



**UN PEACE FUND FOR NEPAL  
FINAL PROGRAMME<sup>1</sup> NARRATIVE REPORT**

**Programme Title & Project Number**

- Programme Title: **Piloting Land Registration and Land Management in Accham District**
- Programme Number (if applicable): **UNPFN/C-2**
- MPTF Office Project Reference Number:

**Country, Locality(s), Thematic Area(s)<sup>2</sup>**  
*(if applicable)*  
*Country/Region*  
**Nepal/Asia and the Pacific**

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*Thematic/Priority*  
**Recovery/Quick Impact**

**Participating Organization(s)**

- Organizations that have received direct funding from the MPTF Office under this programme  
**FAO**

**Implementing Partners**

- National counterparts (government, private, NGOs & others) and other International Organizations  
**Ministry of Land Reform and Management**

**Programme/Project Cost (US\$)**

MPTF/JP Fund Contribution:	US\$ 50 000
• <i>by Agency (if applicable)</i>	
Agency Contribution	
• <i>by Agency (if applicable)</i>	
Government Contribution <i>(if applicable)</i>	
Other Contributions (donors) <i>(if applicable)</i>	
<b>TOTAL: US\$ 50 000</b>	

**Programme Duration (months)**

Overall Duration  
**17(months)**

Start Date<sup>3</sup>  
July 2010  
*(dd.mm.yyyy)*

End Date (or Revised End Date)<sup>4</sup>  
**December 2010**

Operational Closure Date<sup>5</sup>

Expected Financial Closure Date

**Final Programme/ Project Evaluation**

Evaluation Completed

Yes     No    Date: \_\_\_\_\_

Evaluation Report - Attached

**Submitted By**

- Name: Mandip Rai
- Title: Programme Officer
- Participating Organization (Lead): FAO

Contact information:

<sup>1</sup> The term "programme" is used for programmes, joint programmes and projects.

<sup>2</sup> Priority Area for the Peacebuilding Fund; Sector for the UNDG ITF.

<sup>3</sup> The start date is the date of the first transfer of the funds from the MPTF Office as Administrative Agent. Transfer date is available on the MPTF Office GATEWAY.

<sup>4</sup> As per approval by the relevant decision-making body/Steering Committee.

<sup>5</sup> All activities for which a Participating Organization is responsible under an approved MPTF programme have been completed. Agencies to advise the MPTF Office.

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## FINAL PROGRAMME REPORT

### **I. PURPOSE**

#### **Introduction**

On 16 February 2002, the cadres of then rebels attacked the district headquarters of Accham district. The District Land Survey Office was one of the offices attacked and consequently the official land records were completely destroyed. After the cease-fire in 2006, the Government of Nepal decided to launch a program of rehabilitating cadastre of the district, as a result of which a program was launched in 2007. Survey Department (DoS) was the responsible department under the Ministry of Land Reform and Management (MoLRM) for this purpose. Until now, some six Village Development Committee (VDC) areas have been surveyed and the issuing of land titles have not been completed yet. It was expected initially that the survey of the whole district, which is comprised of 75 VDCs, would be completed in three years. However, due to various reasons the progress could not be achieved as expected. Meanwhile, DoS was looking for either an external assistance or a special program with required budget from the government to expedite the work and complete the process as quickly as possible. FAO showed its interest to contribute to this issue and originated a project "Piloting Land Registration and Preliminary Land Management Intervention in Selected Part of Achham District". The destruction caused by the conflict in Accham District Land Survey Office meant that due to the loss of land records the local landowners not only lost the evidences (land titles) of their land ownership but with that loss, they also lost the ability to make land-related transactions : selling, buying, borrowing of money by using land as a collateral, etc. Therefore it was felt necessary that an applied research be carried out on a pilot basis so that not only would some of the land cadastres be established but some field level participatory exercises could be conducted to develop a larger-scale project in a post-conflict scenario. Baijnath VDC of the district was selected for the implementation of this pilot project. The choice was made on the basis of ease of access and small surface area.

