



1 – Project Document Cover Sheet

1.1 Project Title: Catalytic Support on Land Issues	1.2 Project Numbers (<i>designated by UNPFN Support Office</i>)	
	UNPFN:	
	PBF:	
	MPTFO:	
1.3 Name of PUNO(s): International Organization for Migration (IOM), United Nations Development Program (UNDP), United Nations Human Settlement Program (UN-Habitat)	1.4 UNPFN Funding Round Strategic Outcome(s): Strategic Outcome 4: Nepal's leaders are prepared to develop a national transition plan for implementation of land reform and property return	
1.5 Primary Project Contact Person: <i>Name and Designation</i> Mr. Maurizio Busatti, Chief of Mission <i>Agency and Address:</i> IOM, 768/12 Thirbam Sadak, Baluwatar – 5. Kathmandu. Nepal <i>Telephone:</i> +977-1-4426250 <i>Email:</i> mbusatti@iom.int	1.6 UNPFN Cluster: B: Elections/Governance/Mediation	1.7 NPTF Cluster 4: CA/Peacebuilding Initiatives on National and Local Levels
1.8 National Partners(s): Ministry of Land Reform and Management (MoLRM) Joint Secretary, Mr. Krishna Raj B.C. Joint Secretary, Mr. Jeet Bahadur Thapa Ministry of Peace and Reconstruction (MoPR) Joint Secretary, Mr. Sadhuram Sapkota Joint Secretary, Ms. Laxmi Basnet	1.10 Total UNPFN Funding: US\$ 1,224,662 <i>Total Project costs:</i> US\$ 1,224,662	
1.9 Implementing Partner(s): Local Peace Committees District Land Use Implementation Committees District Land Survey and Revenue office	1.11 PBF PMP Result(s): Result(s): Result 2: Conflicts resolved peacefully and in a manner that supports the coexistence of all relevant actors/groups that were involved in conflicts that undermine peace building efforts.	
1.12 PBF PMP Result Indicator(s): Indicator 2.3: Mechanisms in place to peacefully address disputes grounded in competition for access to land and use of limited resources.	1.13 Project Duration: 24 Months Start Date: 01/03/2013 End Date: 28/02/2015	
	1.14 Project Geographical Coverage: <input checked="" type="checkbox"/> National <input type="checkbox"/> Regions <i>Insert the name of the region(s) covered</i> Surkhet, Nawalparasi and Morang <input checked="" type="checkbox"/> Districts <i>Insert the name of the VDC(s) covered</i> <input type="checkbox"/> VDCs	
	1.15 Gender Marker: <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	1.16 Inclusion Marker: <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3
1.17 Project Executive Summary: Despite the political and democratic progress since the end of the conflict, Nepal continues to face multiple land issues. If left unaddressed these issues could have adverse effect on the peace consolidation, political stabilization and socio-economic development. Some land issues have existed since centuries and are deeply entrenched in Nepalese society and linked to the prevailing caste system and structures of feudal land ownership and informal land tenure. Indeed, it is generally recognized that land issues were one of the root causes for the 10-year conflict between the Government of Nepal (GoN) and the Maoists. Other land		

issues have been caused by the conflict, the large-scale displacement and the land seizure it generated. The complexity of these multilayered land issues and their great political sensitivity have led to an impasse and inability to address them, further aggravated by weak land management institutions at both national and local level and a confused legal framework. Resolving those issues is critical for sustainable peace, social cohesion and long term development in Nepal. Hence, the overall aim and expected peacebuilding impact of this project – which has been developed after extensive consultations and in close cooperation with the national and local authorities and other stakeholders – is the creation of an environment conducive for the development and implementation of a land policy, with provisions of land reform and land use, and the peaceful resolution of land and property conflicts. The project aims to achieve this by small catalytic steps that aim to create dialogue between the different parties, clarify and assess the legal situation regarding land and property as a precondition for land reform as well as facilitate the preparation of land use plans by building institutional capacity and thus contributing to UNFPN’s strategic outcome seven. This way, institutional weaknesses to address land issues in the districts will be reduced and the assessment and enhancement of the open source based land information system in the three districts will show the way forward for the rest of the country. The direct beneficiaries of this project will be the Ministry of Land Reform and Management (MoLRM), the Ministry of Peace and Reconstruction (MoPR), the District Survey and Land Revenue offices, the District-, Municipality- and Village-level Development Committees as well as the Land Use Implementation Committees. The ultimate aim of the project is to achieve UNFPN’s strategic outcome 4: “Nepal’s leaders are prepared to develop a national transition plan for implementation of land reform and property return”, which in turn contributes to the strengthening of the overall peace process.

1.18 UNFPN Support Office Use:

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On behalf of the Participating UN Organization(s):

<p>_____ Signature</p>	<p>_____ Mr. Maurizio Busatti, Chief of Mission, IOM</p>	<p>_____ Date</p> <p>26/02/2013'</p>
<p>_____ Signature</p>	<p>_____ Ms. Shoko Noda, Country Director, UNDP</p>	<p>_____ Date</p> <p>26/02/2013'</p>
<p>_____ Signature</p>	<p>_____ Mr. Padma Sunder Joshi, Program Manager, UN-Habitat</p>	<p>_____ Date</p> <p>26/02/2013'</p>

Robert Piper
Chair, UNFPN Executive Committee
UN Resident Coordinator for Nepal

Signature

27.2.13

Date

2 – Project Proposal Narrative Section

2.1 Background and Problem Analysis

While there is a broad consensus on the notion that land and land disputes represent significant challenge in Nepal, precise and detailed knowledge about the nature, scope and extent of the unresolved land disputes and, more broadly, the land management issues, remains lacking. However, for the benefit of this project and given its pilot short term duration, the problems associated with land has been categorized into the following five issues:

(1) Historical inequalities and landlessness: Issues related to landlessness have existed in Nepal for many centuries. Previous assessments state that it is closely related to pervasive poverty, poor land records and land management systems, a lack of awareness regarding land rights, insufficient institutional capacity, feudal system of land ownership, dual ownership and a lack of political commitment to resolve this problem, among others. Statistics show that around 25% of the people in Nepal are landless and the 2011 census indicates that only slightly less than 20% of the Nepalese women own land and/or property. The organized land rights movement in Nepal started in the 1950s, but was repeatedly suppressed by the Nepalese Government. Furthermore, an initiative to eradicate the widespread Haliya and Kamaiya system - a form of bonded labour - started in Far-Western Region of Nepal and was followed by an insurgency for land reform in Jhapa in the 1970s, which was suppressed by the Government in 1974. The Government also subdued the Kanara Movement demanding land rights in Bardiya, which was started by the Tharu community in 1993. In 2004, over 73,000 tenants and the families of landless farmers filed cases related to land issues at the Land Registration Committee which are still pending and remain unresolved.¹

(2) Land seizure during the conflict: During the ten-year armed conflict between 1996 and 2006, the occurrence of land seizure spread across Nepal. This phenomenon can be linked to the support of the landless population to the Maoist insurgency. In order to address the grievances of the landless and socially excluded masses as well as to ensure their continuous support, Maoists frequently confiscated land and other property from land owners and distributed them to their supporters. Exploitation of the landless tillers by land owners, feudal system of land tenure and a lack of political commitment and stability are some of the major factors still contributing to land seizure, which in turn has contributed to a disruption of social cohesion within Nepalese society. Frequent strikes and confrontations, seizure of land by groups affiliated with criminal organizations, deforestation and other adverse effects have led to a further marginalization of some groups of the population and a rising number of legal cases showing the urgency of this matter, among other things. The resolution of land issues continues to be hampered in post conflict Nepal due to the prevalence of distrust amongst political parties in turn related to their failure to agree upon a shared agenda on land reform. The break-up of the Maoist party into two separate entities has further deteriorated this situation where some steps towards resolving land seizure has been stalled due to non-cooperation from the break-away faction of the Maoist party. The problems and complications of legalizing land transactions during the conflict further add to this complex scenario. These problems are deteriorated by the high politicization of land issues and could ultimately jeopardize the peace process as a whole if they remain unaddressed.

(3) Weak Land Management Institutions: The lack of digitization and automation of data and information on who has what rights to land and property in the districts, as well as lack of institutional capacities has exacerbated the problem of land rights and access in Nepal. While some systems to collect and register such information exist in the districts, further research and assessment needs to be carried out to fully understand their potential and limitations for a broader, nationwide use in the framework of a land reform process, although the need for modernization is not in doubt. For example, the MoLRM is currently piloting a 'Solutions for Open Land Administration' (SOLA) project in its offices in Kathmandu valley. There is a need to asses this pilot and make

¹Land and Land Tenure Security in Nepal, Community Self Reliance Center (CSRC), 2009.

enhancements where necessary before ultimately rolling out nationally to all the districts. The legacy of unresolved land issues is thus directly connected to weak institutional capacities in the districts and the inability of existing mechanisms to deal with land disputes in a systematic and transparent manner

(4) Confused and sometimes contradictory legal framework: Nepal has more than sixty laws and regulations that purport to regulate land rights and land use, creating a legal framework that is overly complicated, not transparent and impossible to know and understand for individuals and authorities alike. Moreover, a recent study carried out by the Food and Agricultural Organization (FAO) for the MoLRM has shown that there are many overlapping and more seriously, contradicting provisions in those different laws and regulations. This makes it impossible to apply the legal framework in its entirety, even if institutions would have the capacity to do so. Moreover, it makes political discussions about land reform and the legal changes even more difficult, as the starting point, i.e. the existing legal framework, is unclear and confused. Hence the need, recognized by the MoLRM, is to put together a draft unified land act that brings together all existing legal rules and irons out the contradictions that currently exists. This draft land act could then also serve as a catalyst for the discussion amongst both political and civil society actors about land reform and its legal and technical details and implications. Finally, it can also contribute to an improved application of the existing framework by the relevant land management institutions.

