

Land Administration And Management

- Basic knowledge on land registration and management
- Able to learn and understand the theory of Land Administration
- to know the real problem in Land registration and management

1. Introduction:

1.1 Land definition

1.2 Concept surrounding Land

1.3 Land - Humankind Relation

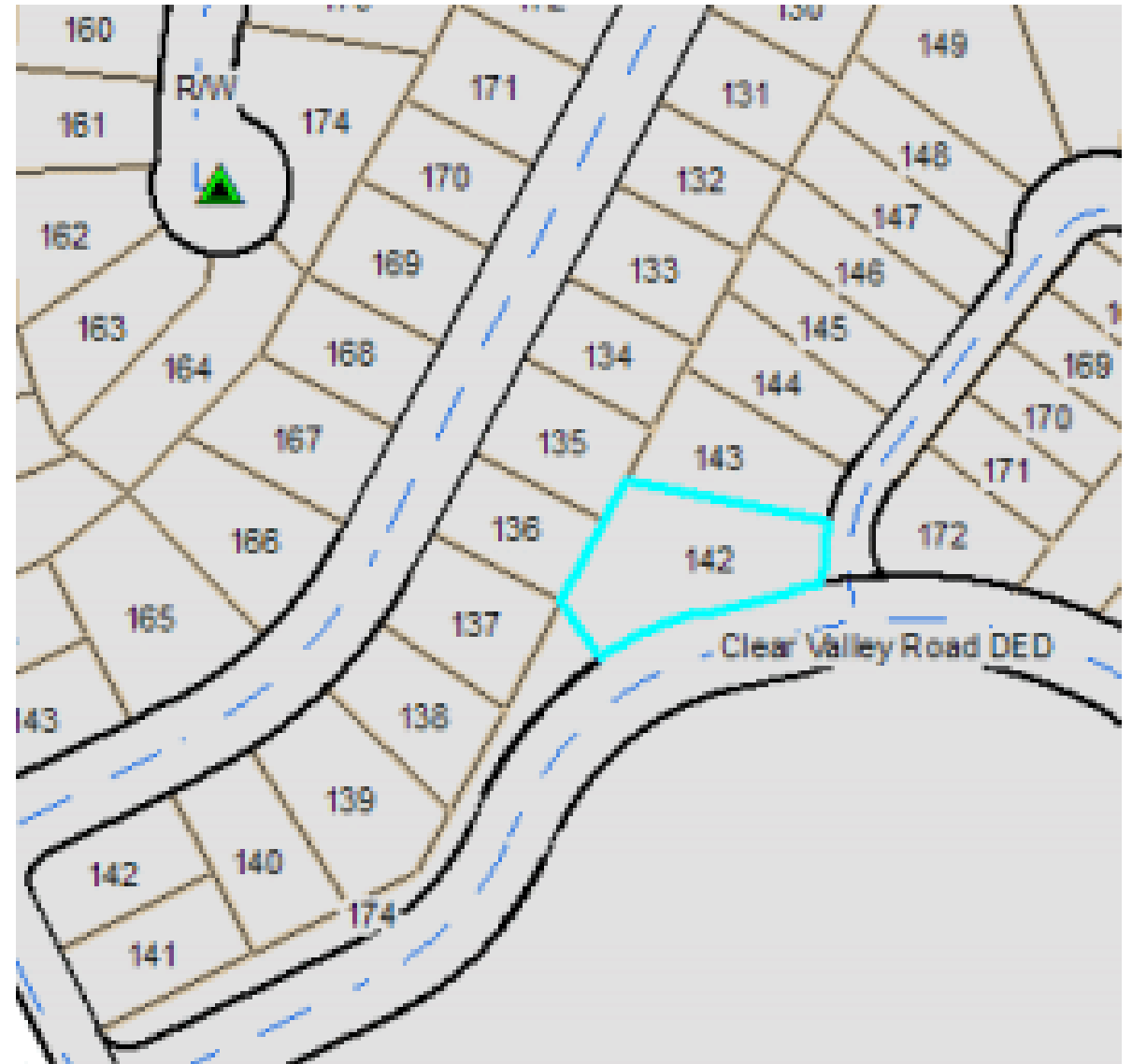
1.4 Importance of Land and property

1.5 Land and Economics

What is Land



What is Land???



Contd...

- “Land” means all categories of land, including those with buildings, gardens, trees, factories, lakes, ponds etc. (Land survey and Measurement Act 2019)
- “Plot” means a piece of land that has boarder in all four sides and has similarity in right, possession and grade in each place
- <https://www.lawcommission.gov.np/wp-content/uploads/2021/01/%E0%A4%9C%E0%A4%97%E0%A5%8D%E0%A4%97%E0%A4%BE-%E0%A4%A8%E0%A4%BE%E0%A4%AA-%E0%A4%9C%E0%A4%BE%E0%A4%81%E0%A4%9A-%E0%A4%90%E0%A4%A8-%E0%A5%A8%E0%A5%A6%E0%A5%A7%E0%A5%AF.pdf>

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According to Land Administration Guideline, UN

#. From a legal perspective, **land extends from the centre of the Earth to the infinite in the sky.**

#. But maximum focus will be on the volume of space that encompasses the surface of the Earth, all things that are attached to it, and the rocks and minerals that are just below it

Land

Land

✓ Physical

- surface of the earth and all things attached
- Immovable property

✓ Abstract

- a set of rights to its use
- with value

Contd...