#### **Initial Project Objective**

The initial project objective was to use Geographic Positioning System (GPS) and Geographic Information System (GIS) to survey land holdings for restoring land certificates in a conflict sensitive and inclusive manner while recommending best methods to overcome any constraints in achieving this.

#### **Revised Project Objective**

Even though originally it was planned that GPS and GIS systems would be used to carry out the surveying exercises to establish the lost cadastres, given the level of existing infrastructure and the competence of the available human resources, the project was revised in the favor of using more traditional plane table surveying methods while providing a comparison of traditional and modern technologies by using high resolution image maps. Additionally, the project emphasized its "piloting" character and the need to deliver lessons and advice on the implications of trying to replace land records into national-level policy deliberations or feed into to developing a larger scale project.

Therefore the revised project objectives were:

- (i) to carry out cadastral surveying in selected part of Accham District to issue land titles to the landowners with an objective of rehabilitating the cadastre, and

- (ii) to propose a methodology that can be more efficient and effective while rolling out the task in other parts of the district or country

### **Project Outcome**

The following were the expected project outcomes:

- (i) A set of new land certificates prepared the Ministry of Land Reform and Management (MLRM) to distribute to the local landowners through the district office, and
- (ii) Basic conditions brought in place for participatory land-use planning

### **Primary partners and project management arrangement**

The project was jointly implemented by MoLRM and FAO in close collaboration with other relevant partners from the GoN, and local bodies. A project steering committee was formed in December 2010 mainly to guide and supervise the works carried out under the project. Furthermore, Mr Ganesh P Bhatta, Chief Survey Officer of Department of Survey, was assigned by the MLRM as a Project Manager to lead the project.

### **Project Beneficiaries**

The local farmers, women and men, of ward numbers 3 and 4 of Vajinath VDC of Accham district whose land rights were not secured due to the loss of their land tenure legal records and maps were the primary project beneficiaries.

## **II. ASSESSMENT OF PROGRAMME/ PROJECT RESULTS**

### **Achievement of the Outcomes**

**Outcome no. 1** A set of new land certificates prepared the Ministry of Land Reform and Management (MLRM) to distribute to the local landowners through the district office, and

The project was implemented roughly in three phases: (i) first phase: In the first phase systematic cadastral surveying was conducted using the plane table technique in accordance to the Land Survey and Measurement Act, 2001 and the related existent rules, regulations, directives and circulars. (ii) second phase: cadastral maps prepared by the use of plane table were then compared with the orthoimage maps (raw image procured from the private sector and processed to develop Orthoimagemap) and also with the cadastral map generated by the use of Total Station. The comparison examined the three outputs in terms of accuracy, costs, time needed, and the requirement of human resources (iii) third phase: In this phase the new Land Titles prepared under the project were distributed while documenting the best practices and lessons learnt for possible future up-scaling of the project.

During the project period, land surveys surveyed 480 hectares of land of Vajinath VCD of Acchamm district. There were 2,416 private land parcels belonging to 393 landowners, of which only 21 were females. The total number of public parcels was 117. One thousand and forty seven parcels had already been registered whereas 406 were in the process. These land parcels were owned by 393 landowners of which only 21 (5.3%) were females. There were 403 land parcels under Baijanth (name of the local temple) Trust and cultivated by 67 tenants.