(5) Prevalence of unresolved land issues: The existence of unresolved land issues and the tensions they cause are also likely to have an adverse impact on the ability of local communities and stakeholders to engage in policy discussions regarding national land reform as they hinder dialogue. In order to address this issue, it is essential to engage the affected communities, particularly vulnerable groups and women at all stages of the land reform process to ensure a beneficiary-based approach. Special vulnerabilities of women need to be addressed by making land tools gender-sensitive, for example by establishing protection mechanisms within the community for women to avoid their renewed displacement, advocating for the right of women to own land and property as well as by strengthening women's groups, among other initiatives.

The issues related to the land regulatory framework, administration, distribution and unresolved disputes must be gradually resolved in order to move forward Nepal's transition towards peace. This includes the need for land reform, which is, for example, reflected in the Comprehensive Peace Accord (CPA) and several subsequent political agreements. 'Revolutionary and scientific land reform' was one of the Maoist's original 40-point demands in 1996 and the CPA commits the signatories to implement a 'scientific land reform' program². The Interim Constitution³ aims to end the 'feudal landownership' system and places redistributive land reform as a priority in the government agenda.⁴ Government of Nepal have prepared land reform implementation plan based on the recommendations provided by high level land reform commissions. To date, however, progress is still lacking in this area. Part of the reason for this is the political sensitivity of certain aspects of the issues involved. In the same time, any attempt to move Nepal's peace process forward without addressing land issues in a comprehensive manner is likely to fail as these issues have been a major cause and driver of conflict. This indicates the need to begin discussing land issues simultaneously at the national and local level in order to also take into account expectations and views of the affected communities, in particular of vulnerable groups and women, unpack land issues in small steps that are not particularly contentious and ultimately lead to a holistic and meaningful future land reform. The

² Comprehensive Peace Accord, 2006, article 3.7

³ Interim Constitution of Nepal, 2007, article 30(f)

⁴ Nepal Peace and Development Strategy 2010-1025, p 75

In 1921 a law was promulgated for the transfer of land holding rights and a Land Acquisition Act was formulated in 1951. Further acts comprised the Birta Abolition Act 1959, the Land Survey Act 1962, the Land Reform Act 1964 and the Trust Land Act. The Land Reform Act 1964 introduced a limit on the total amount of land that could be owned by an individual and made some provisions to protect the rights of tenants by registering their names on land certificates. The 5th amendment of the Act entitled the registered tenants to half of the land they cultivated⁴. However, these attempts have been insufficient to address the vast majority of land issues to date and a broader land reform is yet to be implemented (source: Land and Land Tenure Security in Nepal, CSRC, 2009).

intended overall peace-building impact of this project will be achieved by catalytically addressing land issues in small steps that are not only useful in and of themselves but also carefully designed to lay a strategic foundation for future action and consensus-building on land reform. This will be done in a conflict-sensitive way that takes into account politically-delicate issues to avoid unintentionally fueling further conflict. Furthermore, the project intends to contribute to local peace-building by strengthening the technical and management capacities of relevant local institutions and mechanisms that play a role in addressing and resolving land and property issues. The community and local government consultations on existing land problems and possible ways forward through an accompanied dialogue and the fostering of links between the local and national policymakers will also contribute to an overall environment favorable to addressing land issues in a peaceful and reconciliatory manner. In order to resolve the land issues, a beneficiary-centered approach will ensure the meaningfulness and success of a future land reform and transitional measures.

2.2 Project Approach

The project aims to strengthen Nepal's peace process by supporting leaders to develop a national implementation plan for land reform and property return. The project also aims to facilitate small changes at both national and district level by mapping the existing situation of land and property issues, engaging stakeholders in dialogue and enhancing institutional capacities. The project will take into account different initiatives taken by government till date, as well as existing plans and policies to facilitate land reform. It will build upon the work and systems already put in place by the Government of Nepal, and will further support the evolution and strengthening of those systems. Concretely, the project will help Nepal's leaders lay a foundation for an implementation plan for land reform, capacitate District, Village Development Committee and Municipality level Land Use Implementation Committees to prepare Land related Data and Land Use Plan in the prioritized areas, help develop a unified regulatory framework for land, support the planned enhancement and piloting of existing open source based land information systems in the three districts, help identify institutional weaknesses relating to the resolution of land issues for each district and where needed strengthen capacities to address these issues. Accordingly, the project will contribute directly to the UNPFN Strategic Outcome to prepare Nepal's leaders to develop a national transition plan for the implementation of a national land reform and property return program by facilitating political consensus.

The project will give utmost importance to a participatory approach by engaging relevant stakeholders at national and district level. This approach will not be limited to meetings, seminar and workshop but the project will try as much as possible to engage stakeholders in implementation, monitoring and evaluation of the project activities. Special consideration will be given to gender while prioritizing involvement of women in both dialogue and mechanisms at the district level. In order to emphasize a 'Do No Harm' approach particularly relevant to this project due to sensitivities associated, the project will conduct a detail conflict analysis prior to commencement of its activities and will repeat this exercise every year. The project will give due considerations to the politicization of the project from external actors which could lead to obstacles in achieving the project goals and outputs. The context analysis which will be done at the outset of the project will ensure that external actors are considered in order to mitigate any challenges. Lastly, the project will fully appreciate the window of opportunity to discuss, develop/strengthen relevant mechanisms and pilot these initiatives in both the national and selected districts while being highly sensitive to existing political and conflict dynamics.

2.2.1 Project Strategy

National actors and the international community recognize the existence of unresolved land issues and problems in Nepal due to various land distribution challenges. The Comprehensive Peace Accord as well as several subsequent agreements between political parties states the need for a comprehensive national land reform. The unequal distribution of land and the lack of access to land of people from indigenous ethnic minorities and lower castes, such as Tharus in the mid and far west and Dalits in general across Nepal, while land owners from so-called

higher castes such as, hill Brahmins and Chettris of whom some hold large areas of land, as well as the issue of absentee landlordism⁵, were some of the root causes of the ten-year conflict. Even though attempts have been made in the past to address these issues, they have largely remained unsuccessful. Land and property restitution to the conflict victims poses a major challenge to the Nepalese authorities. Major political parties have failed to reach a consensus on how to address land issues. The landless and tenants who seized land and property during the insurgency period with the support of the Maoist party have not moved out of property nor returned the land to the owner. The opposing parties demand the return of the seized property and land to the owners. Though some land and property was returned following the CPA, this issue is still far from being resolved. However, Internally Displaced Persons (IDPs) and other affected population, such as landless people and tenants continue to demand justice.

Consultations of the joint team with officials of the Ministry of Land Reform and Management (MoLRM), the Ministry of Peace and Reconstruction (MoPR) and other government officials have confirmed the relevance of this project to the context, especially regarding the clarification of the legal framework and the assessment of the nature and scope of land issues, in order to pave the way for a national implementation plan for land reform. A baseline conflict analysis has identified a wide range of relevant actors and analyzed their relationship to each other during the design of this project. A first comprehensive analysis will be conducted in the initial phase of the project, which is then to be repeated annually. The context analysis and discussion with the government counterparts will help the project revisit the work plan and make changes accordingly for maximum impact during the inception phase.

Theory of Change: The results of the consultations and assessments have confirmed the current state of political impasse for a comprehensive land reform process and the need for dialogue between the stakeholders, especially between the different political actors in Nepal. The project will catalytically facilitate this by organizing meetings and workshops, among other activities, which will bring the political and other relevant actors together and give them an understanding about land issues and their causal link to conflict in Nepal. The gathering of land data and issues with gender considerations and the training of local actors will eventually contribute to expanding knowledge on land as well as strengthen capacity on the local level. In order to create a unified national policy framework, a review of legal texts will be conducted to ensure its consistency. Furthermore, the outcome four of this project provides for the inclusion of affected communities to give beneficiaries a voice in the process and ensure its meaningfulness for the population as well as to improve the process of information collection and storage. Finally, an assessment of the existing institutional capacities and the design as well as testing of capacity-building modules will prepare these institutions for the future implementation of a land reform. These steps will enable the GoN to move forward from the current political impasse and prepare it for the development of a national implementation for land reform and property return.

The overall aims of this project comprise the development of a mechanism to peacefully address disputes due to competition for access to land and the use of limited resources as well as creating conducive environment for political leaders to develop a national transition plan for implementation of land reform and property return. The outcomes, outputs and activities are built up in a logical way in order to gradually achieve these aims.

