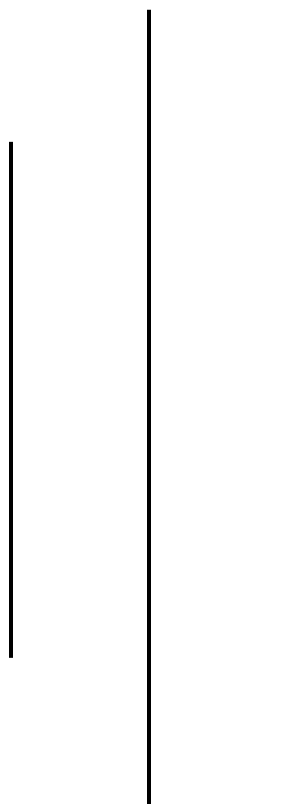


Land in Data
Statistical Information and State Interventions



Community Self-Reliance Centre
Kathmandu
2023

Forewords

Foreword

The report "Land in Data: Statistical Information and State Interventions," is our small efforts, and believe this will take us on a journey through the vital connection between land, data, and land governance. The aim of this report is to consolidate and regularly update the fragmented land-related statistics in Nepal. It has been prepared with the intention of collating available data, bringing them together.

CSRC has a reputation for skillfully navigating numbers and this report is a testament to its commitment to providing information that truly matters. "Land in Data" isn't just about cold facts; it's a tool for everyone—government leaders, researchers, and everyday citizens—to comprehend the challenges and opportunities tied to our land.

Data isn't just about figures; it's a key to understanding the lives and aspirations of the people in our country. This report acts as a compass, aiding us all in making informed choices for a brighter future where everyone can thrive on the land we share.

We are indebted to our former chairperson Dr. Suresh Dhakal for his tireless contribution to bring the report in this shape. We extend our special thanks to Action Aid Nepal for supporting this important work. CSRC invites all readers and researchers to provide constructive feedback and comments, fostering continuous improvement in the quality of this report.

Thank You

Jagat Deuja,

Executive Director

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1. Summary of selected data on land and other basic information

This section (Section A) presents some relevant statistical information on land and other basic information. The majority of the data has been drawn from the recent National Population and Housing Census 2021 (NSO 2023) and National Sample Census of Agriculture, Nepal 2021/22 (NSO 2023) and other sources, which are listed at the end of the summary table.

The summary table presents the most recent data on land and other relevant information, which will be regularly updated and upgraded with the addition of new sets of data or whenever new data is generated in the relevant fields.

Table 1: Summary of selected important data

General	
Country area	147,181 sq km
Administration	7 Province 77 districts 753 local-level government 293 municipalities (6 metropolises, 1 sub-metropolis, and 276 municipal councils). 460 rural municipalities
Agro-Ecological Zones and Wet-Dry Land	Mountains 22.7%; Hills 50% (High Hills 20% & Middle Hills 30%); Tarai 27% (Inner Tarai (Siwalik) 12.78% & Plains Tarai 14.3%) According to the 2021/22 agriculture census, out of a total of 2,218,410 hectares, 1,429,981 hectares are classified as wet land, while 788,429 hectares are classified as dry land. Over the last 10 years, there has been a decrease in the total land area, resulting in a corresponding 9.7% decrease in wet land and a 16.3% decrease in dry land.
2. Households and Population	
Households (hh)	The total number of households has increased from 5,427,302 in 2011 to 6,666,937 in 2021, an increase of 23 percent. The total number of conventional (non-institutional) households in 2021 is 6,660,841 which was 5,423,297 in 2011.
Average household size	The census 2021 shows that the average household size is 4.37 persons per household whereas it was 4.88 in 2011. By ecological belt, the average household size is 4.33 persons per household in the Mountain region, 3.99 in the Hill, and 4.73 in the Tarai region. The average household size is the highest (5.94) in the Rautahat district and the lowest (3.49) in Gorkha and Dolakha districts.
Population	The total population of Nepal, as of the census day (25 November 2021) is 29,164,578, of which the number of males is 14,253,551 (48.87 %) and the number of females is 14,911,027 (51.13 %). Accordingly, the sex ratio is 95.59 males per 100 females. The total population was 26,494,504 with a sex ratio of 94.16 males per 100 females in 2011. The annual average population growth rate is 0.92 percent in 2021. This rate was 1.35 percent in 2011. By district, the annual average population growth rate is the highest in Bhaktapur (3.35%) and the lowest in Ramechhap (-1.67%).
Population density	The population density (number of people per square kilometer of area) was 198 in 2021, which was 180 in 2011. By ecological belt, the highest population density is 460 in the

	Tarai region and the lowest is 34 in the Mountain region. The highest population density is in Kathmandu district (5,169) and the lowest in Manang district (3).
Districts with highest and lowest population:	Kathmandu district has the highest population (2,041,587 persons) and Manang district has the lowest population (5,658 persons) among the 77 districts of the country. Morang, Rupandehi, Jhapa, and Sunsari districts are the second, third, fourth, and fifth most populous districts respectively. Mustang, Dolpa, Rasuwa, and Humla are the second, third, fourth, and fifth districts in terms of lowest population respectively.
Population by ecological belt	As per the 2021 census, 53.61 percent (15,634,006 persons) of the total population live in the Tarai region, 40.31 percent (11,757,624 persons) in the Hill, and 6.08 percent (1,772,948 persons) in the Mountain region. The population was 50.27 percent (13,318,705 persons) in the Tarai region, 43.01 percent (11,394,007 persons) in the Hill, and 6.73 percent (1,781,792 persons) in the Mountain region in the 2011 Census.
Population by province	The distribution of population by province in 2021 shows that the share of population is the highest in Bagmati province (20.97 %) and the lowest in Karnali province (5.79 %). Likewise, Madhesh province has the second largest population. Similarly, Lumbini, Koshi, Sudurpaschim and Gandaki Province are the third, fourth, fifth and sixth respectively in terms of population size in 2021.
Absentee population abroad	The 2021 census shows that a total of 2,190,592 persons from 1,555,961 households (23.4%) are absent and living abroad. Out of the total absentees living abroad, 1,799,675 (82.2 %) are male and 390,917 (17.8 %) are female. In 2011, 1,921,494 persons from 1,378,678 (25.4%) households were absent abroad of which males were 87.6% and females were 12.4%.

