

# Learning Cadastral Mapping In Nepal : An Analytical Study

Lakpa Sherpa,

PhD Scholar, JJT University, Rajasthan, India

## Abstract

*Land is an essential natural resource, both for the survival and prosperity of humanity, and for the maintenance of all global ecosystems. People have right to sell and buy private land in any part of Nepal and fragmentation of land has been carried out due to the continuous land transaction. Land use policy has been formed by the government but it has been difficult to apply as a result of fragmented parcel. The main purpose of cadastral mapping is to make the cadastral map by separating the individual parcel boundaries and calculating the total areas of these parcels to collect the revenue from the land owner. The method applied to conduct the study was mixed method. The data were collected based on the documentary analysis, interaction, interview and focus group discussion. The data was analyzed based on simple statistical tools. The study has concluded that appropriate policies like creating functioning markets for land, improvements in credits, modern graphical techniques may promote successful land consolidation in the regions where it is an issue and an increase in agricultural production capacity is needed.*

## Keywords

Parcel fragmentation, Cadastral map, Land consolidation, Land management

## Introduction

People have right to sell and buy private land in any part of Nepal. There is hardly few obstacles in the land transaction. The parcel fragmentation has been carried out due to the land transaction. It has made the parcel smaller and smaller. The very small parcel may bring the problem of land management that is there may not have enough space for making road, drainage, open space etc. When the parcel is small, area becomes smaller and it may cause increase in land disputes. Different people plant different crops in small area and the production decreases. In the small area modern farming method cannot be applied. Recently, land use policy has been formed by the government but it has been difficult to apply as a result of fragmented parcel.

In the context of Nepal, the private land of the people is breaking down in small division than the previous i.e. the parcel of the private land is fragmented day by day. When a single parcel is divided into two or more parcels then there happens parcel fragmentation. Due to the fragmentation, the number of parcels is increased but the area of such formed parcels is decreased. Land fragmentation happens due to the division of land properties among the family members by selling part of parcel and also due to infrastructural development such as road, drains etc. The smaller may cause the problems on infrastructure development such as road, airport, hydropower etc.

## Focus of the Study

*The main purpose of cadastral mapping is to make the cadastral map by separating the individual parcel boundaries and to calculate the total areas of these parcels to collect the revenue from the land owner.* In the context of Nepal, land fragmentation happens due to the land property division among the family members by selling part of parcel and also due to infrastructural development such road, drain, hydropower and other infrastructures. Land fragmentation practice has been from the various background like family dispute, land pooling, real state practice and also different in

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DISTANCE EDUCATION, 2015