Outcome 1: Nepal's leaders have agreed on a draft of a national implementation plan for land reform:

In order to achieve outcome 1, two outputs will have to be achieved. These are comprised of a shared vocabulary as well as a shared agenda on land and property issues by Nepal's political leaders that contribute to the foundation of a national implementation plan for land reform. Land reform implementation plan prepared by Government of Nepal could be baseline to achieve this output. This will be achieved by the completion of a study

⁵Absentee land lordism is very prevalent in Nepal where a land owner holds large areas of land but is however not present at the location and the land is usually not cultivated by anyone.

to document the evolution of stakeholder positions and terminology regarding relevant land and property issues, as well as a series of scoping meetings and discussions with key stakeholders to determine current state, positions and interests on these issues. In order to include stakeholders directly, a series of events and meetings that incorporate structured dialogue will be undertaken. Furthermore, seminars and workshops to learn from international experiences of land reform, prioritizing lessons from South and South East Asia, will be held to enhance the stakeholders' understanding of land issues and foster conflict-sensitivity. Public events and activities will ensure the inclusion of the affected population in this process and enable people to learn more about the transitional process towards a future land reform as well as existing land issues in an objective and impartial manner. This will also include the development of a land dispute typology. Similarly, stakeholders, in particular project staff, will receive training on the provisions of the UNSCR 1325 and 1820, thus promoting a gender-sensitive approach by taking into account the special needs of women and girls during repatriation and resettlement, rehabilitation, reintegration and post-conflict reconstruction as well as addressing the issue of sexual violence in post-conflict settings. Lastly, the activities associated with this outcome will be conducted very closely with MoPR, MoLRM and local Peace committees in the districts building upon the work the Conflict Prevention Program at UNDP is already conducting at the local levels. The MoPR is expected provide key advice while conducting dialogues and discussions with political actors and stakeholders as well as facilitate meetings and seminars ensuring full ownership of the process.

Outcome 2: District, Village Development Committee and Municipality level Land Use Implementation Committees collect and analyze land related data and prepare Land Use Plans in their prioritized areas in three districts:

The output of implementing strategic technical steps towards preparing land related data base and enable land use planning within the established policy framework will be achieved by supporting the GoN to consolidate lessons learnt from land reform initiatives in the past and by developing tools as well as methodologies for the preparation of gender-disaggregated land data. These developed tools and methodologies will then be tested and adapted accordingly. The capacity-building of District and Village Development Committees and municipality-level Land Use Implementation Committees will enable them to use these tools and methodologies. Besides, cross-ministerial coordination, especially of the MoLRM, the MoFALD, the Ministry of Urban Development (MoUD) and the Ministry of Finance (MoF), as well as capacity-building at the national level on land use policy implementation will be facilitated in order to achieve the output of outcome 2. The MoLRM is expected to take the lead in facilitating activities on the government side providing advice and guidance to the project based on the current state of land use plan in the three districts. The MoLRM will coordinate the projects activities with the land revenue offices, land survey offices and land use implementation committees for efficient implementation.

Outcome 3: Draft unified land regulatory framework prepared:

The intended output for outcome 3 is the development of a comprehensive and integrated draft of a 'Land Act' that is distributed and presented to national and local leaders and policy makers. This requires the collection and review of legal texts including research conducted by Food and Agriculture Organization (FAO) on 63 existing laws related with land and executive orders on land and land rights; identification and documentation of applicable customary law rules, in particular regarding women's rights to access land; the review of existing land laws and recommendations on the creation of land use laws that create a conducive environment for the implementation of land use plans within the national policy framework; the collection and review of court judgments related to land issues; the assessment of legal scholarship in Nepal; review of international best practices on land acts; as well as field research to identify types of land rights in practice, including the identification of gaps towards gender equality in this respect. The final product – a draft Land Act that contains applicable legal rules and regimes to land and land rights in Nepal – will then be distributed to national and local leaders and policymakers. The project will second a national legal expert into the MoLRM who will work according to the day to day supervision and guidance of the Joint Secretary at the MoLRM.

Outcome 4: Land information systems in three districts assessed and enhanced:

In order to achieve this outcome, assessment and evaluation of existing land information systems will be conducted in each district and implementation plan for the roll out of pilot Solutions for Open Land Administration (SOLA) software will be developed. Furthermore, a set of options on how to improve and organize the collection and storage of land information in Nepal, including an overview of the steps that would be involved in the implementation of each option, will be developed. This will also include the determination of the roles of the different actors and institutions in this respect as well as the estimated financial costs. Finally, upon the assessment, evaluation and development of implementation plan, the pilot SOLA project will be implemented in each District Survey and Land Revenue Office in the three districts to the degree possible including the development of lessons learnt document in order for national rollout. The MoLRM will facilitate access for the project to access the existing SOLA system in the offices being piloted inside Kathmandu valley. The MoLRM will also assist the project in conducting assessment of SOLA and development of the implementation plan for piloting SOLA in the three districts in coordination with the District Survey and Land Revenue Office.

Outcome 5: The resolution of land issues noticeably improved in the three target districts:

The major output to achieve outcome 5 is the capacity-enhancement of institutions related to land verified by satisfaction surveys in order to reduce land issues in the three districts. To determine the exact scope and content of the necessary training, detailed assessment of the institutional capacity to effectively and transparently address land issues will be implemented. Relevant institutions include the District Land Reform Office, the District Land Revenue Office, District Survey Office, Local Peace Committees, the Women Development Office, the District Administration Office as well as civil society organizations at the local level. The design and implementation of capacity building modules for these institutions will be planned and conducted accordingly in close coordination with Ministry of Land Reform and Management, Ministry of Peace and Reconstruction, District Land Revenue Offices, District Survey Offices, District Land Use Implementation Committees and Local Peace Committees in order to sustain the capacity development programs. The implementation of client satisfaction surveys will improve the training gradually with their outcomes fed back into the capacity-building efforts.

All these components will contribute to the overall aim of providing governmental authorities and ultimately the population of Nepal with catalytic support on land issues, particularly in terms of including and strengthening vulnerable groups and women. This will be ensured by training the GoN in gender-related issues and sensitize political stakeholders for the necessary inclusion of socially marginalized groups. Altogether, the outcomes of this project aim to promote peace-building and reconciliation among the different stakeholders by focusing on the creation of dialogue and dispute resolution. This will contribute to the UNPFN result 2, the peaceful resolution of conflicts that supports the coexistence of all relevant actors/groups that were involved in conflicts that undermine peace-building efforts. Thus, at the end of the project, Nepal's leaders will be prepared to develop a national transition plan for implementation of land reform and property return (UNPFN strategic outcome 4).

2.2.2 Beneficiaries, Stakeholders and Geographical Scope

The beneficiaries of this project can be broadly categorised into direct and indirect beneficiaries. Direct beneficiaries include Nepal's political leaders of the main government institutions who will benefit from this project and the MOPR, MoLRM, Local Peace Committees, District Village Development Committee and Municipality level Land Use Implementation Committees and District Survey and Land and revenue offices who have been involved in the project design through repeated consultations and discussions.

Indirect beneficiaries are members of affected communities, particularly women, who have been deprived of – or are at risk of being deprived of - land and property as a result of marginalization and other reasons. Irrespective of

the social, economic and political status, it will be ensured that women and vulnerable groups are included and can actively participate throughout the project. Vulnerability criteria include the level of poverty, elderly, female-headed households, people with physical impairments, etc. Through consultations in the districts it will be ensured that marginalized groups will have a chance to voice their concerns and ideas, thus actively participating in the process towards a future land reform. The involvement of the Women Development Office in capacity-building activities will promote a gender-sensitive approach that aims to strengthen women's rights and promote protection measures. Furthermore, the inclusion of women in the inter-institutional dialogue will be enhanced through supporting the emergence of new women groups and their activities. While the approximate number of beneficiaries expected for this project is 120, the number of direct and indirect beneficiaries will be ascertained during the inception of the project in close consultation with the ministries and civil society.

The most important stakeholders of this process are Nepalis. Specifically, the MoLRM, MoPR and political parties are also key stakeholders of this process as they will be involved in incorporating, owning and facilitating any changes through the lessons from this project in Nepal on land issues. In addition, stakeholders of the project include international and national organizations, such as INGOs, NGOs, CSOs and CBOs working on land rights, reform and gender issues. The project will facilitate a continuous dialogue between the stakeholders and beneficiaries in general and women in particular in order to reduce existing tensions as well as promote agreement to resolve land and property issues.

Some of the project components will take place and effect on a national level, such as the legal review of texts regarding land tenure and land act. The assessment of local institutions is piloted in three selected districts in the West, Mid-west and Eastern region of Nepal. This pilot project with the aim to facilitate the transition for a wider land reform in Nepal will cover the districts of Surkhet, Nawalparasi and Morang, where political tensions are comparatively low and the government and civil society institutions are strong. However, the project will consider other districts for the purpose of holding technical consultations with stakeholders there and gauging the various models of discourse and actions taken locally to resolve issues related to land. These additional districts will be chosen in close consultation with civil society and organizations working on land. This will be used as lessons learnt to be considered and possibly replicated in the three pilot districts. Since this is a first ever project on land issues in Nepal to be piloted in three districts, the project has chosen less risky districts in order to encourage similar project nationally. This selection was made after extensive consultation with both the relevant government ministries and civil society taking into account the number of land and property cases documented as well as systems already in place with regards to land use. Finally, the project will develop replication guidelines for the different activities rolled out in the three pilot districts that can be used for future implementation of similar activities in other districts. They will contain "do's and don'ts" as well as descriptions of the step-by-step process that is best used to implement each activity and/or specific aspects thereof. These guidelines will be developed together with the relevant Ministries throughout the project. They will be complemented by a tentative replication plan to be developed in the final part of the project period and included in the project deliverables together with the replication guidelines.