- Land has both **physical** (buildings and resources) and **cognitive** (theory and concept) aspects
- Around the world, cognitive approaches to land are remarkably **variable**, reflecting the different ways people think.
- unique **social responses** to the local landscape.



Figure 2.1 The concept of land, as in this Alaskan landscape — a spiritual place, natural resource, environmental wonder, physical space, consumable good — is in the eye of the beholder.

Contd..

- Categories of Land
 1. Government Land
 2. Public Land
 3. Private Land
 4. Trust Land

[Land survey and measurement Act - 2019](#)

[Land survey and measurement rules - 2058](#)

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“सरकारी जग्गा” भन्नाले सडक, वाटो, रेल्वे तथा सरकारी घर, भवन वा कार्यालय रहेको जग्गा सम्भन्नु पर्छ र सो शब्दले नेपाल सरकारको अधिनीनमा रहेको वन, वुटेन, जङ्गल, नदी, खोलानाला, नदी उकास, ताल, पोखरी तथा सोको डिल, नहर, कुलो, ऐलानी, पर्ति वा अन्य जग्गा, भीर, पहरा, डगर, वगर र नेपाल सरकारले समय समयमा नेपाल राजपत्रमा सूचना प्रकाशन गरी सरकारी जग्गा भनी तोकिदिएको जग्गा समेतलाई जनाउँछ ।

Contd...

- “Government land” means the land where there exit roads, railway, government building or office and this expression also includes forest, shrubs, jungle, river, streams, *Nadi Ukas*, lake, pond and ridge thereof, main canal (*Nahar*), water course (*Kulo*), (Barron) *Ailani*, *Parti* and other types of land, *Bhir*, *Pahara*, *Dagar*, shore (*Bagar*) which is under the control of Government and such other lands as a Government land as prescribed by Government of Nepal by a Notification in the Nepal Gazette.

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“सार्वजनिक जग्गा” भन्नाले कुनै व्यक्तिले मात्र नभै सार्वजनिक रुपमा प्रयोग गर्न पाउने परापूर्वदेखि प्रचलनमा रहेको बाटो, कुवा, पानी पँधेरो, पानीघाट, इनार, पोखरी तथा सोको डील, गाईवस्तु निकाल्ने निकास, गौचर, मसानघाट, चिहान, पाटी, पौवा, देवल, धार्मिक उपासना गर्ने स्थल, स्मारक, मठ, मन्दिर, चोक, डबली, ढल, चौतारो, हाट मेला लाग्ने ठाउँ, सार्वजनिक मनोरञ्जन गर्ने तथा खेलकूल गर्ने ठाउँ र **नेपाल** सरकारले समय समयमा नेपाल राजपत्रमा सूचना प्रकाशन गरी सार्वजनिक जग्गा भनी तोकिदिएको जग्गा समेत सम्भन्नु पर्छ ।

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- “Public land” means and includes roads, wells, water conduits, shores, ponds and banks thereof, exits for chattels, pasture lands, graveyards, burial sites, inns, *Pauwas*, Dewals, religious meditation sites, memorials, temples, shrines, *Chowk*, *Dawali*, sewerage, *Chautaro*, lands where fairs, markets and public entertainment or sports sites are located, which been used publically but nor personally since ancient times, and such other lands as prescribed to be the public land by the Government of Nepal, by a notification in the Nepal Gazette

Contd..

- Guthi

- Sanskrit word = “*Gosti*” means council

- Those land which are assigned for

Charitable

Religious

Philanthropic institution (the love of humanity)

5 types of guthi are still in practice in Nepal

- Guthi Tainathi
- Guthi Adhinastha
- Raj Guthi
- Nigi Guthi
- Chut Guthi

Concepts Surrounding Land..

- Land is a **fundamental resource** with much of human life, activities and personal property having consequential links with specific pieces of land (Larsson, 1991).
- The relationship between humans and land is **complex, dynamic**, and important to every society throughout history (Ting and Williamson, 1999).
- The availability of land is key to human existence and its distribution and use are of vital importance.