3. Land, Land Tenure, Land Use, Agriculture

Average size holdings	<table border="1"> <thead> <tr> <th>Area category</th> <th>Number of Owner</th> </tr> </thead> <tbody> <tr> <td><4 aana</td> <td>3058926</td> </tr> <tr> <td>>4 and <8 aana</td> <td>3397764</td> </tr> <tr> <td>>8 and <12 aana</td> <td>2416879</td> </tr> <tr> <td>>12 and <1 ropani</td> <td>1701970</td> </tr> <tr> <td>>1 and <=2 Ropani</td> <td>3600935</td> </tr> <tr> <td>>2 and <=3 Ropani</td> <td>2337410</td> </tr> <tr> <td>>3 and <=4 Ropani</td> <td>1698151</td> </tr> <tr> <td>>4 and <=5 Ropani</td> <td>1075394</td> </tr> <tr> <td>>5 and <=10 Ropani</td> <td>1929758</td> </tr> <tr> <td>>10 Ropani</td> <td>924160</td> </tr> </tbody> </table>	Area category	Number of Owner	<4 aana	3058926	>4 and <8 aana	3397764	>8 and <12 aana	2416879	>12 and <1 ropani	1701970	>1 and <=2 Ropani	3600935	>2 and <=3 Ropani	2337410	>3 and <=4 Ropani	1698151	>4 and <=5 Ropani	1075394	>5 and <=10 Ropani	1929758	>10 Ropani	924160
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Ownership of housing unit	Out of the total 6,660,841 conventional households, 86.0 percent reside in their own housing units while 12.8 percent reside in rented housing units in 2021. In the 2011 census, the proportions of the households residing in their own housing units and rented housing units were 85.3 percent and 12.8 percent respectively. According to the 2021 census, 0.6 percent of households live in institutional housing units and 0.7 percent of households live in other type of housing units.																						
Female ownership in house and land	Overall, 23.8 percent of the total households have ownership of land or a housing unit or both (land & housing unit) in the name of female household member. The percentage of the households with female ownership of both land and housing unit is 11.8 percent, which is an increase of 1.1 percent point compared to that in 2011.																						
Female household head	Overall, 31.55 percent of the total households (6,666,937) are headed by female, which is an increase of 5.82 percent points since 2011.																						

Ladn Tenure	Most of the agriculture holdings in Nepal are owned and operated by the owners themselves. In 2021/22, about 81.6 percent of land holdings are fully owned, one percent (59,091 holdings) are fully rented, 0.2 percent (10,281 holdings) are other type of tenure with unidentied ownership, while 16.8 percent (689,391 holdings) are either partly owned, or rented, or under other arrangements.
Land Fragmentation	In 2021/22, the total number of parcels is 11,583.9 thousand and the average number of parcels per holding is 2.8. Likewise, the Census report shows that the average parcel size has decreased from 0.21 hectares in 2011/12 to 0.19 hectares in 2021/22.
Land Use	In 2021/22, the majority of agricultural land, which amounts to 1730.9 thousand hectares, is used for temporary crops. On the other hand, the land used for permanent crops is only 145.4 thousand hectares. The total area of holdings has decreased by around three hundred thousand hectares, resulting in a decline in both temporary and permanent crops. Over the past ten years, the land used for temporary crops has decreased by 392,316 hectares (18.5%), while permanent crops have decreased by 23,093 hectares (13.7%). The area of temporarily fallow land has almost doubled, reaching over sixty thousand hectares in the 2021/22 census
Pop dependent agriculture	66% households; economically active population engaged in agriculture = 76% in 2011, 66% in 2001 down from 91% in 1981
Agricultural employment	57.3% of population aged 10 years or above are in engaged in agriculture
Registered owners	22141347 registered owner with a total number of parcel of 11,583,900, which was a total of 12,096,400 land parcels in 2011/12
Unregistered occupants	According to the Land Commission on Nepal a total of 918004 application of unregistered occupants: informal and non-formal settlers, have been registered (accessed on 8 Nov 2023). So far, 3748 have already received the land ownership certificates.
Bonded labour	Total number of Kamaiya identified and verified was 27,570. According to the government's claim 27,021 have already been rehabilitated. A total number of Haliya was 16953, out of which 12820 are already rehabilitated by 2019. Harawa-Charawa 69,000 (estimated)
Land Related Casese Filed in the Courts	A Total of 21,966 cases were recroded in the year 2078/79. Of which, 7903 cases were resolved. Howere, almost two-third of the cases, that is 14045 (64%) cases were pending. (<i>Annual Report of Supreme Court of the Year 2078/079</i>)
Land Commission	So far 15 land commissions have been formed after the restoration of democracy in the country in 1990s. The recent one was formed in the chairmanship of Keshab Niroula on 10 September 2021.

Note 1 Hectare = 1.476569 bighas. 19.657178 ropanis = 2.471065 acres

Sources:

1. National Population and Housing Census 2021 (National Statistics Office 2023)
2. National Sample Census of Agriculture, Nepal 2021/22 (National Statistics Office 2023)
3. Department of Land Management and Archive, Kathmandu (Data obtained on the 15th of September 2023)
4. <https://nlc.gov.np> accessed on the 10th of November 2023.
5. Mukta Kamaiya, Kmlhari, Haliya ra Harawa-Charawako Bastusthiti Adhyan Pratibedan 2078 (Report of the Study of Situation of the Freed Kamaiya, Kamlhari, Haliya and Harawa-Charawa 2023). Report submitted to and published by the Ministry of Land Management, Cooperatives, and Poverty Alleviation. Government of Nepal.
6. Land Reform in Nepal: Where is it coming from and where is it going? The Findings of a Scoping Study on Land Reform for DFID Nepal By Liz Alden with Devedra Chapagain and Shiva Sharma: (2008).

2. Statistical Information about Land Ownership in Nepal

The following tables present the statistical information about the land, land ownership, transaction of ownership, and other relevant information. Tables are organized thematically.

A. Land Use, Land Ownership, and Land Transaction

Table 1. National Area by Ecological Belt

Belt	Area (Square Km)	Percentage
Moutan	51,817	35
Hill	61,345	42
Terai	34,019	23
Total	147,181	100

Source: Statistical Information on Nepalese Agriculture 2077/078 (2020/021)

Table 2. Land Use Distribution by Use Category

Category	Area ('000 Hecates)	Percentage
Agricultural Land Cultivated	3,091	21.00
Agricultural Land Uncultivated	1,030	7.00
Forest	4,268	29.00
Shrubland	1,560	10.60
Grassland and Pasture	1,766	12.00
Water	383	2.60
Others	2,620	17.80
Total	14,718	100.00

Source: Statistical Information on Nepalese Agriculture 2077/078 (2020/021)

Table 3. Ownership by area category till the date 13-AUG-2023

Area category	Number of Owner
<4 aana	3058926
>4 and <8 aana	3397764
>8 and <12 aana	2416879
>12 and <1 ropani	1701970
>1 and <=2 Ropani	3600935
>2 and <=3 Ropani	2337410
>3 and <=4 Ropani	1698151
>4 and <=5 Ropani	1075394
>5 and <=10 Ropani	1929758
>10 Ropani	924160
Total	22141347

Source: Department of Land Management and Archive, Kathmandu (Data obtained on 15/09/2023)

Table 4. Number of Parcel up to 15-AUG-2023

Province	Number of parcle
Karnali Province	574
Koshi Province	109361
Gandaki Province	4529
Bagmati Province	322914
Madhes Province	269988
Lumbini Province	67995
Far-Western Province	4496
Total	779857

Source: Department of Land Management and Archive, Kathmandu (Data obtained on 15/09/2023)

Table 5. Owners of valley parcels from outside valley people

District with owners	Till this Year (Number of owners)					
	2018	2019	2020	2021	2022	2023 Aug
Kathmandu	196843	212881	223766	248040	266394	275665
Bhaktapur	54648	61002	64996	74912	82716	87375
Lalitpur	41966	46765	50125	57675	63801	67096

Source: Department of Land Management and Archive, Kathmandu (Data obtained on 15/09/2023)

Table 6. Owners of outside valley parcels from citizens of the valley

District with owners	Till this Year (Number of Owners)					
	2018	2019	2020	2021	2022	2023 Aug
Lalitpur	15991	17838	19225	21606	23829	25223
Bhaktapur	5944	7188	8003	10227	12019	13015
Kathmandu	56491	62958	66614	74396	81732	86383