2.3 Analysis of Risks, Assumptions and Bottlenecks

Assumptions, risks to these assumptions, the likelihood of these risks and mitigating strategies/measures have been outlined below:

Risks	Assumptions	Mitigating Strategies
<p>Risk 1: Government would no longer allow the Ministry of Land Reform to put energy and resources into making a draft land act</p> <p>Likelihood: High</p>	<ul style="list-style-type: none"> The political actors and government remain committed to addressing land issues in Nepal and encourage efforts aimed at 	<ul style="list-style-type: none"> The project will continuously support the MoLRM and MoPR and engage with political party leaders and the government

<p>Potential Impact: Continuity in the absence of single land act leading to limited project impact on eventual land reform</p>	<p>doing so by providing ownership of the process.</p>	<p>though dialogue and discussions during the integration of different laws into one comprehensive land regulatory framework.</p>
<p>Risk 2: The project may become vulnerable to politicization from both internal and external actors lobbying and working on land issues Likelihood: Medium Potential impact: This can hamper sincere efforts of GoN to address land issues in Nepal.</p>	<ul style="list-style-type: none"> • The project will function in a very transparent manner garnering support and advice from all stakeholders 	<ul style="list-style-type: none"> • The project will maintain an open channel of communication with donors, civil society and facilitate three way discussions between GoN, donors and civil society for effective implementation of project goals.
<p>Risk 3: The project fails to engage substantially with political actors and enhance capacities due to non-cooperation/threats from local stakeholders Likelihood: medium Potential impact: This could lead to project being limited at the National level</p>	<ul style="list-style-type: none"> • The project with its dialogue component in outcome 1 will be successful in bringing all sides relevant to land issues to agree on beginning discussion on land issues and support capacity enhancement efforts thus reducing the threats. 	<ul style="list-style-type: none"> • The project will clearly communicate its objectives which will be adhering to sensitivities surrounding land at the local levels by engaging in proactive discussions with local and national stakeholders from the outset.
<p>Risk 4: Political parties continue to use the commitments in CPA and the interim constitution as a strategy for political gains rather than genuinely addressing land issues. Likelihood: Medium Potential Impact: Project interventions will be limited to the capacity building of district level GoN institutions.</p>	<ul style="list-style-type: none"> • The government and political actors remain committed to addressing the issue of land in Nepal in line with past political agreements and interim constitution of Nepal. 	<ul style="list-style-type: none"> • The project will engage with the political actors and parties to the conflict surrounding land issues to move forward in the direction of holistic land reform and dispute settlement in Nepal in particular focusing on the issue that women face regarding land tenure. • Effective participatory monitoring and evaluation mechanism will be in place (tool to be developed with wider consultations).
<p>Risk 5: The collaboration with political and other relevant actors could stop or become difficult because of the security threats, hindering project implementation and making project outputs less effective. Likelihood: Medium Potential impact: Project</p>	<ul style="list-style-type: none"> • The Ministries, political parties and civil society continue to cooperate with the project. 	<ul style="list-style-type: none"> • The project has been designed in close consultation with government counterparts, UN agencies and civil society actors. The view of these actors will be continuously sought at every step of project implementation. The

intervention will fail to yield the desired changes in the capacity of the GoN institutions and political environment.		project will ensure adequate two way information flow with the stakeholders.
Risk 6: Elections or changes in political dynamics between parties may affect project implementation. Likelihood: Low Potential impact: The project will have to change its strategies to match the exiting political dynamics.	<ul style="list-style-type: none"> The political environment of the country is suitable and positive towards implementation of the project. 	<ul style="list-style-type: none"> The project will develop a contingency plan in order to mitigate any unforeseen changes. Additionally, project activities are flexible in order to adapt to the changing needs.

Conflict sensitive contingency planning:

Scenario	Objectives
Best case: <ul style="list-style-type: none"> Basis established for the optimal use of land. Sample Land Use Plans Ready contributing to land productivity enhancement for mitigating rural poverty gap. 	Optimal Objective: <ul style="list-style-type: none"> Initiate work on and return issues by effectively engaging all key stakeholders in the process. Build capacities of National staff and land committees to prepare land use plans and their implementation.
Middle Case: <ul style="list-style-type: none"> Land and property return is not in GoN priorities. Land return takes places in small scales only with local initiatives. MoLRM is unable to cope with the needs of implementing land reform due to capacity challenges (legal, technical and management). 	Status quo objective: <ul style="list-style-type: none"> Remind national actors and GoN that sustainable peace is not possible without addressing land issues which is one of the root causes of the conflict. Support local land returns initiatives. Provide legal, technical and management support to the ongoing initiative of GoN on land issues.
Worst Case: <ul style="list-style-type: none"> Land seizure and grabbing will continue unabated. Scientific land reform will not be possible. Conflict will increase. 	Contingency planning: <ul style="list-style-type: none"> Demonstrate that land return is a win-win for all stakeholders. Demonstrate the implementation of land use plan by engaging all stakeholders. Prepare communities to minimize/mitigate further conflict. Activate local peace and land committees. Support in implementation of land reform implementation plan prepared by government of Nepal.

2.4 National Ownership and Capacity Development

2.4.1 National Ownership

The concept note and the proposal have been developed in close consultation with the Secretary and Joint Secretary of relevant government ministries, including MoPR, MoLRM in addition to officials of the National Land Use Project. The existing priorities and needs of the GoN with regards to land reform have also been duly

considered. The Joint Secretaries Mr. Krishna Raj B.C and Mr. Jeet Bahadur are the key counterparts from the MoLRM and the Joint Secretaries Ms. Laxmi Basnet and Mr. Sadharam Sapkota, are key counterparts from MoPR who have been consulted from the beginning and throughout development of the concept note and project proposal. The project shared the draft of the proposal with MoLRM and MoPR seeking feedback and comments, which have been duly incorporated into the project proposal. The MoPR is also a member of the Project Executive Board for UNDP's Conflict Prevention Program, which is already, involved in both district and national level dialogue efforts. The overarching principle of national ownership seeks to build upon and expand local expertise, which also includes the preferred hiring of national staff. Thus, the government will own the project to the extent possible through engagement in the design, implementation and monitoring of the project. This will also ensure the continued inclusion and relevance of national priorities in the framework of this project. UN agencies will work in partnership with the government ministries, enabling sustained support and facilitating their participation, so that the government is able to replicate project components beyond the end of this project. The project reflects strong national ownership which is also clearly reflected by the management arrangements detailed below. An endorsement letter from Ministry of Land Reform and Management is annexed to this proposal.

2.4.2 Capacity Development

Capacity-building is one of the main activities in this project, which aims to strengthen Nepalese institutions in the long term. These institutions comprise national political actors, such as MoPR and MoLRM, but also local-level institutions, such as local peace committees, District and Village Development Committees and municipality-level Land Use Implementation Committees, district land survey and revenue offices and NGOs. The training will address technical issues, for instance data collection and management, and will also enhance the general understanding of the causal linkages between conflict and unresolved land issues, in particular regarding vulnerable groups and women. This will be accomplished through an inter-active transfer of knowledge and skills in workshops and seminars as well as through dialogue and discussions held with national and local stakeholders. Satisfaction surveys will be used to ensure the adequacy of the design of the training and enable their adaptation if deemed necessary. They will also serve to show the level of success of the capacity transfer. The increased capacity of the project partners will contribute to the effective realization of the strategic outcome of the project, since a better understanding of land issues in relation to conflict and the fostering of dialogue will encourage actors to work together. As a joint effort coordinated by IOM, UNDP and UN-HABITAT, this project seeks to optimize capacity-building through utilizing the specialized expertise each agency in addressing the key areas presented above. Additionally, The project has taken due consideration of MoPR's capacity building strategy while identifying the needs of the ministry to implement specifically outcome 1. The project specifically addresses the capacity building needs of the MoPR in the areas of capacity building of LPCs which include mediation skills, which will include program planning and management and competency and skills development training for MoPR officials and staffs highlighted in the capacity development strategy of the MoPR.

2.5 Sustainability and Replicability

One of the main purposes of this project is to ensure that political actors and relevant GoN agencies (such as MoPR and MoLRM) have the necessary capacity, tools, procedures and strategies at their disposal in order to enable the GoN's eventual land reform agenda and property return programs in the future. The goal of the project is to keep the land issue alive and on the agenda while reinforcing and modernizing land management institutions and resolving technical issues of GoN that impede or complicate moving forward on land issues.

The production of a draft unified land act will form the basis for a political discussion around land and land reform. In addition, the project will also produce reports on land problems, strengthen institutional capacity in pilot districts, and propose forms for land information systems. Dialogue and discussions, which will be held with relevant stakeholders at national and district levels, can be extended to other districts in the future, thereby preparing Nepalese leaders for land reform in a sustainable way. Training modules on land issues will also be developed under this project, in order to strengthen institutional capacity and redress the many unresolved land issues. Drawing on the satisfaction surveys, the modules can be further improved. Additionally, the enhancement of the SOLA and piloting in the three districts will outline the roles of responsible actors, as well as estimates of

costs and timeframe, thus enabling the GoN to initiate the subsequent implementation phase and use collected data as a basis for land reform. The capacity-building of governmental institutions, as well as the experiences and lessons learnt of this project, will enable the GoN and its implementing organizations to conduct future larger-scale projects on land reform in Nepal and pave the way for the development of a comprehensive national implementation plan for land reform and property return. For the tools and processes, the project will develop a replication plan and guidelines. These replication guidelines will be developed throughout the project for all activities implemented in the three pilot districts and the tentative replication plan will be put together in the final part of the project period. Together, they will provide the GoN with a tool that will facilitate replication and the integration of lessons learned during the process. The replication of activities in other districts will hence benefit and made easier by the work done in this project.

Gender consideration and the inclusion of women will be taken into account in all project activities. The compendium will reflect applicable rules and legal framework with respect to women's access to land and the land related data will reflect women's possession of land in Nepal, thus providing the basis for future planning. Furthermore, forms for information systems to record land rights will include provisions for gender disaggregated information. Gender will be duly considered when developing capacity-building modules on addressing land issues so as to ensure relevant officials have adequate capacity to address gender issues emerging within the context of land issues and land problems in Nepal.