Details of activities carried out to accomplish this outcome are given in Annex 1

**Table 1 Information on land parcels**

Area under cadastral survey	480 ha.
Total number of parcels	2416
Number of parcels registered	1047
Number of parcels under the process for registration	406
Total number of landowners	393
Males	372
Females	21
Number of public parcels	117
Number of parcels under Baijnath Trust	403
Number of tenants of Baijnath Trust land	67

**Outcome no. 2 Basic conditions brought in place for participatory land-use planning**

Normally before the survey works, only a 15-day notice would have been given to the community by attaching formal notices in the walls or boards of village development committees or public schools. In rural areas such as Accham district where the literacy level is very low and with people most busy in the agricultural activities, most would remain unaware of the survey works. This meant that government staff carrying out the surveys would have to make best guesses on the boundaries of the land parcels. These guesses later would not turn to be right and during the land registration disputes would occur. However, under the project, the project team during an initial assessment in 2010 had apprised the local communities of the possible surveying works to be conducted. And just before the actual survey works, several rounds of participatory discussions were held amongst the local people. Many local landowners, men and women, political and non-political leaders participated in those meetings. A dispute settlement body comprising the local people selected by the local participants was also established to resolve conflicts, should there be any, related to boundaries of the land parcels.

Because of this awareness raising amongst the local people when the actual surveying began, local landowners whose land parcels were being surveyed along with the landowners of the adjoining land parcels were present during the surveying. Any kind of disputes were mostly settled during the field works and consequently disputes amongst the private land-owners were nil. Some disputes did exist even till the time of registration but those were related with the encroachment of public lands. However, the use of Directives issued from the Ministry of Land Reform and Management in 2011 was instrumental in settling those disputes as well.

**Issuance of land titles to landowners**

At the end of the project, as aimed by the project, a total of 125 land titles were issued to landowners. Even though all the land records of the residents of Accham district had been destroyed during the conflict and even though the Government of Nepal has yet not been able to provide land titles to the rest, distributing land titles to 125 landowners has been a major achievement given the “pilot” nature of the project. The table 2 also provides some glimpses on

what has been achieved after the project has been completed compared to the situation before the project implementation.

- (i) Before the project, there were no official land records as all the existent ones had been destroyed during the conflict but now the land records of two wards of Accham VDCs are in place.
- (ii) Similarly, now at least 125 landowners possess land titles which they can utilize for any land-related transactions.
- (iii) Because of the presence of the official land records of two VDCs of Accham district, the security of land tenure and possibility of mortgaging are much higher now than before.
- (iv) For the same reasons said above, transfer of ownership of land has been made much easier now whereas the possibilities of land-related conflicts and risk of encroachment of public land is much less now than before the project.

Features	Then	Now
Official land records	No	Yes
Official copy of Land Titles	No	Yes
Security of Tenure/ownership	Low	High
Possibility of Mortgaging	No	Yes
Strength of ownership evidences	Weak	High
Transfer of ownership	Complicated	Easy
Possibility of Conflict	High	Low
Risk of encroaching public land	High	Low

### Technology comparison

One of the objectives of the project was also to compare the effectiveness and efficiency of technologies such as Total Station, Orthoimage maps and traditional Planetable surveying for cadastral data acquisition. It has been made evident by the project results that any of the above three meets the required accuracy level of cadastral data acquisition. However, in terms of time, the traditional method of collecting cadastral data by plane table surveys takes much longer compared to the other ones. But again, compared to traditional plane-table surveying method, the costs associated with the other two are not only higher but they also need trained human resources with special skills. This then means that the time factor and funds availability will determine the choice of technology for these kinds of works.

### **Contribution of key partnership and collaboration**

The Steering Committee formed at the centre under the leadership of Secretary, MOLRM provided the overall guidance to the project. This was also a mechanism whereby the project “owned” and “directed” by the GoN and not FAO. The GoN was also generous enough to depute a number of its regular staff to carry-out the intensive works related to surveying, registration and distribution of land records.

A dispute settlement mechanism was also established at the local level under the chair of Chief District Officer. But since the project was carried out in a participatory fashion with the involvement of local beneficiaries from the beginning to the end of the project, this mechanism did not have to be used to settle land-related disputes.

### **Participation of the primary beneficiaries**

As stated elsewhere above, the local beneficiaries have been fully aware of the project and they have shown their meaningful participation in the project activities from the beginning to end of the project. A local level dispute settlement committee, comprising of local political and non-political leaders was also formed. This committee was instrumental whenever disputes arose in terms of defining the boundaries of the private land parcels. However, probably because of the socio-cultural conditions of the project area, women participation was not as high as the project would like.