Source: Department of Land Management and Archive, Kathmandu (Data obtained on 15/09/2023)

Table 7. Ownership Transfer Records

Year	Month											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2019	44763	45282	50213	51710	54764	52151	57426	53207	51921	37416	60587	64589
2020	64773	65897	45422	13	13	20673	51649	20794	42285	46362	59338	86149
2021	87207	89478	98520	88468	3815	9545	83769	83868	87509	62730	68484	86295
2022	79541	76572	88642	67293	44817	64484	44829	39569	41132	19730	34893	47176
2023-AUG	48046	50000	54756	52912	58118	54502	49030	46071				

Source: Department of Land Management and Archive, Kathmandu (Data obtained on 15/09/2023)

Table 8. Ownership Transfer by Months

Year	Month											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2019	4476 3	4528 2	5021 3	5171 0	5476 4	5215 1	5742 6	5320 7	5192 1	3741 6	6058 7	6458 9
2020	6477 3	6589 7	4542 2	13	13	2067 3	5164 9	2079 4	4228 5	4636 2	5933 8	8614 9
2021	8720 7	8947 8	9852 0	8846 8	3815	9545	8376 9	8386 8	8750 9	6273 0	6848 4	8629 5
2022	7954 1	7657 2	8864 2	6729 3	4481 7	6448 4	4482 9	3956 9	4113 2	1973 0	3489 3	4717 6
2023- AUG	4804 6	5000 0	5475 6	5291 2	5811 8	5450 2	4903 0	4607 1				

Source: Department of Land Management and Archive, Kathmandu (Data obtained on 15/09/2023)

Table 9 Number of households by type of ownership of housing unit, NPHC

Area	Total	Type of ownership			
		Owned	Rented	Institutional*	Other
Nepal	6660841	5728586	850562	36809	44884

Urban-Rural

Urban Municipalities	4474699	3618763	794696	30274	30966
Rural Municipalities	2186142	2109823	55866	6535	13918

Ecological Belt

Mountain	409260	384495	20792	2017	1956
Hill	2945030	2319710	589600	17024	18696
Tarai	3306551	3024381	240170	17768	24232

Province

Koshi	1190755	1067240	103586	8258	11671
Madhesh	1156383	1117188	26633	4753	7809
Bagmati	1567917	1084672	464512	10431	8302
Gandaki	661632	532518	116721	5216	7177
Lumbini	1141345	1036311	94336	4458	6240
Karnali	366037	344079	19393	1294	1271
Sudur Paschim	576772	546578	25381	2399	2414

Source: Department of Land Management and Archive, Kathmandu (Data obtained on 15/09/2023)

Table 10. Transfer of ownership

Year	Total Ownership
2017	131080
2018	293467
2019	635758
2020	514669
2021	859381
2022	650310
2023 (Till August)	427259

Source: Department of Land Management and Archive, Kathmandu (Data obtained on 15/09/2023)

Table 11. Number, area, and fragmentation of holdings by total area of holding

Total area of holding	Holdings				Fragmentation						
	Number	Area (ha)			Total no. of parcels	Average no. of parcels	Number of holdings consisting of parcels				
		Wet	Dry	Total			1	2-3	4-5	6-9	10 and over
Holdings without land	131,504	5,361.2	3,051.6	8,412.8	144,841	1.1	122,136	8,499	577	293	
Holdings with land	3,999,285	1,424,619.4	785,377.7	2,209,997.1	11,439,109	2.9	931,637	2,014,291	713,450	291,504	48,403
Total	4,130,789	1,429,980.6	788,429.3	2,218,409.9	11,583,950	2.8	1,053,773	2,022,790	714,027	291,797	48,403

Source: National Sample Census of Agriculture, Nepal 2021/22 (National Statistics Office 2023)

Remarks: Holdings having an area under crops less than 0.01355 ha (8 Dhurs) in Terai or 0.01272 ha (4 Aanas) in Hilly and Mountainous region are included in the category 'Holdings without land'. Details may not add up to totals due to rounding.

Table 12. Number, area of holdings by tenure and total area of holding.

Total area of holding	Holdings		Tenure forms									
			One tenure form						More than one tenure forms			
			Owned		Rented from others		Other tenure forms		No. of holdings	Area (ha)		
	No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)	Owned	Rented		Other tenure		
Holdings without land	131,504	8,412.8	119,574	6,561.3	5,142	353.6	2,738	107.8	4,050	331.5	936.8	121.8
Holdings with land	3,999,285	2,209,997.1	3,252,452	1,693,267.1	53,948	28,531.2	7,544	2,168.5	685,341	195,808.6	282,450.3	7,771.4
Total	4,130,789	2,218,409.9	3,372,026	1,699,828.4	59,091	28,884.8	10,281	2,276.3	689,391	196,140.1	283,387.1	7,893.2

Source: National Sample Census of Agriculture, Nepal 2021/22 (National Statistics Office 2023)

Table 13. Number, area of holdings by tenure, and total area of holding

Total area of holding	Number of holdings	Under one tenure form - rented from others													
		Total		Rented for fixed amount of money		Rented for fixed quantity of production		Rented for share of production		Rented in exchange for services		Rented for mortgage		Other rental arrangements	
		No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)
Holdings without land	131,504	5,142	353.6	2,733	149.3	235	39.4	147	38.5	280	11.0	374	43.3	1,437	72.2
Holdings with land	3,999,285	53,948	28,531.2	22,127	8,680.2	4,507	3,072.1	17,877	11,909.1	1,901	41.5	6,014	2,144.2	9,553	2,313.9
Total	4,130,789	59,091	28,884.8	24,860	8,829.5	4,742	3,111.6	18,024	11,947.6	2,181	42.5	6,388	2,187.5	10,989	2,386.1

Source: National Sample Census of Agriculture, Nepal 2021/22 (National Statistics Office 2023)

Table 14. Number, area of holdings by tenure and total area of holding

Total area of holding	No. of holdings	Under more than one tenure forms --- Rented from others													
		Total		Rented for fixed amount of money		Rented for fixed quantity of production		Rented for share of production		Rented in exchange for services		Rented for mortgage		Other rental arrangements	
		No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)	No. of holdings	Area (ha)
Holdings without land	131,504	3,501	936.8	1,054	572.4	264	46.1	580	149.2	130	27.4	340	37.7	1,212	104.0
Holdings with land	3,999,285	651,393	282,450.3	163,494	62,684.5	61,346	35,336.3	325,402	149,218.2	8,648	1,945.4	99,272	24,717.1	44,933	8,548.7
Total	4,130,789	654,901	283,387.1	164,549	63,256.9	61,611	35,382.4	325,982	149,367.3	8,778	1,972.8	99,612	24,754.8	46,145	8,652.8

Source: National Sample Census of Agriculture, Nepal 2021/22 (National Statistics Office 2023)

Table 15. Number and area of holdings reporting rented out land to other by total area of holding