The project plans to end effectively by the end of the envisioned project period which is 24 months. The handover process and exit phase is expected to begin in the last quarter where each outcome related outputs including related equipments will be handed over to the relevant focal ministry. The project hopes to establish a basis upon which local stakeholders and GoN actors including political actors can commence work on land reform and property returns in the future, that MoLRM and land committees continue to prepare and implement land use plans within the framework of land use policy. Any project resources that are remaining at the end of the project will be handed over to the MoPR, MoLRM and land committees in the three districts. An exit strategy will be prepared in consultation with key stakeholders, which will also include a proposal to replicate the initiatives. It is expected that this project will create a momentum that will be sustained by the MoPR and MoLRM by introducing complimenting activities that would take land reform issues forward in the future. It must be noted that there is a pipeline project on land issues with significant resources earmarked for future wider land project in Nepal with the Nepal Peace Trust Fund (NPTF). Moreover, there are few components of the project that are anticipated to remain open for further discussion such as the land regulatory framework and land use plan. It is anticipated that the MoLRM will need to fine tune and adapt these components according to the context and emerging scenario of land reform in Nepal. Moreover, implementation plan developed to pilot the SOLA in the three districts will help test these systems at the district level and the project will prepare a documents on lessons learnt during the pilot to be incorporated during the national roll out of such a system in the future by MoLRM. Lastly, the replication guidelines and tentative replication plan will provide the GoN with concrete tools and guidance on addressing the same land issues addressed during this project also in other districts.

2.6 UN Comparative Advantage

The core comparative advantages of the PUNOs in this project are their international expertise and neutrality regarding the political situation in Nepal.

IOM's and UN's Impartiality and Neutrality: This project requires the assistance of international UN organizations as impartiality and neutrality are key features to be able to address the highly sensitive land issues in a way that is seen as legitimate and acceptable by all actors. This is the main reason why national and bilateral actors have failed to resolve land and property issues in the past years. The neutrality of UN-Habitat, UNDP and IOM, which is founded in their respective mandates, within this context makes them the most appropriate actors in this matter.

IOM's and UN's Technical Expertise in Complementary Areas: This project brings together the technical expertise of IOM, UNDP and UN-Habitat according to their mandates in order to address land issues in a comprehensive manner. The combined expertise is based on experience in and identified best practices from around the world as well as in the context of Nepal. UN-Habitat has extensive experience and expertise in land both internationally and nationally and has developed programs for land administration, restitution and management in several countries, notably Kosovo, East Timor, Kenya, Liberia, and more recently in Sudan. UNDP has gained extensive experience in building consensus and structured dialogue regarding sensitive issues in post-conflict and transitional countries in general, and more specifically through its activities in the project "Collaborative Leadership and Dialogue" within the framework of its Conflict Prevention Programme (CPP) in Nepal. IOM has extensive global experience working on post conflict land and property issues in Colombia, Iraq, Haiti, Kyrgyzstan, and Timor-Leste among others. In Nepal, IOM has been supporting ministries and departments through technical assistance that has led to developments of policy frameworks and operational achievements in areas related to migration, counter-trafficking, relief and reparations to conflict victims. Thus, the organization has well-established structures and partnerships on the ground as well as a vast knowledge of the context.

Lastly, the joint NPTF/UNPFN strategic planning process involving several UN agencies helped in both prioritizing the key areas of work for both NTOF and UNPFN. This process also helped IOM, UNDP and UN-Habitat develop a concept for the project appreciating the harmonized priorities of both NPTF and UNPFN in addressing peace process related issues in Nepal. The review process further helped UN agencies identify their technical/specific roles in supporting the GoN on various areas.

2.7 Management Arrangements and Partnerships

2.7.1 Management Arrangements

IOM will take the lead in managing this project due to its broad global experience in land and property programs around the world as well as its experience, established structure and relations with various ministries in Nepal. For UNDP this project will be nested within the larger Collaborative Leadership and Dialogue (CLD) project under the Conflict Prevention Programme (CPP). IOM will work closely with UNDP and UN-Habitat in implementing activities, providing mutual support based on the respective expertise of each agency.

A Project Management Committee (PMC) consisting of IOM Chief of Mission, UNDP Country Director, UN-Habitat Program Manager, and one Joint Secretaries from respectively MoLRM and MoPR will be formed to ensure timely and effective project implementation. A project manager from IOM will participate in the PMC meetings as member secretary and senior staff from UNDP and UN-Habitat will be invited to attend these meeting to update the PMC members on project progress and make any changes as required. Moreover, a detailed ToR for the PMC - which will include policy and technical advice support, review of activities and endorsement in any changes as required due to changed contexts etc - will be drafted and adopted in the first PMC meeting at the start of the project.

The project team will consist of a project manager supported by two program assistants at IOM who will be responsible for the overall coordination, administrative as well as implementation of the project. An Adviser, Project Coordinator, Technical Officer and Admin assistant will be recruited by UN-Habitat and a project coordinator and project officer by UNDP as part of the project team.

In addition to the project management committee and where necessary, consultative groups will be created throughout the project implementation at both the national and district level involving all relevant actors including the civil society actors already active on land issues.

Special attention will be given to prioritize women as well as marginalised groups during the recruitment of staff for the project adequately reflecting the diversity of the Nepali population. The project will also conduct trainings on do no harm, victim-sensitive and conflict-sensitive approaches, and UNSCR 1325 and 1820 in the initial phase of this project. In addition to conducting a detailed context analysis at the inception, the project will annually review the context of its working environment both in the districts and nationally to adapt to changes and needs. Special priority will be given to maintaining a gender balance during the recruitment of project staff including the promotion of members of marginalized groups.

2.7.2 Partnerships

National partners and implementing partners: The selection of National and implementing partners has been carried out according to their relevance for this context, for instance due to well-established relationships with communities on the ground and/or experience in land issues and conflict resolution. The major partners of this project will be MoPR, MoLRM, District land committees, District administration office and District land survey and revenue offices. These government institutions and offices work directly on either land reform issues or issues surrounding land and property during the conflict. More specifically, the MoLRM, District Land Survey offices, and District Land Revenue offices is seen as an instrumental partner in achieving the project outcomes 2, 3, 4 and 5 whereas the MoPR and Local peace committees will be more actively engaged with the project in achieving outcome 1. In addition, the project will liaise closely with organizations working on land reform issues both nationally and in the pilot districts especially during the implementation of outcome 1 and outcome 3. Most importantly, the project will work in close coordination with victim groups associated with conflict and land in Nepal. IOM, UNDP and UN-Habitat have a good working history during the implementation of other projects in Nepal related to conflict and peace-building. IOM worked very closely with MoPR during the implementation of the project "Fairness and Efficiency in Reparations to conflict affected persons," UNDP is currently working on peace building projects in close collaboration with MoPR and UN-Habitat has worked both in the past and currently with MoLRM on land issues in Nepal.

During conceptualization of this project, the above-mentioned actors have been consulted for their feedback and recommendations in order to ensure a conflict-sensitive approach. Continuous monitoring and evaluation of the implementing partners' work will facilitate the upholding of quality standard throughout the program.

2.8 Project Monitoring, Reporting and Evaluation

2.8.1 Monitoring and Reporting

As a lead organization, IOM will be responsible for monitoring and evaluation activities. Various tools and methods will be developed for monitoring and reporting from the beginning until the end of the project. The tools will include (a) a Project Planning Matrix with objective, outcomes, outputs and indicators etc. (results-based framework analysis), (b) a detailed work plan including activities to produce expected outputs with timeframe, resources and responsibility assigned, (c) regular field visits by holding interviews and consultation with local stakeholders, (d) the review of monthly and quarterly submitted activity reports and (e) a participatory social and gender audit (tools will be developed). These tools will enable (a) the project steering committee to conduct quarterly review and provide feedback to the project manager, and (b) the project manager to monitor progress and make corrective actions as and when necessary. Furthermore, a yearly progress report and an annual certified financial statement on the expenditures of funds will be submitted. At the end of the project, a final report including lessons learnt and recommendations for the future (way forward) and a final financial report will be drafted. Throughout these activities, close consultations with government authorities and other institutions, such as national CBOs and NGOs, will ensure that the outputs and outcomes will be concluded based on a consensus, thus preventing future conflict and ensuring the meaningfulness of the achieved results. The consensus will be confirmed in a written form either by formal agreements and/or meeting notes, thus representing important means of verifications to prove progress. This is to make sure M&E activities will be conducted in a conflict-sensitive manner including in the recurrent context analyses and in the systematic review of impacts of the project

with regards to a “Do No Harm” approach. Indicators to measure progress include the functionality of institutions that are relevant for the implementation of land use plans and their acceptance of these plans, among others. Furthermore, the monitoring and reporting will be done in a consultative manner allowing space for all stakeholders involved to participate and agree on elements of the [project that needs to be regularly monitored and reported. It is important not to make monitoring and reporting a heavy task which would undermine or burden the actual implementation of the project and hence, the consultative approach would allow for the project to identify critical areas that needs to be monitored in the local context. This would also facilitate the participation of stakeholders to be engaged in the project monitoring and to the extent necessary the project will also establish a district monitoring committees. The project during monitoring will adopt a flexible approach with regards to the timing of project implementation in order to have maximum impact through the inputs and interventions of the project. Lastly, the situation at the district level will also be continuously monitored to make relevant changes according to the changing context and the development of the replications guidelines will also be monitored and evaluation at the different phases of the project implementation.

