

Land Pooling / Readjustment Programmes in Nepal

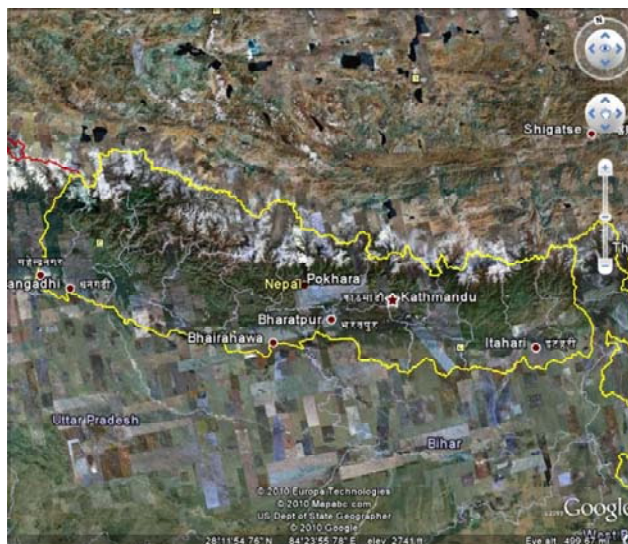
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Location of Nepal and Australia



Situation of Nepal

- Himal 23.7%
- Hills 61.9%
- Tarai 14.4%

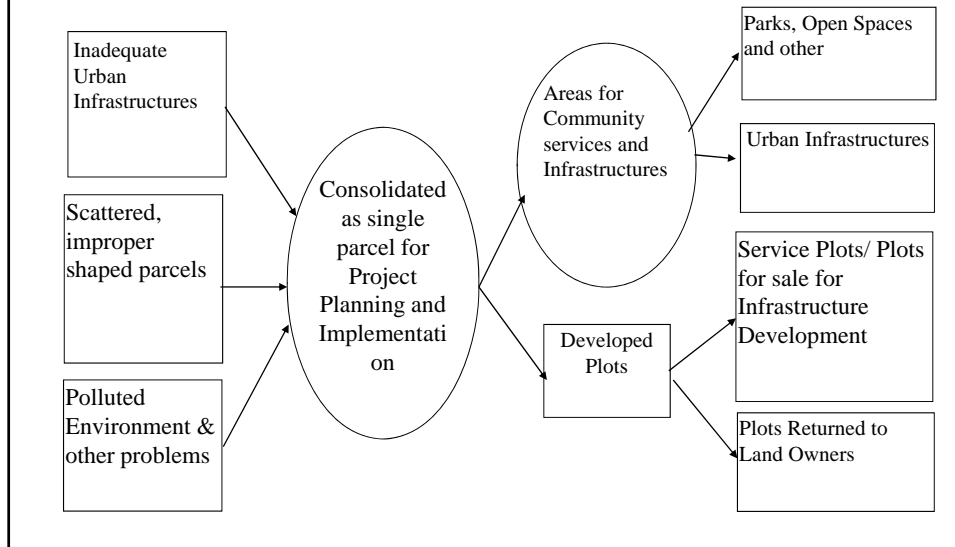


Facts and figures of Nepal

- | | |
|---|------------------|
| • Total area | 147, 181 Sq. Km. |
| • Population (2008) | 27.8 millions |
| • Annual population growth rate | 2.1% |
| • Urban Population growth rate | 6.65% |
| • Per capita GNI | US\$ 400 |
| • Life expectancy at birth (years), 2008 | 67 |
| • Total adult literacy rate (%), 2003–2008* | 57 |

Source: UNICEF 2008

Definition of Land Pooling / Readjustment Programmes



Definition

- The land readjustment programme is term as land pooling in English
- and Jagga Ekikaran or Chaklabandi in Nepali.

LEGISLATION

- Urban development Act 2045, Para 12 (2)
- Land Pooling Manual 2061, compiled by S B Sangachhe and G.P Gorkhali, and published by Department of Town Development and Building Construction,
- Land (Survey) Act 2019, Para 11 (C) and Land (Survey) Bye law 2058 Para 24
- Land related Act 2021,
for minimum ceiling of urban land,
-80 sq m in hill and mountain
and 85 sq. m in Terai areas
- Building standard fixed the 6 m minimum size of frontage

INSTITUTIONAL ARRANGMENT

- **The government of Nepal constituted Kathmandu Valley Town Development Committee (KVTDC), Outer Ring Road Development Project, Town Development Committee in municipal or town of developing areas outside Kathmandu Valley to develop town plans and carry out land pooling programmes**
- **The users committees from land owners, and project management committee from the stakeholders to mobilize land owners and other stakeholders**
- **Public, private partnership on the development of private, public and government land.**

FEASIBILITY STUDY

- Feasibility Study of land pooling by studying maps and documents, interaction to local officials and land owners and site visit.
- The area is identified in terms of **technical feasibility**-suitability of the area for urban development and **social feasibility**- the acceptability of programmes by land owners, agencies and local politicians
- The feasibility study is carried out mostly where the land owners applied for urban development, construction of buildings are taking place rapidly, government project requiring of large private portion of land, and/ area assigned by government for land pooling.

The general meeting of stakeholders of the feasible area request to implement land pooling programme

And nodal points of major infrastructures and areas of land pooling programme be fixed by the stake holders and district development committee.