Total area of holding	Total		Land rented out to other	
	No. of holdings	Area (ha)	No. of holdings	Area (ha)
Holdings without land	131,504	8,412.8	9,905	5,621.2
Holdings with land	3,999,285	2,209,997.1	290,752	131,828.6
Under 0.1 ha	425,218	25,509.3	41,507	17,202.1
0.1 ha and under 0.2 ha	648,450	96,299.3	44,146	17,374.8
0.2 ha and under 0.5 ha	1,430,114	478,190.5	86,817	32,314.5
0.5 ha and under 1 ha	945,304	660,203.2	66,412	28,956.7
1 ha and under 2 ha	427,039	576,346.8	37,021	21,587.4
2 ha and under 3 ha	81,948	194,230.8	9,346	7,518.9
3 ha and under 4 ha	25,963	88,368.6	3,153	3,102.6
4 ha and under 5 ha	7,397	32,799.7	1,029	1,247.3

5 ha and under 10 ha	6,979	44,892.9	1,146	2,063.9
10 ha and over	875	13,156.1	173	460.4
Total	4,130,789	2,218,409.9	300,656	137,449.8

Source: National Sample Census of Agriculture, Nepal 2021/22 (National Statistics Office 2023)

Table 16. Number, area, and fragmentation of holdings by total area of holding

Total area of holding	Holdings				Fragmentation						
	Number	Area (ha)			Total no. of parcels	Average no. of parcels	Number of holdings consisting of parcels				
		Wet	Dry	Total			1	2-3	4-5	6-9	10+
Holdings without land	131,504	5,361.2	3,051.6	8,412.8	144,841	1.1	122,136	8,499	577	293	
Holdings with land	3,999,285	1,424,619.4	785,377.7	2,209,997.1	11,439,109	2.9	931,637	2,014,291	713,450	291,504	48,403
Total	4,130,789	1,429,980.6	788,429.3	2,218,409.9	11,583,950	2.8	1,053,773	2,022,790	714,027	291,797	48,403

Source: National Sample Census of Agriculture, Nepal 2021/22 (National Statistics Office 2023)

Remarks: Holdings having an area under crops less than 0.01355 ha (8 Dhurs) in Terai or 0.01272 ha (4 Aanas) in Hilly and Mountainous regions are included in the category 'Holdings without land'. Details may not add up to totals due to rounding

Table 17. Distribution of Holdings and Area (Ha) between 1961 and 2002 in Percentages

Ha	1961/62		1971/72		1981/82		1991/91		2001/2	
	Hold.	Ha	Hold.	Ha	Hold.	Ha	Hold.	Ha	Hold.	Ha
<0.1							6.4	0.4	7.8	0.5
0.1-0.2	56.2	11.9	62.7	13.8	50.3	6.6	9.8	1.5	10.4	1.9
0.2-0.5		12.2					27.0	9.4	29.1	12.3
0.5-1.0	18.8	15.4	14.9	12.1	16.3	10.8	26.3	19.2	27.4	24.2
1.0-2.0	11.9	11.7	11.1	17.4	17.3	19.9	19.6	27.6	17.6	29.8
2.0-3.0	5.2	8.6	5.0	13.4	7.2	15.4	6.2	15.4	4.7	14.0
3.0-4.0	2.7	6.2	2.3	8.6	3.5	10.8	2.2	7.8	1.5	6.6
4.0-5.0	1.5	34.1	1.2	5.7	1.9	7.7	1.1	4.8	0.6	3.4
5.0+	3.6		2.8	29.2	3.4	28.9	1.5	13.9	0.7	7.3

Source: CBS 2006. NPC Report, 2001/2002. Adopted from Willy, Chapagain & Sharma 2008.

Table 18. Overview of Holding Data from National Sample Census of Agriculture 2001/02

	Marginal	Small	Medium	Large	All
Range Ha	0.1 - <0.5	0.5 - <3.0	3.0 - <5.0	5+	Above 0.1 ha
Number Holdings	1,605,619	1,661,349	71,814	25,358	3,364,139
Percent	47.7	49.4	2.1	0.8	100

<i>Hectares</i>	390,284.8	1,804,847.3	264,948	193,956.9	2,654,037.1
<i>Percent total area</i>	14.7	68.0	10.0	7.3	100
<i>Average Holding Size</i>	0.24	1.1	3.7	7.7	0.8

Source of data: NSAC 2001/01 after INSEC 2007, Table 4.1 Adopted from Willy, Chapagain & Sharma 2008.

Table 19. Land Related Court Cases (2078/079)

Case Types	Total case filed	Resolved	Continued
Bhogadhikar	450	319	131
Land Related	17164	5913	11233
Public Land	1316	641	675
Guthi Related*	131	26	105
Property Inheritance*	361	167	194
Tenants	2122	655	1467
Other Land Related	422	182	240
Total	21966	7903	14045
In %	1000	36	64

*Not all the cases related to Guthi or Property Inheritance may not necessarily be the land case; but the majority of them are related to land. *Source: Annual Report of Supreme Court of the Year 2078/079*

B. Land Reform, 1964 and Changes in Land Ownership Pattern

Table 20 Registered Tenure of Cultivated Land 1952

FORM OF TENURE	CULTIVATED AREA (Ha)	PERCENT
Raikar (private rights on state land)	963,500	50.0
Birta (private rights on granted lands)	700,000	36.3
Guthi (religious land)	40,000	2.0
Kipat (communal tenure by indigenous communities)	77,000	4.0
Jagir, Jimidar/Talukdar, Ukhada & Rakam (subordinate arrangements under Raikar)	146,500	7.0
Total Area of cultivated land	1,927,000	100

Source: Regmi 1977.

Table 21. Land Ceiling Set by Land Act 1964

Area	Ceiling in agriculture land	Ceiling in homestead land	Total land ceiling for landlord	Total land ceiling for Tenant
<i>Terai and Inner Terai</i>	16.4 hectars	2.0 hectares	18.4 hectares	2.7 hectares
Kathmandu Valley	2.7 hectars	0.4 hectares	3.7 hectares	0.5 hectares
Hill region and other than	4.1 hectars	0.8 hectars	4.1 hectares	1.0 hectares

Source: Land Act 1964, Government of Nepal

Table 22. Size of Landholding After the Intervention of Land Act 1964 (as of 1972)

Size of holdings	Households in Percentage (%)	Area in Percentage in holding (%)
Less than 1 ha.	63.5	10.5
1-3ha	19.5	18.0
3-5 ha	17.1	12.0
5-10 ha	5.8	21.0
10-15 ha	2.1	11.0
15-20 ha	0.9	7.0
20-30 ha	0.5	5.5
30 and above	0.6	15.0

Source: Zaman, M. A. (1973). *Evaluation of Land Reform in Nepal*, Kathmandu: Ministry of Land Reform and Management, Kathmandu, Nepal, Table -I, Page: 6

Table 23. Distribution of Land under 1964 Land Reform in Hectares

Region	Cultivated Area	Above Ceiling	Confiscated	Area sold
Terai-Eastern	167247	9153	4746	3380
Terai –Central	364879	6645	943	377
Terai-Western	133382	25173	23880	18723
Inner Terai	658560	6221	1053	559
Subtotal	1518785	58913	33676	23524
Kathmandu Valley	42,577	7062	149	54
Other Hill District	764,638	405	6	-
Total	2,326,000	66380	33825	23588

Source: KC, Ram Bahadur (1986), *Land Reform Progress and Prospect in Nepal*, Research Report Series No.2 July 1986, HMG-USAID-GTZ-WINROC Capacity Building Project, Table 3, Page 7