2.8.2 Evaluation

In order to make the field level monitoring and evaluation effective and a continuous process, a participatory approach will be taken where relevant stakeholders including national partners, beneficiary groups and civil society will monitor the progress of the project at the district levels. This will help the project assess the impact of its activities and make changes required or adapt to latest context more easily. This will also increase ownership of the project from both civil society as well as national actors. To ensure proper monitoring and taking into account a conflict sensitive and ‘do no harm’ approach, consultations and trainings will be held on monitoring and evaluation with relevant stakeholders.

Lastly, two evaluations will be conducted during the period of project implementation. First, a midterm review will be conducted by project management committee at the end of the first year of implementation. The review will look at the baselines established during the inception of the projects for each outcome areas and will be measured against the indicators developed in the logical framework. This midterm evaluation will review the progress towards achieving the outcome and outputs while also allowing the project to adapt the activities and inputs to meet the changing context if necessary. This evaluation will be done jointly by the project with IOM as lead along with stakeholders at the district level and PMC. A final external independent evaluation will be conducted at the end of the project implementation period, which will measure the achievements and results of the project against the baseline and indicators envisaged in the project document. The final evaluation will also include a revision of financial expenditures. All data collected will be disaggregated according to gender. According to the activity plan, data will be collected in the three districts to assess the current situation and institutional capacities. The results of the data assessment will be published in the final report and compared to the baseline data of the initial situational analysis. The evaluation will also identify possible areas for the future support and the way forward. A dedicated budget will be allocated for the evaluation of this project.

3 – Preliminary Results Framework

<u>PBF Level</u>			
<u>UNPBF PMP Result(s) (if applicable):</u>			
<u>UNPBF PMP Result Indicator(s) (if applicable):</u>			
Indicator 2.3: Mechanisms in place to peacefully address disputes grounded in competition for access to land and use of limited resources	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Strategies and mechanisms in place in three districts to peacefully address disputes in land 	<p>Means of verification</p> <ul style="list-style-type: none"> GoN reports UNDP, IOM and UN-Habitat reports Civil society, NGOs reports <p>Key Assumptions/Risks</p> <ul style="list-style-type: none"> Political parties and GoN committed to address disputes related to land and property Political environment continues to be positive towards implementations of agreements on land and property
<u>UNPEN Level</u>			
<u>UNPEN Strategic Outcome:</u>			
Nepal's leaders are prepared to develop a national transition plan for implementation of land reform and property return			
<u>Project Peace-Building Impact:</u>			
<u>Impact Indicator(s)</u>			
a. A national implementation plan for land reform and property return developed and adopted by principle political and national actors.	<p>Baseline</p> <p>a. Draft of the Land reform implementation plan exists, prepared on the basis of recommendations provided by high level scientific land reform commissions</p>	<p>Target</p> <p>a. National Implementation plan for land reform and property return adopted</p>	<p>Means of verification</p> <p>a. The final implementation plan</p>
b. Mechanisms that can eventually facilitate reform and the resolution of issues on land and property established in three districts	<p>b. District committees to facilitate land and</p>	<p>b. Mechanisms established and capacity of GoN staff in three</p>	<p>b. GoN reports, UNDP IOM UN-Habitat Reports</p>
			<p>Key Assumptions/Risks</p> <ul style="list-style-type: none"> Political leaders at the national and district level agree to develop an implementation plan with their ownership on it. Relevant GoN ministries at the National level and

	property restitution exists	districts enhanced	agencies at the district level cooperate in establishing the mechanisms and engage in capacity building trainings and seminars.
<u>Project Level</u>			
OUTCOME 1:			
Nepal's leaders have agreed on a draft of a national implementation plan for land reform			
<u>Outcome Indicator(s)</u>	<u>Baseline</u>	<u>Target</u>	<u>Means of verification</u>
a. The drafted national implementation plan finalized and accepted by key stakeholders	a. No current agreed and final national implementation plan for the implementation of land reform.	a. Consensus among principle political leaders and key stakeholders on issues, mechanisms and sequencing that constitute the implementation plan.	<p>a. The drafted implementation plan for land reform</p> <p>b. Statements by political leaders and key stakeholders</p>
			<u>Key Assumptions/Risks</u>
			<ul style="list-style-type: none"> • There exists sufficient political will among leaders to substantively engage on land reform issues. • There exists sufficient common ground among diverse stakeholders to articulate and agree upon an implementation plan.
<u>OUTPUTS</u>	<u>Output Indicators</u>	<u>Target</u>	<u>Means of verification</u>
1.1 Nepal's leaders have developed shared vocabulary on land and property issues that contributes to the national implementation plan for land reform.	1.1 The existence of an agreed set of technical terms and their definitions	1.1 A glossary of technical terms related to land endorsed by principle political leaders and key stakeholders	<p>1.1 Glossary document and meeting notes, and drafts of glossary.</p>
			<u>Key Assumptions/Risks</u>
			<ul style="list-style-type: none"> • That leaders recognize that land vocabulary is problematic • There exists sufficient political will among leaders to agree on mutually acceptable terms.

1.2 Nepal's leaders have an agreed shared agenda on land and property issues that contributes to the national implementation plan for land reform.	1.2 Constructive engagement and emergence of shared understandings among political leaders	1.2 No shared agenda	1.2 An agreed to series of steps that constitutes a shared agenda	1.2 The drafted shared agenda and statements by political leaders and key stakeholders endorsing it	<ul style="list-style-type: none"> That leaders recognize the need for a structured and results-oriented approach to consensus building on land issues That the dialogue process can generate sufficient commitment to implement a shared agenda
OUTCOME 2:					
District, Village Development Committee and Municipality level Land Use Implementation Committees collect and analyze land related data and prepare Land Use Plans in their prioritized areas in three districts					
Outcome Indicator(s)		Baseline	Target	Means of verification	Key Assumptions/Risks
a. Basis established for the replication of Land use Plans within and beyond the selected districts		a. Land use Plan does not exist	a. Prepare Land Use Plan for selected and prioritized areas as per the Land Use Policy	a. Land use Plan	<ul style="list-style-type: none"> Committee will prepare Action Plan and meet regularly and contribute effectively
b. Land Use implementation committees effectively function as per their assigned roles and responsibilities and operation procedures within the framework of Land Use Policy		b. Committees are not familiar with their roles and responsibilities and operational procedures	b. Orient Committee members on their roles and responsibilities and support in operationalizing the committees	b. Minutes and Reports of the committees	<ul style="list-style-type: none"> Trained members are retained
c. Central and District, Village Development Committee and Municipality level Land Use Implementation Committees functional i.e. they undertake responsibilities(task) assigned to them by the Land Use Policy		c. Committees do not exist (except in Nawalparasi)	c. Establish Committees as foreseen by the Land use Policy	c. Committee established according to land use policy	<ul style="list-style-type: none"> Committee will prepare Action Plan and meet regularly and contribute effectively
OUTPUTS		Baseline	Target	Means of verification	Key Assumptions/Risks
2.1 Strategic steps towards preparing Land related database and Land Use Planning established within the	2.1 Land use Plan of Nawalparasi reviewed, updated and disseminated widely	2.1 Land Use Plan of Nawalparasi Exists	2.1 Update Land Use Plan	2.1 Land Use Plan of the District	<ul style="list-style-type: none"> Existing National Land Use Project provide access to

framework Land Use Policy in place	2.2 Existing Land Use for prioritized areas Surkhnet and Morang District prepared	2.2 Existing Land Use and Land Use Plan does not exist	2.2 Prepare existing and proposed Land Use for prioritized areas	2.2 Existing and proposed Land Use Plan	information and participate
	2.3 Implementation of Land Use Plans initiated	2.3 No Land Use Plan (for Morang and Surkhnet and Land use Plan not implemented in Nawalparasi)	2.3 Land Use Plan implementation initiated	2.3 Minutes of the District and VDC level Land Use Implementation committees	<ul style="list-style-type: none"> Priority given by DDC to implement Land Use Plan.
	2.4 Capacity of 80 staff of Ministry, National Land Use Project and other stakeholders built (for facilitating preparation and implementation of Land Use Plans	2.4 Staff are not experienced to prepare and Use Plan and not familiar with modern tools and methods	2.4 Key staff are exposed and well trained to take their responsibilities	2.4 Staff Performance	<ul style="list-style-type: none"> Selection of right staff and turnover of trained staffs.
	2.5 Land Consolidation piloted in prioritized area (s) of Surkhnet, Morang or Nawalparasi	2.5 Land parcels are small productivity is low and access to land for marginal farmers are limited	2.5 Land consolidated and methods to make efficient use of land worked out together with access to marginal farmers	2.5 Land Consolidation Plan and implementation plan	<ul style="list-style-type: none"> Consensus is reached among key stakeholders.
	OUTCOME 3:		Draft unified land regulatory framework prepared		Key Assumptions/Risks
Outcome Indicator(s)		Baseline	Target	Means of verification	
There is a transparent draft legal framework for land that forms the basis for political discussions and consultations on land and land reform		a. Multiple overlapping and sometimes contradicting land regulations exist	a. A draft unified land act is presented by the Ministry of Land Reform and Management to the Government	a. Draft of legal framework	<ul style="list-style-type: none"> Sufficient space and political will to allow the Ministry of Land Reform to work on a draft unified land act
OUTPUTS		Baseline	Target	Means of verification	Key Assumptions/Risks
3.1 comprehensive and integrated draft regulatory framework on land	3.1 Existing laws reviewed and legal framework proposed to regulate land and land use, which includes attention to access to land for	3.1 Comprehensive and integrated draft regulatory framework does not exist 3.2 Preparation for	3.1 Drafting of the regulatory framework that would help integrate various laws and submit	3.1 A draft regulatory framework produced by MoLRM	<ul style="list-style-type: none"> Government will continue to encourage and support MoLRM in drafting the