## **III. EVALUATION & LESSONS LEARNED**

Although no formal evaluation studies have been conducted for the project, frequent monitoring and close supervision of the project suggests the following lessons to be learnt from the project:

### **Awareness raising amongst the beneficiaries and their participation**

As mentioned elsewhere normally only 15 day notice would be given to the local land-owners about the land survey works. This would generally be unnoticed by the local people and thus the surveying works carried out would be based on “estimates.” This would later result in registration of land parcels that have faulty boundaries consequently leading to conflicts amongst the local land-owners. Awareness building and participation of the local land-owners from the beginning to the end of the project was the stronger elements of the project. This greatly helped reduced the number of conflicts during and after the survey works.

### **Frequent monitoring from the center**

The project manager made several field visits to the project site. There was also a one field visit from the FAO Representation in Nepal at the initial project stage. The initial field visits was instrumental in providing impetus to the project as the local people along with local leaders were collectively apprised of the project objectives and the expected outcomes of the project. The field visits at the latter stages not only closely monitored the field activities but also were useful in resolving different issues such as technical problems faced by the staff, misunderstanding amongst landowners, misinterpretation of legal provisions, etc.

## **Land titles that could not be issued**

Not all land titles could be issued. The land parcels under the ownership of Baijnath Trust, tenants being the local landowners, could not be registered due to the instruction from the Trust Corporation to halt any further process of registering those lands. The land parcels under the ownership of absentee landowners, especially those who were out of the village for employment in India, could not be registered as they could not apply in time. The land parcels with inherited ownership could not be registered as the Survey Team is not authorized for such type of registration. These issues, beyond the control of project management team, can be seen as cases where land titles could not be issued.

## **Challenges faced**

### **Deputation of field staff:**

Accham district is one the remote districts in Nepal and given the level of salary and other incentives, it was very difficult to depute staff for the work.

### **Resource constraint:**

The FAO fund was not sufficient to accomplish the task. Therefore, government's fund was also used.

### **Legal Provision:**

The directives for registration and existing legal provisions could not support the registration of absentee landowners and inherited ownership and this still left a few cases unresolved.

## **The way forward further to this pilot**

- a) Keeping in view that the project was able to deliver a few good participatory practices to make the project successful, attempts are now needed so that such practices are well-documented in a manner so that similar projects can be replicated elsewhere to address similar problems
- b) As the attempts made by the government to achieve the same kind of results achieved by the project have been largely unsuccessful thus far, it has to be noted that with sufficient logistical and other supports the field staff can be fruitfully mobilized with high morale for successful completion of the project
- c) Amendment should be made to the directive issued for the registration such that expectations of the local people such as registration of inherited but unregistered ownership and registration of unregistered land are met. At the same time, provision that allows the registration of lands in the names of both spouses should be made so that the survey team is authorized to carry out this function. It is hoped that by such amendments will necessarily lead to empowerment of women.
- d) When conducting such type of projects it has been realized that extensive awareness campaigning allows adequate time for the landowners residing outside the villages to return to their lands in time so that land surveying can be done smoothly.
- e) Local communities need to be thoroughly educated so that they are informed about the benefits of holding legal land titles than remaining without such land titles.
- f) Modern technology should be adopted (Total station or orthoimage map or GPS or combination of all) so that the field work can be expedited and land records can be prepared in digital form.



- g) It is felt that the project has been able to generate enough lessons learnt and a menu of best practices which that can be scaled up so that all the landowners of the rest of the district could be provided land titles. For this, a project proposal needs to be developed and a willing donor explored and identified.