Table 24. Landholding Size in 1973

Size of holding class	Land-lords		Owner-cultivator		Owner-cum tenant		Tenant		Total	
	H	A	H	A	H	A	H	T	H	A
Less than 1 hectares	15.0	0.3	66.6	12.5	70.0	21.5	50.0	9.0	63.1	10.6
1-3 hectares	6.4	0.6	18.5	20.0	17.4	26.2	32.6	40.0	19.4	17.9
3-5 hectares	16.0	3.7	6.0	13.2	7.6	20.4	10.5	22.1	7.1	11.0
5-10 hectares	7.4	2.8	6.4	35.3	3.5	15.6	5.5	20.3	5.8	21.4
10-15 hectares	6.4	4.5	2.1	15.0	1.5	12.3	1.4	8.6	2.5	11.4
15 -20 hectares	16.0	16.0	0.4	3.5	-	4.0	-	-	0.9	7.0
20-30 hectares	13.8	18.0	-	0.5	-	-	-	-	0.5	5.5
30 & above	19.4	54.1	-	-	-	-	-	-	0.7	15.2
Total	100	100	100	100	100	100	100	100	100	100

Source: Zaman, M. A. (1973). *Evaluation of Land Reform in Nepal*, Kathmandu: Ministry of Land Reform and Management, Kathmandu, Nepal, P. 29, computed from table 10 f Annex III (Note: In % on the basis of the sample survey result H=Households, A= Area)

C. Women's Land Ownership

Table 25. Number of households by female ownership of fixed assets, NPHC 2021

Area	Total	Ownership of				
		Housing unit only	Land only	Both (housing unit & land)	Neither housing unit nor land	Not stated
Nepal	6660841	156376	643675	788917	4966548	105325

Urban/Rural

Urban Municipalities	4474699	129022	471946	608476	3199224	66031
Rural Municipalities	2186142	27354	171729	180441	1767324	39294

Ecological Belt

Mountain	409260	4169	22783	25533	348674	8101
Hill	2945030	72872	255444	316216	2251926	48572
Tarai	3306551	79335	365448	447168	2365948	48652

Province

Koshi	1190755	18718	149703	169707	841564	11063
Madhesh	1156383	30688	122310	138394	846638	18353
Bagmati	1567917	47495	146881	196568	1162877	14096
Gandaki	661632	22520	71163	93465	453440	21044
Lumbini	1141345	29641	106500	131486	853395	20323
Karnali	366037	3383	20005	22544	310104	10001
Sudur Paschim	576772	3931	27113	36753	498530	10445

Table 26. Owner count record by female only in 2022 and 2023 (up to August)

Province	2022	2023
Karnali Province	7852	6096
Koshi Province	62581	45685
Gandaki Province	21859	14239
Bagmati Province	69325	43297
Madhes Province	72397	54037
Lumbini Province	57414	44145
Sudurpaschim Province	11186	10834
Grand Total	302614	218333

Table 27. Owner count record by Female Joint Ownership in 2022 and 2023 (up to August)

Province	2022	2023
Karnali Province	491	317
Koshi Province	6595	4551
Gandaki Province	2505	1840
Bagmati Province	20221	12677
Madhes Province	6026	5008
Lumbini Province	5309	3801
Sudurpaschim Province	1053	871
Grand Total	42200	29065

Table 28. Parcel record owned by female jointly

Province	2022	2023
Karnali Province	1400	794
Koshi Province	9836	7189
Gandaki Province	7726	6106
Bagmati Province	26507	17671
Madhes Province	12683	9255
Lumbini Province	12875	10144
Sudurpaschim Province	2499	2184
Grand Total	73526	53343

Table 29. Parcel record owned by female only

Row Labels	2022	2023
Karnali Province	21634	14672
Koshi Province	127778	88146
Gandaki Province	66546	42225
Bagmati Province	141468	87762
Madhes Province	147162	104594
Lumbini Province	129610	95713
Sudurpaschim Province	22009	18044
Grand Total	656207	451156

Table 30. Yearly owner record by female jointly from 1963

Province /Year	Karnali	Koshi	Gandai	Bagmati	Madhes	Lumbini	Sudurpachim
1963	20	950	1	385	8	549	29
1964	1	2	0	245	5	0	0
1965	0	2	0	3	2	1	0
1966	0	0	0	25	131	4	0
1967	0	5	0	111	230	7	0

1968	0	14	0	10	253	20	2
1969	0	9	0	30	247	5	0
1970	0	2	0	38	23	41	1
1971	0	6	1	39	39	71	0
1972	0	23	0	49	65	1	0
1973	5	38	0	63	34	10	1
1974	0	41	19	59	29	7	0
1975	1	57	45	66	55	16	2
1976	0	75	113	92	86	18	89
1977	1	129	44	105	89	38	158
1978	1	108	113	149	170	28	8
1979	2	130	291	128	182	32	19
1980	8	145	70	173	156	31	1
1981	6	262	111	508	151	61	5
1982	27	177	111	332	168	88	7
1983	5	145	97	309	129	115	4
1984	19	133	103	312	117	178	28
1985	21	252	94	388	183	106	28
1986	40	320	99	421	262	151	175
1987	32	458	120	508	152	118	42
1988	40	1017	144	559	350	219	47
1989	69	484	194	681	284	218	62
1990	25	301	161	878	301	234	91
1991	42	262	189	869	425	234	116
1992	35	277	190	1019	379	251	212
1993	56	350	159	983	454	308	110
1994	174	595	198	1131	514	340	121
1995	125	458	287	1497	941	3005	353
1996	96	487	266	1519	609	469	120
1997	75	464	329	1357	478	455	173
1998	60	497	330	1383	738	677	168
1999	55	460	329	1536	724	569	103
2000	59	576	375	1808	859	750	148
2001	47	644	349	2029	1111	1224	191
2002	31	693	477	3147	995	1073	117
2003	59	650	367	3068	1049	1135	346
2004	47	578	550	3436	1108	910	162
2005	65	713	582	4558	1207	1217	233
2006	101	1035	542	3138	1476	1687	305
2007	96	1040	658	3422	1189	1730	718
2008	116	1287	675	4328	1685	1832	413

2009	143	1995	895	6180	1781	2019	401
2010	98	3060	1149	5524	1803	2099	323
2011	88	2544	1258	4844	1635	2140	870
2012	98	3149	1377	5801	1401	2569	988
2013	197	3495	1614	6980	1874	2939	984
2014	292	4770	1947	8259	2286	4313	1150
2015	271	4589	1998	8690	1640	4017	895
2016	183	6557	2726	12638	2685	4941	1114
2017	186	6279	1952	9972	3093	4588	1573
2018	323	12635	5067	16790	6734	6181	1693
2019	413	5929	2801	18121	5038	5103	1309
2020	364	4250	1571	10094	3391	3010	835
2021	537	7309	2728	21134	5645	4925	1569