	women	amendment in regulations to support implementation of land use policy has been initiated by MoLRM	to MoLRM	regulatory framework
OUTCOME 4:				
Outcome Indicator(s)				
The enhanced and developed implementation plan for pilot roll out of SOLA are perceived as relevant by the stakeholders and have sufficient flexibility to be applied in the three districts				
OUTPUTS				
4.1 Assessment of shortcomings of MIS system in District Land Survey and Revenue Offices completed in each district.	4.1 Assessment reports available in each district.	4.1 Existing unharmonized several information systems in place.	4.1 Detailed assessment reports of shortcomings of MIS system in each district available..	4.1 Assessment and evaluation reports of MIS system in each district.
4.2 Role-out plan of SOLA in each district developed	4.2 Existence of plan for piloting SOLA in each district.	4.2.1 Existing assessment report on shortcoming of MIS system in each district. 4.2.2 Unharmonized several information systems in place.	4.2 A detail plan for piloting SOLA in each district available.	4.2 Detail plan in each district.
4.3 Piloting of SOLA software in each district.	4.3 Automated records of land in each district.	4.3.1 Existing assessment report on shortcoming of MIS system and detail role-out plan of SOLA in	4.3 Land records in each district are fully automated and recorded in database.	4.3 Functional SOLA software and the land record database.
		Baseline	Target	Means of verification
		a. Land information systems are used in Nepal and are not perceived as adequate for the use on a national scale by the national stakeholders due to lack of digitization and uniformity	a. Facilitated dialogue which results in perception that adequate land right systems are available for the use in the districts	a. Meeting notes from consultations held with stakeholders
				Key Assumptions/Risks
				<ul style="list-style-type: none"> The developed enhancements and implementation plan for the pilot are applicable in the three districts and different regions throughout the country and not hampered by factors such as local conflicts.
		Baseline	Target	Means of verification
				Key Assumptions/Risks
				<ul style="list-style-type: none"> Continued interest of the MoLRM and District Land Revenue Offices (DLRO) to upgrade the existing system.
				<ul style="list-style-type: none"> Continued interest of the MoLRM and DLRO to upgrade the existing system.
				<ul style="list-style-type: none"> Continued interest of the MoLRM and DLRO to upgrade the existing system.

			each district. 4.3.2 Existing unharmonized several information systems in place. 4.3.3 SOLA introduced for harmonization.				
4.4 Replication Guidelines for SOLA roll-out developed and disseminated together with relevant training and advocacy for their implementation	4.4 Guidelines document finalized and available for relevant Ministries	4.4 Experience on roll out in the pilot districts	4.4 Identify what worked and what did not	4.4 Analysis of achievements and lack thereof exists	4.4 Analysis of achievements and lack thereof exists	4.4 Identify what worked and what did not	4.4 Analysis of achievements and lack thereof exists
OUTCOME 5:							
Outcome Indicator(s)							
The resolution of land issues noticeably improved in the three target districts							
Baseline							
a. No detailed assessment of the institutional capacity to effectively and transparently address land issues at the district level							
Target							
a. Clear outline of institutional capacities to reduce land issues in three districts							
Means of verification							
a. Assessments of institutional capacities in the three districts							
Key Assumptions/Risks							
<ul style="list-style-type: none"> Willingness of the assessed institutions to collaborate and reveal weaknesses 							
OUTPUTS							
5.1 Capacity of institutions to reduce land issues strengthened, verified by satisfaction surveys	5.1 Enhanced knowledge and understanding of institutions on how to address land issues in a conflict- and gender-sensitive manner	5.1 Low level and fragmented institutional understanding about land issues	5.1 Institutions are able to act as facilitators in land-related conflict resolution with an increased conflict- and gender-sensitivity	5.1 Follow-up satisfaction surveys	5.1 Follow-up satisfaction surveys	5.1 Institutions are able to act as facilitators in land-related conflict resolution with an increased conflict- and gender-sensitivity	5.1 Follow-up satisfaction surveys
5.2 Increased resolution of Land issues in the three districts	5.2 # of issues resolved in the three districts	5.2 Outstanding land issues prevalent in the three districts	5.2 District Land Revenue offices are capable of resolving higher number of land issues	5.2 District Land Revenue Office Reports	5.2 District Land Revenue Office Reports	5.2 District Land Revenue offices are capable of resolving higher number of land issues	5.2 District Land Revenue Office Reports
5.3 Replication Guidelines on reduction of conflict over land issues are actively disseminated together with relevant training and communications to ensure their future use	5.3 Guidelines document finalized and available for relevant Ministries	5.3 Experience on reducing land issues in pilot districts	5.3 Identify what worked and what did not	5.3 Analysis of achievements and lack thereof exists	5.3 Analysis of achievements and lack thereof exists	5.3 Identify what worked and what did not	5.3 Analysis of achievements and lack thereof exists
							<ul style="list-style-type: none"> Reduction of land issues in pilot districts achieved

4 – Project Budget

CATEGORY	Budget for UNDP	Budget for UN Habitat	Budget for IOM	Total
1. Staff and other personnel cost				
1.1 Adviser, Project Coordinator, Technical Officer, Admin assistant and Driver	58,800	116,500	156,480	331,780
Sub-Total	58,800	116,500	156,480	331,780
2. Supplies, commodities, materials				
2.1 Maps etc...	900	7,500		8,400
2.2 Stationery, photocopy paper and office supplies	900	7,500	29,503	37,903
Sub-Total	1,800	15,000	29,503	46,303
3. Equipment, vehicles and furniture including depreciation				
3.1 Vehicle operating, (insurance fuel and maintenance)...	5,400	10,000	3,000	18,400
3.2 Computer, printer, projector, camera and software...	4,600	20,000	8,400	33,000
Sub-Total	10,000	30,000	11,400	51,400
4. Contractual services				
4.1. ...international				
UNDP				
- Consultant hired - Asia land expert US\$ 6,000				
- Consultant hired – Multi regional land expert US\$ 6,000				
- Consultant hired – M&E US\$ 10,500				
UN Habitat				
- 2 weeks training on Land Use Plan to Government and partners US\$ 35,000				
IOM				
- To achieve outputs under outcome 4 US\$ 20,000	22,500	35,000	20,000	77,500

<p>4.2. ...National UNDP</p> <ul style="list-style-type: none"> - Conference Services for land vocabulary scoping activities US\$ 2,500 - Conference Services for land vocabulary scoping events US\$ 5,000 - Conference Services for policy scoping activities US\$ 2,500 - Conference Services for policy scoping events US\$ 40,000 - Conference services for land policy seminars US\$ 20,000 - Consultant for land vocabulary US\$ 7,500 - Consultant for land policy US\$ 22,500 <p>UN Habitat</p> <ul style="list-style-type: none"> - Contractual services to undertake activities according to the work plan in Surkhet (US\$ 50,000); Morang (US\$ 50,000) and Nawalparasi (US\$ 70,000) <p>IOM</p> <ul style="list-style-type: none"> - To achieve outputs under outcome 3 - national legal expert US\$ 9,000 - To achieve outputs under outcome 4 - national MIS expert US\$ 7,000 - To achieve outputs under outcome 5 - national expert to design capacity building module US\$ 5,000 - To achieve outputs under outcome 5 - national consultant for client satisfaction survey US\$ 10,000 	<p>100,000</p>	<p>170,000</p>	<p>31,000</p>	<p>301,000</p>
<p>5. Travel</p> <p>5.1 International Travel...</p> <p>UNDP</p> <ul style="list-style-type: none"> - International Consultant – Asia land expert, two trips US\$ 15,000 - International Consultant - multi-regional land expert, two trips US\$ 18,000 - International Consultant for M&E, one trip US\$ 17,000 - HQ staff for M&E, one trip US\$ 10,000 <p>UN Habitat</p> <ul style="list-style-type: none"> - Expert backstopping from UN Habitat Regional Office US\$ 5,000 - Exposure visit for Government and partners to South/South East Asian Country US\$ 30,000 (UN Habitat) 	<p>60,000</p>	<p>35,000</p>	<p>51,000</p>	<p>378,500</p>
<p>Sub-Total</p>	<p>122,500</p>	<p>205,000</p>	<p>51,000</p>	<p>378,500</p>

5.2 Domestic Travel					
UNDP					
- Regional District land policy consultative seminars US\$ 11,000					
UN Habitat					
- Travel for Government, partners and UN Habitat Staff to project's sites US\$ 15, 000					
IOM					
- Travel for Government and IOM staff to implement activities of outcome 3 - US\$ 6,792					
- Travel for Government and IOM staff to implement activities of outcome 4 - US\$ 7,536					
- Travel for Government and IOM staff to implement activities of outcome 5 - US\$ 17,328	11,000	15,000	31,656	57,656	
Sub-Total	71,000	50,000	31,656	152,656	
6. Transfers and grants to counterparts					
6.1 Support to Ministry					
- capacity enhancement/trainings support to MoPR - US\$ 10,000			20,000	20,000	
- capacity enhancement/trainings support to MoLRM - US\$ 10,000					
Sub-Total	-	-	20,000	20,000	
7. General operating and other direct costs					
7.1 Communication, office utility, courier, maintenance, and sundries etc....					
UN Habitat					
- Communication, office utility, courier, maintenance, and sundries US\$ 20, 000					
- Advocacy and communication, ICT & Knowledge management, Evaluation US\$ 10,000	7,200	30,000		37,200	
7.2 Office rental	7,200			7,200	
7.3 Other costs (UNDSS, Dispensary)		3,500		3,500	