### **Contribution to Peace Building**

Destruction of official land records resulted into weakened tenure security. As this project was successful in issuing land titles to the rightful landowners, a strong sense of tenure security among the landowners who received land titles has been regenerated. Furthermore, the project generated enough lessons learnt and a menu of best practices which can be hopefully scaled up so that all the landowners of the rest of the district could be provided land titles. Rehabilitation of land records destroyed during the conflict has been one of the highly prioritized agenda of the government of Nepal since the time of signing of the Comprehensive Peace Agreement. The successful completion of this project means that land records have been re-established/rehabilitated in a fashion that recorded minimal disputes and conflicts, strengthening peaceful existence of the local communities.

## **Annex 1 Details of activities carried out to accomplish outcome no.1**

- An initial assessment field visit by the Lead Technical Officer and the Project Manager (one). From this visit, the VDC for piloting was selected and local landowners were consulted in order to seek their participation in the cadastral surveying. After a few rounds of participatory discussions, the local landowners and the local representatives of the political parties agreed to constructively participate in the survey.
- Completion of densification of control point, boundary determination for surveying and mapping
- Establishment of a Project Steering Committee: The PSC met twice to support the implementation of the project with enhanced local participation during the survey as well as for resolve of any disputes arising during or after the survey activities.
- Establishment of operation of a fully functional field office at Vaijnath VDC, Acchaam
- Issuance of 15 – day public notice before commencement of the surveying. (This notice enhanced awareness among local landowners about the surveying activities and the person to be contacted for surveying their parcel).
- Fields visit by the Project Manager and FAO Program Officer: This visit was conducted to check if all the prerequisites had been met before starting the field surveys and upon satisfaction over the preparatory works, field survey was initialized.
- Participatory discussion with the landowners, local communities and political leaders with the objective of gaining their assurances of highest level of cooperation to the project management during the surveying exercises and especially in cases of conflict resolution. Such discussions were held three times in presence of the Project Manager and the Head of the field Team Plane Table Surveying (covering whole VDC) conducted.
- Regular management and monitoring visits to the Vaijanath VDC, Accham carried out by the Project Manager. The visits were useful for the field staff as it helped resolving technical problems as well as enhancing contacts with local stakeholders and facilitating to provide required resources.
- Procurement of Ortho-images
- Preparation of Ortho-image maps
- Completion of acquisition of Cadastral Data Acquisition using Total Station
- Preparation of Cadastral Map using Total Station Data
- Completion of distribution of Land Titles

## **Annex 2 Progress Report Presentation by Ganesh P Bhatta, Project Manager,**

## Piloting Land Registration and Preliminary Land Management Intervention in Selected Part of Achham District (Bajinath VDC)

(UNJP/NEP/066)

**Ganesh Prasad Bhatta**  
Project Manager  
(Chief Survey Officer, Survey Dept.)

February 15, 2012

## Presentation Outline



- ▶ Background
- ▶ Project Objectives
- ▶ Time Frame and Funding
- ▶ Project Activities
- ▶ Measures for resolving disputes
- ▶ Problems Encountered
- ▶ Achievements so far
- ▶ Lessons Learnt

## Background

- ▶ Land Records (cadastral maps + associated legal documents) or Cadastre of Achham district were completely destroyed on 16 February 2002 during the conflict
- ▶ There was no back-up of the cadastre
- ▶ Land owners lost official copies of the title, some lost their titles mortgaged into local bank, and some important documents under the process of registration were destroyed



Fig.: Destroyed Office Building in Achham

## Background ...



- ▶ Rehabilitation of the cadastre got priority in post-conflict stage that is after the restoration of peace in 2006
- ▶ Efforts for the rehabilitation began in 2007
- ▶ Progress did not meet the expectations
- ▶ Cadastral surveying in different 10 VDC's got started but none of them have been completed as of now



Fig., Establishment of office in Achham for rehabilitation of cadastre in 2007

## Background ...

- ▶ FAO supported MoLRM to organize a Land Policy Consultation Workshop in February, 2010 .
- ▶ This project is the result of a discussion during the workshop
- ▶ The first Project Document Signed on 07-07-2010