Table 31. Yearly owner count by single female from 1963

Province/Year	Karnali	Koshi	Gandaki	Bagmati	Madhes	Lumbini	Sudur Paschim	Total
1963	173	11195	3	1549	141	2121	155	15337
1964		17	2	940	183	4		1146
1965		7	2	10	76	4	2	101
1966		5		97	1567	12	1	1682
1967		19	3	269	1086	62	1	1440
1968		66	5	30	1095	141	4	1341
1969	2	43	7	116	2250	26	6	2450
1970	1	37	7	254	283	247	3	832
1971	4	153	5	113	296	269	6	846
1972	28	359	4	207	395	74	3	1070
1973	195	650	17	392	417	133	4	1808
1974	13	957	147	395	549	148	8	2217
1975	28	729	236	350	931	185	12	2471
1976	15	655	718	586	671	160	125	2930
1977	22	1088	500	574	1734	292	180	4390
1978	21	899	884	1135	1655	349	33	4976
1979	21	1908	1606	623	2187	468	31	6844
1980	268	1714	765	866	2582	490	23	6708
1981	255	2394	1202	1549	2931	795	41	9167
1982	566	2507	997	1410	2547	1345	91	9463
1983	91	1788	1340	1332	3025	2166	48	9790
1984	200	1591	1052	1369	2697	1731	128	8768
1985	213	2605	1333	1658	3415	1339	124	10687
1986	156	2810	1539	1894	5521	1678	636	14234
1987	233	4370	1618	2449	3338	1997	291	14296
1988	442	6617	2133	2491	7090	2408	307	21488

1989	760	5764	2527	2797	5471	3299	357	20975
1990	309	4783	2390	4038	6119	2790	573	21002
1991	520	3662	2494	3845	7025	3164	489	21199
1992	552	4299	2749	4152	7717	3138	912	23519
1993	1941	5430	2869	4005	8073	3967	590	26875
1994	2491	8526	3249	4263	8766	4752	971	33018
1995	1101	6731	3821	5391	16992	5296	1233	40565
1996	1330	6197	3795	4912	10399	7266	548	34447
1997	1914	6362	4085	4560	10057	5225	920	33123
1998	1204	5722	4388	5092	11225	6494	1131	35256
1999	1027	5530	4261	5045	11669	6071	967	34570
2000	1227	7562	5022	7335	13735	7494	1005	43380
2001	1189	8563	4980	8202	15623	9732	1636	49925
2002	1175	8939	5129	10978	17046	11529	838	55634
2003	1386	9025	4776	11170	16516	10007	2881	55761
2004	1223	9104	5321	11922	17683	9709	1592	56554
2005	1688	10492	6345	14987	20314	11916	2594	68336
2006	1995	14554	6906	14640	26667	17357	2436	84555
2007	2755	17211	8203	20493	24910	19369	3105	96046
2008	3169	20462	10449	27174	32361	22382	3759	119756
2009	4064	30829	12992	30906	36416	26154	4309	145670
2010	4182	36088	14203	26441	31924	26338	4998	144174
2011	3568	34088	16898	28388	29100	29280	6907	148229
2012	3514	39593	17531	33700	32951	29938	6848	164075
2013	4484	46647	19516	40065	41724	34301	6739	193476
2014	6949	57963	24520	48550	45117	44158	7716	234973
2015	5765	55580	23494	50425	31777	44624	6987	218652
2016	5360	71737	29977	72943	51838	53085	8654	293594
2017	5831	66807	23842	52864	44704	44882	10196	249126
2018	8207	135434	50240	81225	91750	60360	14380	441596
2019	7114	64693	29479	81371	66979	59019	12722	321377
2020	7124	50609	16088	41294	56385	40218	9072	220790
2021	10843	78533	27642	85210	83431	66246	15407	367312
Grand Total	108908	982702	416306	871041	981126	748204	145735	4254022

D. Households, Population and Absentee Population

Table 32. Number of households and households with absentees NPHC 2021

Area	Household and usually residing population		Household with absentees and absent population living within the country		Household with absentees and absent population living abroad	
		Population		Population		Population

	House hold	Total	Male	Female	House hold	Total	Male	Female	House hold	Total	Male	Female
Nepal	6666937	29164578	14253551	14911027	889522	2267236	1294935	972301	1555961	2190592	1799675	390917

Urban Municipalities	4479662	19296788	9454545	9842243	507033	1183202	691644	491558	1044566	1468517	1186980	281537
Rural Municipalities	2187275	9867790	4799006	5068784	382489	1084034	603291	480743	511395	722075	612695	109380

Mountain	409799	1772948	874260	898688	93357	266719	148488	118231	66981	116060	81811	34249
Hill	2949056	11757624	5717247	6040377	508447	1399384	771607	627777	691979	990723	787722	203001
Tarai	3308082	15634006	7662044	7971962	287718	601133	374840	226293	797001	1083809	930142	153667

Koshi	1191556	4961412	2417328	2544084	153603	347361	193634	153727	269892	343034	286631	56403
Madhesh	1156715	6114600	3065751	3048849	76680	188548	120693	67855	252015	304286	292427	11859
Bagmati	1570927	6116866	3048684	3068182	235374	713688	389907	323781	283228	397930	280120	117810
Gandaki	662480	2466427	1170833	1295594	136668	362874	195458	167416	207910	286593	239788	46805
Lumbini	1141902	5122078	2454408	2667670	144402	323011	192729	130282	308073	420906	367670	53236
Karnali	366255	1688412	823761	864651	51905	121647	72052	49595	62728	94320	77278	17042
Sudur Paschim	577102	2694783	1272786	1421997	90890	210107	130462	79645	172115	343523	255761	87762

Table 33. Currently migrated* population by reason for migration, NPHC 2021

Area and sex	Total	Main reason for staying here									
		Work/job	Business	Study/training	Marriage	Dependent family member	Natural disaster	Agriculture	Returnee	Other	Not stated
Nepal											
Total	9341408	1415345	260065	731780	3567921	1825012	61029	366934	380290	618629	114403
Male	3285138	1004370	166957	407586	43963	795588	32607	209971	270035	304240	49821
Female	6056270	410975	93108	324194	3523958	1029424	28422	156963	110255	314389	64582

Urban Municipalities

Total	7370704	1272854	232205	690021	2331738	1622611	49801	270495	262365	542972	95642
Male	2832913	900928	150054	385215	29973	699161	26610	154086	177963	265765	43158
Female	4537791	371926	82151	304806	2301765	923450	23191	116409	84402	277207	52484

Rural Municipalities

Total	1970704	142491	27860	41759	1236183	202401	11228	96439	117925	75657	18761
Male	452225	103442	16903	22371	13990	96427	5997	55885	92072	38475	6663
Female	1518479	39049	10957	19388	1222193	105974	5231	40554	25853	37182	12098

Mountain

Total	263827	37987	8800	14645	157090	20114	1256	3356	11573	6824	2182
Male	69824	30183	5268	7917	2050	9518	652	1946	8100	3470	720
Female	194003	7804	3532	6728	155040	10596	604	1410	3473	3354	1462

Hill

Total	4015229	796586	134016	454639	1241322	776812	22049	67320	188651	272217	61617
Male	1605040	565641	85471	256020	14533	331500	11692	40037	139531	133618	26997
Female	2410189	230945	48545	198619	1226789	445312	10357	27283	49120	138599	34620

Tarai

Total	5062352	580772	117249	262496	2169509	1028086	37724	296258	180066	339588	50604
Male	1610274	408546	76218	143649	27380	454570	20263	167988	122404	167152	22104
Female	3452078	172226	41031	118847	2142129	573516	17461	128270	57662	172436	28500

Province

Koshi											
Total	1701261	236741	47425	92119	602426	367036	9918	127157	87462	125360	5617
Male	628168	167683	30302	48322	9024	161433	5529	75506	65021	62413	2935
Female	1073093	69058	17123	43797	593402	205603	4389	51651	22441	62947	2682