7.4 Implementation of project activities - To implement activities of outcome 3 - US\$ 50,800 - To implement activities of outcome 4 - US\$ 7,200 - To implement activities of outcome 5 - US\$ 34,005 - To implement activities of Conflict Sensitivity Measures - US\$ 12,000 - To implement activities of Evaluation - US\$ 12,000				116,005	116,005
Sub-Total	14,400	33,500	116,005	163,905	163,905
Total Project Costs	278,500	450,000	416,044	1,144,544	1,144,544
8. Indirect Support Costs					
(max 7% of Total Project Costs)	19,495	31,500	29,123	80,118	80,118
TOTAL PROJECT BUDGET	297,995	481,500	445,167	1,224,662	1,224,662

GENDER BUDGETING:

Total funds dedicated to gender-responsive peace-building: US\$ 289,891

As a % of the Total Project Budget: 24%

INCLUSION BUDGETING:

Total funds dedicated to inclusion-responsive peace-building: US\$ 313,014

As a % of the Total Project Budget: 26 %

M&E BUDGETING:

Total funds dedicated to M&E measures: US\$ 251,714

As a % of the Total Project Budget: 21%

CONFLICT SENSITIVITY BUDGETING:

Total funds dedicated to conflict sensitivity measures: US\$ 370,043

As a % of the Total Project Budget: 30%

5 – Preliminary Work Plan

Outputs	Key Activities	Timeframe (up to 2 years – 8 quarters)								Responsible PUNO	Planned budget per Output	
		Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8			
Insert Outcome 1: Nepal's leaders have agreed on a draft of a national implementation plan for land reform												
1.1 Nepal's leaders have developed shared vocabulary on land and property issues that contributes to the foundation for a national implementation plan for land reform.	1.1.1.1 Complete a study to document terminology regarding relevant land issues	X									UNDP	US\$ 254,157 21%
	1.1.2 Hold a series of scoping meetings and discussions with key stakeholders to determine current positions and interests on these issues		X								UNDP	
	1.1.3 Undertake a series of events that incorporate structured dialogue methodologies to generate a shared understanding and vocabulary around key land reform issues			X							UNDP	
	1.2.1 Complete a study to document the evolution of stakeholder positions on the land reform policy discussion	X	X								UNDP	
	1.2.2 Develop a typology of challenges and disputes related to land	X	X								UNDP	
1.2 Nepal's leaders have an agreed shared agenda on land and property issues that contributes to the foundation for a national implementation plan for land reform.	1.2.3 Hold a series of scoping meetings and discussions with key stakeholders to determine current positions and interests on these issues		X								UNDP	
	1.2.4 Undertake a series of events that incorporate structured dialogue methodologies to generate an agreed shared agenda around relevant land issues			X	X	X					UNDP	
	1.2.5 Hold a series of seminars and workshops to learn from international experiences of land reform, prioritizing lessons from South and South East Asia			X		X					UNDP	

	1.2.6 Convene a series of public events and activities to sensitize people around carefully selected issues of land reform, ensuring impartiality regarding the different positions and interests on the issues involved			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	UNDP	
Outcome 2: District, Village Development Committee and Municipality level Land Use Implementation Committees collect and analyze land related data and prepare Land Use Plans in their prioritized areas in three districts																					
Output 2.1 Strategic steps towards preparing Land related data base and Land Use Planning established within the framework Land Use Policy in place	2.1.1 Form Project steering Committee, hire Project staff and establish offices at central and Pilot District level	x																		UN-HABITAT	
	2.1.2 Support to establish District, Municipality and VDC level Land Use Implementation Committees in Morang and Surkhet		x																		UN-HAB ITAT
	2.1.3 Review Land Use Plan of Nawalparasi and update in consultation with District, NP and VDC level Land Use Plan Implementation committees		x																		UN-HAB ITAT
	2.1.4 Prepare in coordination with NLUP existing Land Use and Proposed Land Use Plan for prioritized areas of Morang and Surkhet		x																		UN-HAB ITAT
	2.1.5 Build the capacity of the District, Municipality and VDC level Land Use Implementation committees based on need analysis																				UN-HAB ITAT
	2.1.6 Build the capacity of Key staffs of the National Land Use Project and other stakeholders based on needs analysis																				UN-HAB ITAT
	2.1.7 Review and recommend comprehensive legal framework for the implementation of Land Use Plans																				UN-HAB ITAT
	2.1.7. Assist to pilot implementation of Land Use Plans																				UN-HAB ITAT
	2.1.8 Assist to consolidate land in selected areas for increased productivity and access to land for the marginalised farmers (tenants) including land return																				UN-HAB ITAT
	2.1.9 Support to operate Land Use Implementation Committees																				UN-HAB ITAT
	2.1.10 Monitor the project in close collaboration with the National Land Use Project and the District, NP and VDC level Land Use Implementation Committees																				UN-HAB ITAT
	2.1.11 Use the GLTN Gender responsive tool to examine the gender responsiveness in all the above activities																				UN-HAB ITAT
	2.1.12 Coordinate with other partnering UN- Agencies and contribute where UN-HABITAT's inputs are required																				UN-HAB ITAT
	2.1.13 Develop Exit Strategy together with IOM, UNDP, Government Counter parts and key stake holders																				UN-HABITAT
																			US\$ 410,666 34%		

6 – Project Summary

UNPFN Project Summary

Project Title	Catalytic Support on Land Issue		
UNPFN project number		UNPBF project number (if applicable)	
UNPFN Cluster	<i>Elections/Governance/Mediation</i>		
NPTF Cluster	<i>CA and Peacebuilding Initiatives on National and Local Levels</i>		
Participating UN Organization(s)	International Organization for Migration (IOM), United Nations Development Program (UNDP), United Nations Human Settlement Program (UN-Habitat)		
National Partner(s)	Ministry of Land Reform and Management (MoLRM) Joint Secretary Mr. Krishna Raj B.C Joint Secretary, Mr. Jeet Bahadur Thapa Ministry of Peace and Reconstruction (MoPR) Joint Secretary, Mr. Sadharam Sapkota Joint Secretary, Ms. Laxmi Basnet		
Implementing Partner(s)	Local Peace Committees District Land Committees District Land Survey and Revenue office		
Project Geographical Location(s)	Nawalparasi, Surkhet and Morang		
UNPFN Executive Committee Approval Date			
Project Duration	24 months	Project Start Date	01/03/2013
		Project End Date	28/02/2015
Total UNPFN approved funding	US\$1,224,662	Other sources of funding (if applicable)	US\$
		Total Project Costs	US\$1,224,662
Gender Marker	<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3	Inclusion Marker	<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3

UNPBF PMP Result and Indicator (if applicable)	Result: Conflicts resolved peacefully and in a manner that supports the coexistence of all relevant actors/groups that were involved in conflicts that undermine peace building efforts
	Indicator: Mechanisms in place to peacefully address disputes grounded in competition for access to land and use of limited resources
UNPFN Funding Round Strategic Outcome	Nepal's leaders are prepared to develop a national transition plan for implementation of land reform and property return
Project's Peace-building Impact	<i>Peace process strengthened by preparing Nepal's leaders to progressively resolve land issues and establishment of mechanisms to facilitate this change</i>

Project Executive Summary	Despite the political and democratic progress since the end of the conflict, Nepal continues to face multiple land issues. If left unaddressed these issues could have adverse effect on the peace consolidation, political stabilization and socio-economic development. Some land issues have existed since centuries and are deeply entrenched in Nepalese society and linked to the prevailing caste system and structures of feudal land ownership and informal land tenure. Indeed, it is generally recognized that land issues were one of the root causes for the 10-year conflict between the Government of Nepal (GoN) and the Maoists. Other land issues have been caused by the conflict, the large-scale displacement and the land seizure it generated. The complexity of these multilayered land issues and their great political sensitivity have led to an impasse and inability to address them, further aggravated by weak land
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management institutions at both national and local level and a confused legal framework. Resolving those issues is critical for sustainable peace, social cohesion and long term development in Nepal. Hence, the overall aim and expected peacebuilding impact of this project – which has been developed after extensive consultations and in close cooperation with the national and local authorities and other stakeholders – is the creation of an environment conducive for the development and implementation of a land policy, with provisions of land reform and land use, and the peaceful resolution of land and property conflicts. The project aims to achieve this by small catalytic steps that aim to create dialogue between the different parties, clarify and assess the legal situation regarding land and property as a precondition for land reform as well as facilitate the preparation of land use plans by building institutional capacity and thus contributing to UNFPN’s strategic outcome seven. This way, institutional weaknesses to address land issues in the districts will be reduced and the assessment and enhancement of the open source based land information system in the three districts will show the way forward for the rest of the country. The direct beneficiaries of this project will be the Ministry of Land Reform and Management (MoLRM), the Ministry of Peace and Reconstruction (MoPR), the District Land Survey and Revenue offices, the District-, Municipality- and Village-level Development Committees as well as the Land Use Implementation Committees. The ultimate aim of the project is to achieve UNFPN’s strategic outcome 4: “Nepal’s leaders are prepared to develop a national transition plan for implementation of land reform and property return”, which in turn contributes to the strengthening of the overall peace process.