On behalf of the Participating UN Organizations	
	By the Land Policy Representative, Nepal
Signature	Name and Title
Endorsed by the Executive Committee	
	Date: 07/07/2010
Signature	Date

## Project Objectives

- ▶ Using GPS to survey land holdings
- ▶ Examining the constraints in practice to restoring land certificates, including those destroyed or lost in the conflict in a conflict sensitive and inclusive manner
- ▶ Recommending the best method to overcome these constraints



- ▶ Comparing Technology for Cadastral Data Acquisition
- ▶ Issuing Land Titles
- ▶ Recommending the best methodology for the rehabilitation of land records

## Revision of the Proposal

- ▶ In consultation with Dr. Paolo Groppo, Lead Technical Officer, FAO, HQ, Rome
- ▶ Specifically, due to existing constraints regarding technological intervention
  - Availability of fund was not sufficient for introducing GPS technology
  - Human capacity was not sufficient to work with this technology
- ▶ Revised proposal took few months to get approved
- ▶ No cost project extension was approved on April 4, 2011

Robert Piper, Resident Coordinator,  
Chair of the UNFPA Executive Committee

Signature

Date

## Time Frame

Time Frame	From	To	Remarks
Initial Proposal	July 2010	Dec 2010	Could not start in time Only pilot area selected
Revised Proposal	April 2011	Nov 2011	proposed modality was revised and accordingly the proposal too
Implementation	June 2011	Feb 2012	Implementation was delayed for two months and official and legal procedures took more time than expected

## Funding Support

- ▶ UN Peace Fund through FAO = US\$ 50,000. (UN Fund: UNPFN/C-2)
  - DSA to the Staff
  - Travel Expenses
  - Office Expenses
- ▶ Government of Nepal's Fund ≈ US\$ 58,000
  - Staff Salary
  - Office space
  - Survey Helpers Daily Allowances
  - etc.

## Project Activities

- ▶ Appointment of Project Manager
  - Ministry of Land Reform and Management appointed Mr. Ganesh Prasad Bhatta, Chief Survey Officer, Survey Department as the Project Manager
- ▶ Site Selection
  - Field Visit by Dr. Paolo Groppo from FAO, and the Project Manager
  - Baijnath VDC of Achham District was selected for the implementation of the project



Fig.: Dr. Paolo and the Project Manager in Baijnath VDC

## Project Activities ...

- ▶ Deputation of Field Team
  - A Survey Team from Achham District Special Survey Office was deputed
- ▶ Establishment of Field Office
  - Field Office for the Survey Team was established at Kalimati of Baijanath VDC

## Project Activities ...


- ▶ Control Surveying
  - ▶ Cadastral Surveying
  - ▶ Documentation
  - ▶ Registration
- 
- ▶ Issuance of Public Notice
    - 15 days for informing that cadastral surveying is to begin
    - 7 days notice- after the completion cadastral surveys
    - 15 days notice- for those who have not applied for registration during the effect of 7 days notice

Fig. The Project Manager Opening cadastral survey



## Project Activities

- ▶ Field Visits from the center



Fig.: The Project Manager and Mr. Mandip Rai from FAO in the field checking



Fig.: The Project Manager and Mr. Mandip Rai from FAO attending interaction program with the villagers



## Project Activities ...

### Field Visits from the center

Fig.: The Project Manager checking the cadastral maps



Fig.: The Project Manager checking how the total station data was processed

## Project Activities

- ▶ Survey Department delegated the authority of signing the land titles and associated legal documents to Mr. Amir Prasad Neupane, Chief Survey Officer of Survey Office, Kailali



Fig. CSO Mr. Neupane checking the documents before signing the land title



Fig. Signed official copy of the land title

## Measures for Resolving Disputes

- ▶ Directives issued from the Ministry of Land Reform and Management in 2011
- ▶ Active participation of civil society and stakeholders
- ▶ Frequent visit from the center in order to resolve the complicated cases
- ▶ Effective supervision and Monitoring