Madhesh											
Total	1425576	84306	16034	31830	1075304	119477	6515	28948	19644	38295	5223
Male	219637	63360	11023	19577	11507	56170	3853	17683	14791	19647	2026
Female	1205939	20946	5011	12253	1063797	63307	2662	11265	4853	18648	3197
Bagmati											
Total	2775386	653429	94238	364303	625295	653770	22067	44479	74505	221730	21570
Male	1223503	460606	61867	209808	7006	275935	11618	25561	50088	110320	10694
Female	1551883	192823	32371	154495	618289	377835	10449	18918	24417	111410	10876

Gandaki											
Total	889099	145397	32479	81229	287422	170091	4129	18760	56079	53803	39710
Male	334880	102380	19518	42098	3599	72547	2140	10682	40875	24671	16370
Female	554219	43017	12961	39131	283823	97544	1989	8078	15204	29132	23340

Lumbini											
Total	1527674	179020	44017	93663	598446	309572	7937	74421	78424	113813	28361
Male	512498	124713	28093	48602	7963	137446	4168	40880	53878	54740	12015
Female	1015176	54307	15924	45061	590483	172126	3769	33541	24546	59073	16346

Karnali											
Total	274054	36182	11094	23281	108635	39502	1002	9532	22789	14574	7463
Male	100162	26990	6488	12682	1748	18548	530	5507	17229	7552	2888
Female	173892	9192	4606	10599	106887	20954	472	4025	5560	7022	4575

Source National Population and Housing Census 2021 (National Statistics Office 2023)

Table 34 Land Commission Formed after 1990*

SN	Chairperson	Date of formation	Implementation status
1	Bal Bahadur Rai	25 Nov 1991	-
2	Shailaja Acharya	16 Dec 1992	263738 applications from sukumbasi/informal settlers collected. Land owner certificate distributed to 1278
3	Rishiraj Lumshali	15 Dec 1994	Altogether 21974 -15-1 Bigaha and 9460-3-0-1 Ropanis of land were distributed to 58340 families which included 24 470 sukumbasi, 24052 informal settlers, 195 kamaiyas, 3302 flood victims (displaced), 6321 with nonstated details.
4	Budhiman Tamang	4 Jan 1996	-
5	Chanda Shah	3 June 1997	-
6	Bhudhi Man Tamang	16 Feb 1998	352-12-18 Bigaha land distributed to 886 families
7	Tarini Dutta Chataut	15 June 1998	261619 applications received, out of which 8666 sukumbasi, 19613 informal settlers, and 3761 with details nonstated received 7036-19-1 Bigaha of land was distributed.
8	Gangadhar Lamshal	24 Nov 1998	Out of 277140 applications, 6202 sukumbasi, 16920 informal settlers receivers 9452-10-7 Bigha of land
9	Kailash Mahato	2006	-
10	Gopalmani Gautam	9 Dec 2009	39236 sukumbasi/informal settlers received 4851-06-14 Bighaha of land. NPR 20,76,06,511 revenue generated.
11	Bhakti Prasad Lamichane	24 Nov 2011	396244 applications registered
12	Sharada Prasad Subedi	16 June 2014	861000 applications registered
13	Gopal Dahit	20 Feb 2017	-
14	Devi Gyawali	22 March 2020	A total of 1180761 applications, including that of 274960 landless squatters and 932801 informal settlers, were recorded
15	Keshab Niroula	10 Sep 2021	918004 applications are entered, 3748 land ownership certificate distributed.

Note: *During the period 7 commissions were formed, however, 15 chairs led those commissions so far.

3. State-led Land Reform Initiatives: 1951-2023

This section (Section C) provides a quick and brief overview of the land reform initiatives by the government of Nepal over the period of the last 70 years. In chronological order, it includes the major policy intervention or initiative by the state; and the intended or achieved outcomes of them. This is prepared based on the works by Mahesh Chandra Regmi (1978), Community Self-reliance Centre (CSRC) (2021), Liz A. Wily and others (2008), and Nepal Ain Sangrah (different dates) among others. The list of references used is at the end of the table.

This is an informative table and will gradually be updated and revised as new information appears.

Table Summary of State-led Land Reform Initiatives: 1951-2023

Phase I	Pre-1950 Land Reform Not a Major Agenda	Implementation
1768	Unification of the country: Further consolidated the feudal land relations	Several customary practices were undermined.
1860-1	Jimidari regime was introduced at village level to facilitate the expansion of the Tarai	People from the hill and India were attracted to the southern plain to clear and settle and cultivate
1846-1951	Land granted to family members, priest and army officers, called Birta was institutionalized	Southern plain, mostly covered by the forest was brought under cultivation
1880	Legal Code: allowed Birta to be passed to heirs and Jagir to be transferred or mortgaged.	
1906	Three first tenancy reform: the Land Law	Prevented Birta grantees from evicting tenants if they paid their rents.
1932	Rule to limit how much Ukhada landlords could charge the tenants	Limited the exploitation by the landlords
Phase 1	1951-1960 making a slow start	Implementaion
1951	New Constitution bans discrimination on basis of gender, caste or religion for first time	Ineffective
1952	Official acknowledgment that rising social unrest due to tenure system in the Tarai (Nepal Gazette vol. 122 1952)	Led to commissions
1953	Jagir abolished with provision for government employees to be paid cash salaries only. Jagir had awarded the army officers and officials rent-seeking control over lands in lieu of salaries	Many gained ownerships of these lands
1952-53	Two Commissions on Land Tenure Conditions were sent to Tarai to investigate landlord-tenant relations. Recommended (i) abolition of the Jimidari system with tax collection taken over by the Government; (ii) tenants should get receipts for share/rent paid and conditions of tenancy to be laid down	Put recommendations into law (1957) but only (i) implemented
1954	Interim Constitution abolished Rakam – compulsory and/or unpaid labor mainly to royals and Rana land grantees	Successful but many other serfs- like labor relations continued like kamaiya, haliya, harawa-charawa
1954-56	First phase of US-funded Chitwan Rapti Valley Development Project, intended to settle hill people of all classes but in practice served mainly	Early successes not continued with increasing corruption in the project and sister projects