Concepts Surrounding Land

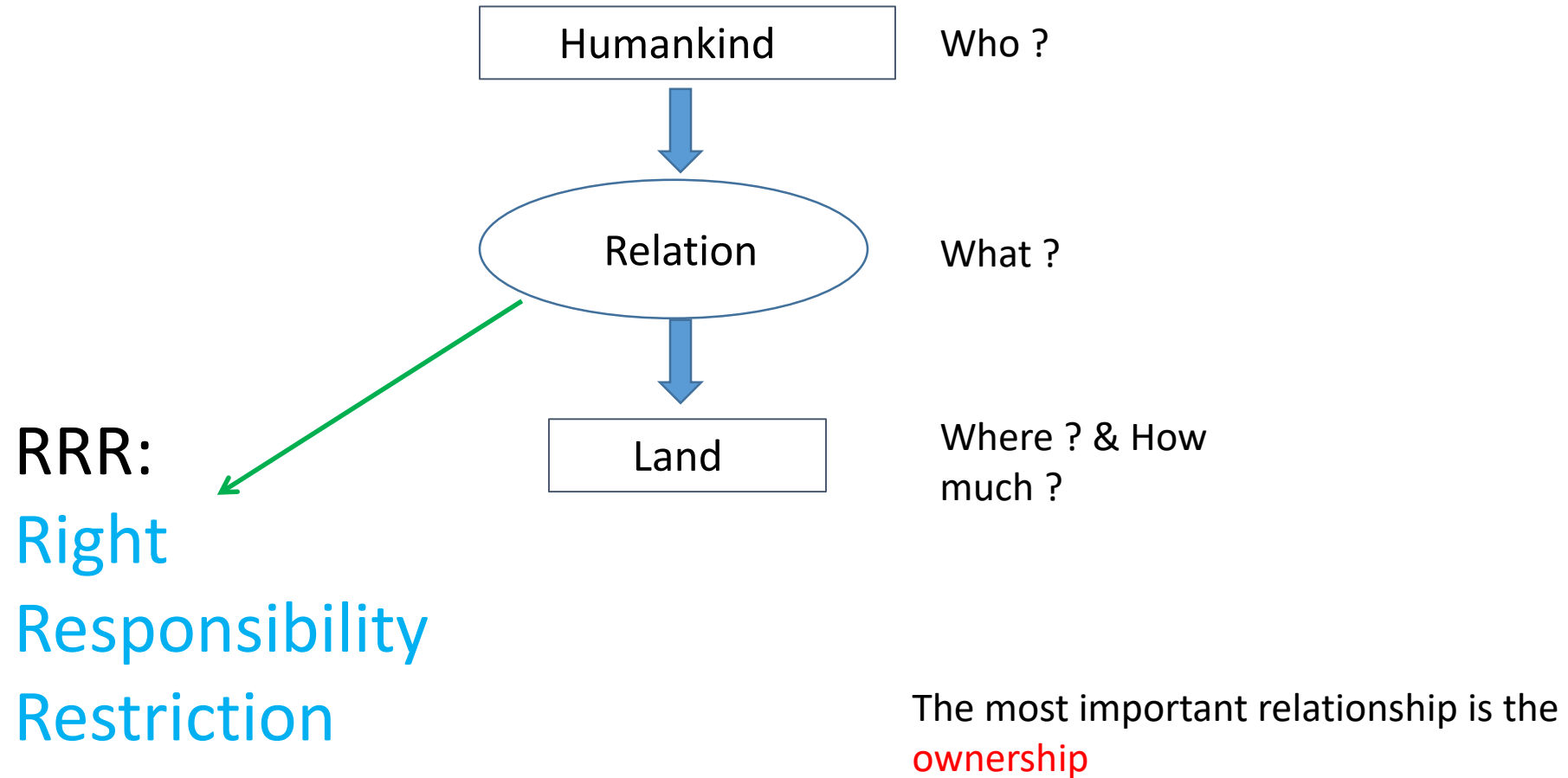
- The United Nations Economic Commission for Europe estimates **20 % or more of any country's GDP comes from land**, property and related construction (UNECE, 1996).
- Land can be traded land which may be considered as an **commodity** that is immovable and strictly **limited in supply**; (Dale and Baldwin, 1998).
- Land has a certain '**capital value**' that, when situated within a market economy, becomes '**activated**' and can inherently generate further value (de Soto, 2000).

Land and Humankind

- Land is the **ultimate resource for life**, without which life on earth cannot be sustained.
- Land is considered as **Wealth, Commodity, Scarce Resource and Community Resource**
- Land is principal source of livelihood for majority of the Nepalese People



Relations



Conceptual model

Importance Of Land And Property

- Value as a source of food
- Economic value
- Ecological value(relation of living organism to one another and their physical surrounding)
- Socio-cultural value
- Political value

Land and Economics

- Land and buildings are important financial asset.
- All investment depend on land. (Hydropower, housing complex, irrigation etc)
- Land for mortgage system.

Assignment-1

1. Explain types of Guthi
 - i. Guthi Tainathi
 - ii. Guthi Adhinastha
 - iii. Raj Guthi
 - iv. Nigi Guthi
 - v. Chut Guthi
2. Choose one place (land) from your locality and case study about the belief, that the people had in that land and how that particular land had been utilized till now?
3. Find out one agricultural(productive) area in USA and describe how the agricultural land is being utilizes and also illustrate the cadastral system of that state?