## Contracted Out Tasks

### ▶ Technology Comparison

- Cadastral Data Acquisition by Total Station
- Cadastral Data Acquisition by Orthoimagemaps

### ▶ Developing Scaling up proposal



Fig.: Data Acquisition by Plane Table, Total Station and Orthoimage map (from left to right)

### ▶ Indicators of Comparison

- Time
- Cost
- Human Resources Required
- Positional Accuracy of Land Parcels
- Achievement of Specified Accuracy

## Problems encountered

- ▶ Survey Team is not authorized to register land parcels with inherited ownership
- ▶ Registration of the land parcels under Baijnath Trust has been halted for time being from the Trust Corporation
- ▶ Parcels belonging to Absentee landowners cannot be registered
- ▶ Many cases of encroachment of public land were found, it was difficult to resolve such cases
- ▶ Registration of unregistered land in the previous cadastral survey is complicated

## The Difference

- ▶ Best efforts for active participation of local stakeholders and civil society
  - Frequent meetings, discussions
  - House to house visit
  - Effective public notice etc
- ▶ Effective Supervision and monitoring
- ▶ The problems and/or cases of disputes were settled in situ



Fig. The Project Manager answering the queries of the villagers

## The Difference ...

- ▶ Completion of the task in due time (the task performed in since 2007 in other 10 VDC's is yet to get completed)

## VDC Profile

- ▶ Area under cadastral survey: 480 Ha,
- ▶ Number of parcels : 2,416
- ▶ Number of landowners: 393
  - Male: 372
  - Female: 21
- ▶ Number of Public parcels: 117
- ▶ No. of registered parcels: 1047
- ▶ Number of parcels under the process of reg.: 406
- ▶ Number of parcels under Baijnath Trust: 403
- ▶ Number of tenants of Baijnath Trust land: 67

## VDC Profile ...

- ▶ No of appeals: 49
  - Having previous title lost (22)
  - difference in name/surname
  - no formal evidences etc
- ▶ Cases of disputes regarding ownership -No any yet ...
- ▶ Cases of encroachment of public land: 70 (about 40 cases resolved and the rest under progress)
  - This is also a reason of affecting the progress of registration

## Land Records Prepared

- ▶ Cadastral Map
  - ▶ Field Book / Plot Register
  - ▶ Land Ownership Registration Book (*Dartaa Shresta or Moth*)
  - ▶ Land Ownership Registration Certificate (Title)
- ▶ Recorded information
    - Details of land owner
    - Land use type
    - Area of land parcel
    - Neighboring parcels
    - Type of land

## Achievements So Far

- ▶ Land Titles are ready for distribution, (final departmental check has recently been completed)
- ▶ Study for technology comparison is under progress
  - Field work has been completed
  - Indicators have been defined



Fig. - Orthoimagemap overlaid with total station data

## Remaining Tasks

- ▶ Distributing Land Titles
- ▶ Finalizing the Proposal
- ▶ Finalizing project completion report
- ▶ Finalizing the study for technology comparison

## Then and Now(before and after project)

Features	Then	Now
Official land records	No	Yes
Official copy of Land Titles	No	Yes
Security of Tenure/ownership	Low	High
Possibility of Mortgaging	No	Yes
Strength of ownership evidences	Weak	High
Transfer of ownership	Complicated	Easy
Possibility of Conflict	High	Low
Risk of encroaching public land	High	Low

## Lessons learnt

- ▶ Participatory approach is efficient and effective for resolving the cases of disputes
- ▶ Regular supervision from the center accelerates of progress
- ▶ Survey Teams have limited scope specially in the registration of land ownership [it is the main reason why not all the people could got their parcels registered]
- ▶ Female participation is quite low
- ▶ Effect of technological intervention ... under study

**Thank You !!!**