DETAIL PLANNING

- Detail Planning includes:
- detail surveys- topographical surveys,
- preparation digital cadastral data (map and records),
- establishment of GIS,
- socio-economic survey,
- the study of economic and social feasibilities
- decision on contribution policy,
- and preparation of urban development plan and sample readjustment of cadastral plots

Mapping

- The control survey based on national control networks and carry out to cm accuracy.
- For extended area and if the inaccuracy of existing control points may be not negligible, the coordinates of mid point will be fixed and calculation be carried out accordingly.
- Topographical mapping be carried using total stations,
- Frontages of buildings, connection of water, electricity, telephone and roads will be considered
- During survey period, any objections of the land owners will be appear on land pooling programme.
- The surveyor should arrange meetings of stakeholders and official, as and when problem arise

Cadastral Mapping

- Only half of these earlier cadastral maps are based on national control networks.
- They may not have accurate connection to each other.
- These existing cadastral data (maps and records) be digitized and superimposed on digital topographical maps, map by map and the cadastral data base be prepared

Land Valuation

- The existing price of land parcel be evaluated during survey period judging,
the price of land owner willing to sell,
the purchaser or real estate agent willing to pay,
and from the cadastral survey data
The simple questionnaire is completed in the field
- After planning and provision of infrastructure, the value of land/land class will be increased as per the land classes.
- The price of the land be estimated as per land price existing developed neighbouring areas
- The real estate agency also be asked for the price they are willing to pay after the infrastructure development.

Socio Economic Survey

- The socio-economic survey of all land owners including residing outside the land pooling area be conducted and to explain about the project,
- collect their opinion about the project, infrastructure requirement, land utilization and their contribution,
- and gather other information required for planning.

Readjustment:

- The sample readjustment plan of a block be also prepared after decision of **contribution policy, infrastructure, road and block planning and calculation of total project cost** to be borne by each land owner or parcel.
- Land owner like to know his/her contribution and new position of the parcel prior to approval of land pooling programme

General land contribution

- In Nepal, the contribution, only to the extra facilities received, be the land not the money. Generally the following percentage of contribution be required:
 - 19% for road,
 - 5% open spaces,
 - 8-10% infrastructure development
 - and 4% administrative cost and
 - total about 35-40% of the land.
- The individual land owner has to contribute 15-55% of parcel depending upon the position of land and infrastructure available

Size of returned plot

- The minimum size of parcel for planning will be kept 125 sq. m
- 80 or 85 sq m parcels could consider as a rare case.
- plot depth and frontage ratio of parcel be 1.5-2.5 and
- minimum frontage will be more than 6m.

Sample Site

- Naya Bajar



Jadibuti LP area : near completion

- Jadibuti LP



Kamerotar L P area

- Kamerotar



Land Use

- **Land pooling projects implemented to provide comfortable housing plots**
- **After land pooling programmes, the area be a mixture of housing plots, shops, small scale industrial and commercial areas.**
- **Large scale land pooling programme should assign the larger plots for commercial and industrial purposes near the main road areas.**
- **The area adjacent to it be mixed commercial/ industrial and residential uses and further blocks adjacent minor roads will be mainly residential use.**
- **The parks/open spaces are also assigned to each block or large open spaces within neighbourhood.**
- **The educational, institutional, communal and other areas are assigned as per the norms within blocks, neighbourhood.**

Cost Recovery:

- **The cost of land pooling work is generally borne by selling service plots every year .**
- **Initially seed money and administrative cost be available from government and/ donor agency.**
- **The local financial institution may also be involved to assist the programme by providing soft loan to develop infrastructure in initial phase of the programme.**
- **Detail financial schedule is required to prepare to sell the developed plots and every year and sold by auction.**

IMPLEMENTATION

The implementation of programme consists of works like

- approval of planning and commitment on implementation by the government and concerned authorities and leaders
- formation of users' committee,
- project management committees and project office,
- collecting consensus of land owners,
- updating maps and land records,
- preparation readjustment plans and marking plots on the ground,
- distribution of new ownership registration certificates
- final design of infrastructures and
- constructions of roads and other infrastructures.
- It may take 3-5 years to complete the work.

Problems encountered

The problems encountered of the implementation of land pooling projects are:

- **Social Feasibility**
- **Weakness of Cadastral Maps and Documents**
- **Management of Small Parcels**
- **Location of Parcels**
- **Financial Problems**
- **Poor and landless/houseless persons.**
- **Numerous financial problems encounter during implementation, and solved in consultation with users' committee and members of project management committee.**

CLIMATE PROOF GOALS

- **The land pooling improves the environment at the investment of land owners.**
- **conserve cultural and natural heritages.**
- **Past land pooling considered only the conservation and improvement of cultural and urban recreational environment**
- **The urban greens being planned in higher slopping areas**
- **It may require 10-15% of land for park and open space instead of 5% presently prescribed.**
- **The areas for water harvesting, solar, wind or bio- energy generation and composting facilities of solid waste should be assigned.**

CONCLUSION AND RECOMMENDATION

- **The land pooling programme contributed development of infrastructure, better environment, comfortable housing plots in Nepal on the expenses of land owners.**
- **Adequate water supplies are important for successful implementation of such programme and implement the climate proof programmes.**
- **The criteria of existing land pooling are required to revise to provide water harvesting facilities, sufficient open space and greeneries.**
- **The present weaknesses of implementing land pooling on private land, the prime agricultural land and Government should release land for settlement.**
- **Poor and/ land less persons be accommodated by the government investment on such programme,**
- **The land pooling programme be provided more funding for infrastructural development.**

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Thank You