjudication Procedural System (1)

- The existing procedures for the adjudication of improved deed should be reviewed and the economic and social advantages of systematic adjudication be weighed against the registration and shall be evaluated by the land administration authority of the government; in perspective of national development from the land use management system.
- Aforementioned land adjudication system is in practice in Nepal during the cadastral surveying and preparation of cadastral database record.

4. Land Adjudication Procedural System (2)

- The adjudication team includes surveyor, an official from local governance and legal officer. They fix the boundary of parcel, pillars are monument in each corner of parcel. The work is done in presence of concerned land owners. After this, cadastral survey is run in the field and every parcels are measured within defined scale and depicted on the map. The attribute data are also prepared. Finally, these descriptions are presented on cadastral map generating a field book for detail recording of the parcel and individuals.

5. Land Registration System in Nepal (1)

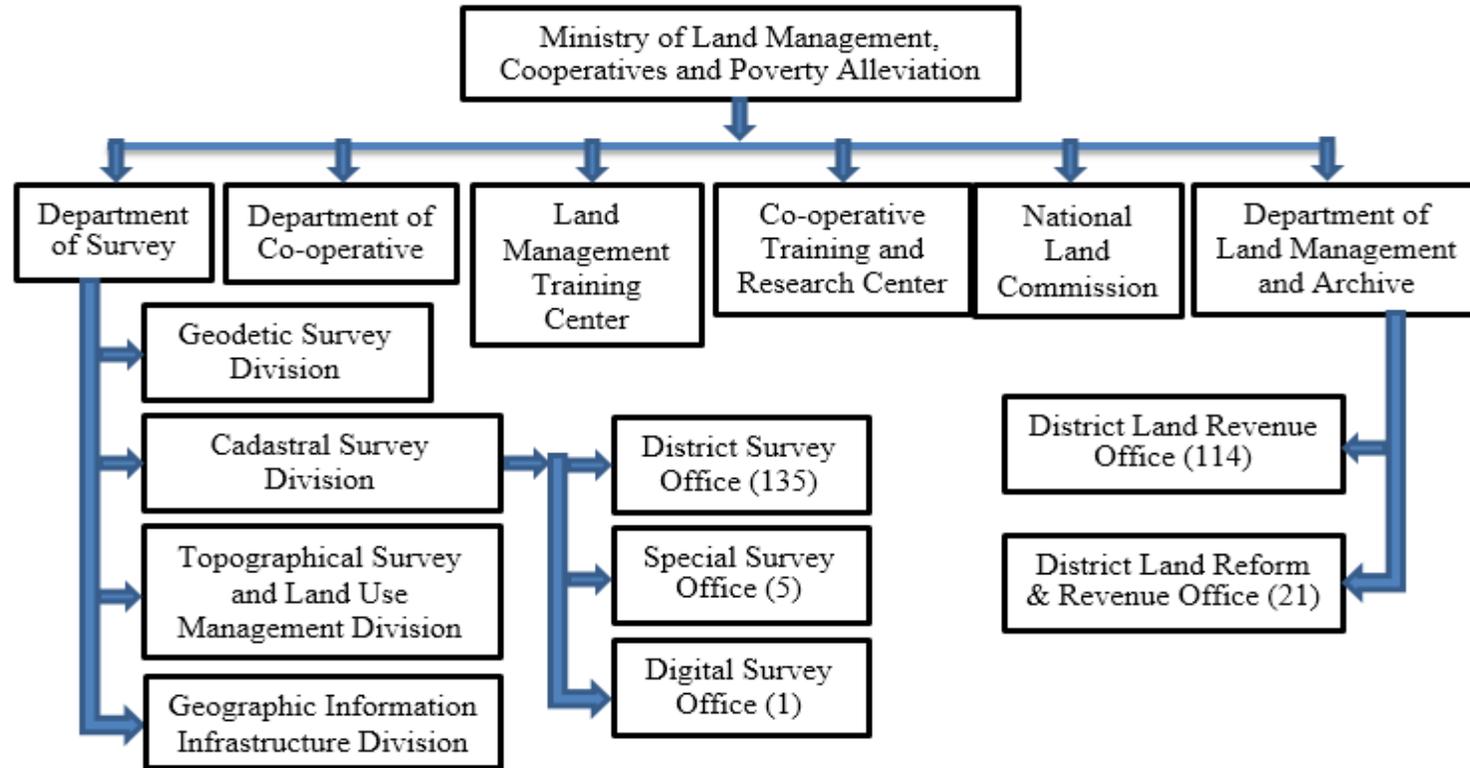
- There are three types of land registration system. They are private conveying, deed registration and title registration. According to these three land registration system, Nepal follows improved deed registration system. These improved deed registration system is as hybrid version of deed registration system. Deed registration system has many advantages as private conveyancing, it could not assure title to the buyer. In case of failing to get title on land or land property; one has to go to the court for the recovery.

5. Land Registration System in Nepal (2)

The features of improved deed registration system in Nepal are as below;

- Land and property registration or ownership transformations in land revenue office;
- Office does not take any responsibility for the security of the property;
- Land are compulsory to be registered;
- Deed of transfer of one's ownership on land or property;
- Deed of mortgage or deed of will;
- Mutual transfer of ownership of fixed property.

6. Structure of Land Administration Organization in Nepal



7. Role of Land Administration Organization in Nepal

- Ministry of Land Management, Cooperative and Poverty Alleviation
- Department of Land Management and Archive
- Department of Survey
- National Land Commission
- Land Revenue Office and Land Survey Office
- Special Survey Office
- Digital Survey Office

8. Legal Framework of Land Administration System in Nepal

- Constitution of Nepal, 2015
- Civil Code, 1963
- Land Survey and Measurement Act, 1961
- Land Related Act, 1964
- Land Revenue Act, 1977
- Land Acquisition Act, 1977
- Ownership and Joint Residence Related Act, 1997
- Local Self Governance Act, 1998

9. Good Land Administration System in Nepal (1)

- Land administration is an essential public service system in concern to the production of food types and Land Corporation, as a part of a theme business activity for the maintenance of life standard and enhancement.
- Good governance in land administration facilitates formal and informal rights in land use and provides the legal right of ownership of land that may be of periodic type or permanent type for social and economic development. People with the land; facilitated by fundamental role from land management administration on collectively supports to enhance the result of sustainable development.

9. Good Land Administration System in Nepal (2)

A good land administration system in land management will facilitate for;

- Guarantee ownership and security of tenure, Support land and property taxation
- Provide security for credit, Develop and monitor land markets
- Protect state lands, Reduce land disputes
- Facilitate land reform
- Improve urban planning and infrastructure development
- Support environment management
- Produce statistical data.

10. Conclusion

We; the land administration system in Nepal, has transferred its land adjudication system from conventional land management system to deed land management system improving to the improved deed land management system.

11. Recommendation

- Even though we adopt the improved deed land registration management system in Nepal; the system could not guarantee the property right of the people.
- The nation in the globe need to have a fro-jump implementation of title registered land management system; such that every citizen of their nation can get the sovereignties in property right to their people by their land administration management system.
- Till this executes; the nation in the globe need to look forward for the land management administration for property sovereignties to their people.

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