	middle and wealthier groups in search of new land. Project to last until 1961.	
1956	Preparation of Land and Cultivators Records Act 1956: made provision to organize village committees to prepare records on prescribed formats and submit these to Land Revenue offices	Initiated in two districts (Butwal and Saptari) but discontinued. Landlords used the forms to relocate lands under different names
1957	Lands Act: the first land reform mainly limited rent to a maximum 50% of crops, prohibited extraction of tenant's labor above agreed rental share, gave legal security of tenure for tenants who had farmed more than one year, interest rates limited to 10%	(i) not applied (ii) applied
1957	Private Forest Nationalization Act: Transferred ownership of all forest to government, without compensation. Targeted Birta owners who had forests within their grants in especially the Tarai. In the process also dispossessed forest rights of indigenous communities	Implemented
1959	Birta (Estates) Abolition Act: (i) cancelled all Birta rights (tax-free grants of land to favored individuals) making these subject to normal taxation (ii) All Birta forest and non cultivated land reverted to the State (iii) Law additionally prohibited unpaid labor and payments in other than agricultural rents in cash or kind.	(i) Implemented, benefitting holders who gained even more conformation of their rights but now taxable, and further sent tillers into the non-right category. Formal conversion of birta land to raikar took time, continued until late 1990s (ii) Implemented (iii) Not fully applied
Phase III	1961:1989 Era of Moderate Land Reform	Implementation
1961-63	King adopts a moderate version of land reform including action to provide credit to peasants, fertilizer, irrigation & cooperatives laid out in Third Plan 1965-70. Also sought to advance cadastral survey and new registration of holdings	Institutional change implemented but with little impact on land relations and limited agricultural support activities. Cadastral titling was advanced.
1961	Rajya abolished through taxation reforms	Applied
1962	Agriculture (New Provisions) Act 1962; stipulated tenancy rights, rent regulation and fixing of ceilings, refining the provisions of the Land Act 1957	Implemented on pilot basis only in one VDC in Jhapa, Chitwan & Palpa districts, precursor to Lands Act 1964
1963	Land (Measurement and Inspection) Act; this would be amended eight times, latterly 1999. Provides for survey and registration, notably for government lands to be first adjudicated and registered, then private lands. Refined the land classification system with grades within paddy, non-paddy and other lands. Law drew crucial distinction between public and private lands and between Government and Public Land, the latter being national land under either control of central state or local district and VDC governments	Applied. Provided the procedures for survey and registration but limited often to better-off; poor found their plots not registered
1963	New Civil Code replaced codes begun in 1854. Abolished untouchability. Also again abolished Rakam (1954) a practice in the Hills and Kathmandu Valley which compelled tenants to perform services for land owners as form of tax. Would be further entrenched by Lands Act 1964 which prohibited tenants to perform personal tasks for land owners	Reiteration of rights without real enforcement

1963	Agriculture (New Arrangements) Act: to ensure implementation of previous laws abolishing Jagir, Rajya and Rakam	Implemented but did not remove exploitative relations on farm
1963	Lands Act, to be amended several times in the later years,	Largely ineffective including its amendments.
1963	Land Administration Act Complementary to the Lands Act, making provision for the establishment of Land Administration Offices in those districts where the Lands Act was made effective, in accordance with the phasing of the Lands Act in three tranches.	Implemented
1964	Nepal Resettlement Company established to resettle by now thousands of migrating hill people into the Tarai, forming spontaneous settlements (squatter camps) and carrying out a great deal of forest clearance. First scheme was the Nawalparasi Resettlement Project, mainly to resettle Nepalese evicted from Burma. Settled 1,504 households on 3,200 ha.	Implemented to benefit of middle and rich farmers
1964	Guthi lands to be placed under a corporate entity and all rights and liabilities of government delegated to the Corporation; corporation formally instituted only in 1972	Not implemented until 1972
1967	Lands Act (second amendment): (i) Abolished holding of land on communal basis (Kipat), affecting property systems of indigenous communities and mainly Limbu, by converting all holdings into raikar. Some areas granted right to continue collective holdings of especially grazing or forest land in order to secure their support for the Panchayat system, but these exceptions revoked by 1974 by nationalization of pastures law (ii) Act also promised confiscation of land wrongfully acquired, targeted sales of land to avoid ceilings	(i) Unjust: converted customary lands into private lands with loss of collective system of land ownership, transfer and management (ii) not implemented
1968	Department of Resettlement set up to replace the Company, mandated to regularise the tens of squatter settlements in the Tarai by issuing entitlements. Geared to landless and land poor but in practice again only those already with land and resources could successfully secure rights, due to costs and frequent rent-seeking by officials. Some 37,000 migrants settled by Eight Zonal Resettlement Offices.	Successful – for the better-off
1971	Commission investigated corruption and abuse of the ceiling rules including avoidance with collusion of officials	Ineffective, no clear action resulting
1971	Jhora Area Land Act: transferred ownership in three Eastern Tarai Districts to the settlers & cultivators of forest land lawfully cleared by land owners but absent. Owners compensated with 5 x land tax rates and cultivators required to pay government.	Effective – but to benefit of owners as tenants could not pay government
1972	Guthi Sansthan (Trust Corporation) Act, amended in 1976, 1984, 1986 and 1992. Established to manage all state trust lands. Responsibility to conduct all	Guthi Sansthan has been unable to take full stock of land under Guthi of various types. As a result,

	religious and philanthropic activities transferred to Guthi Sansthan (Guthi Coproration)	misappropriation and corruption
1972	Scheme started to help tenants buy out landlord but without fixed prices landlords continued to sell to other landlords	Ineffective
1973	Under new Land Rules under Lands Act 1964 the order of benefi ciaries changed to enable institutions to gain share of redistributed land	This deprived genuinely deserving land poor
1973	National Parks and Wildlife Conservation Act Provides inter alia for exclusionary control of designated parks by State, particularly dispossessing and/or affecting indigenous groups in the 19% of the country under Parks	Implemented, dispossessing numbers of indigenous groups together with infringement on rights to use these areas
1974	Nationalization of Grazing Lands Act Irrespective if registered or not, all pastures transferred to Government, except where they are less than the ceiling for that area (hills, mountains, Tarai). Compensation to be paid. Management to be handed over to VDCs and which may levy fees for grazing use	Implemented VDCs now collect grazing fees. Undermined indigenous systems for pasture management, creating open access problems
1976	Amendment to Guthi Act (i) limiting powers of Guthi Corporation in management of Guthi lands, including transfer of administration of Chhut Guthi (Guthi where rights held by individuals) to District Land Revenue Office (ii) Also abolished Jimidari system on Raj Guthi lands in the Tarai and imposed limitation of extraction of rent to 50% of principal crop. The tenancy right able to be sold to others. Ceilings to apply to Guthi land	Implemented
1977	A new attempt at organized settlement of the Tarai, in the Dhanewa Project which settled 4,026 migrants families on 4,045 ha by 1988. Did not include significant numbers of true landless	Implemented – in favour of better off
1977	Land Acquisition Act Upheld Raikar (private property) right to claim compensation in event of compulsory acquisition by state for public purposes and special purposes, opening way for redistribution purchases. Tenant to receive 25% of compensation to be paid to owner	Not well applied; no uniform system for compensation allowing manipulation, and limits compensation to poor on marginal lands or those who are unregistered occupants.
1978	Land Revenue Act; provided for District Land Revenue Offices replacing Land Tax and Land Administration Offices, responsible for complete registration records, and receives taxes and fees on transactions. Lays down rate for land taxes in accordance with strata. Law also prohibits cultivation of government or public land and in effect declares all unregistered land to be public land.	Empowered district level significantly, but vulnerable to corruption
1979	Revitalization of the landless peoples' movement triggered by student protests. Minister of Lands pledges to give titles to all who till in the Tarai and establishes Sukumbasi Resettlement Selection Committee. Settled some 400 landless out of 32,000 families in three western Tarai districts.	More rhetoric than delivery, most of the landless never gaining title

1986	Amendment to Guthi Corporation Act Allowed conversion of Guthi land into Raikar (private) by paying specified amount to Guthi Sansthan	Biased to better-off Problematic as tenants have to pay value of land whereas tenants on non-Guthi land acquire land virtually free
Phase IV	1990 – 2005 Democratic Era, New Initiatives	Implementaion
1991	Cooperatives Act Did not provide specifically for farmer cooperatives, mainly geared to marketing cooperatives	Effective for marketing
1992	Water Resources Act Provided ownership rights of water to the State but grants use rights to individuals and groups and enables the latter to form legal entitles.	Drinking water and household use put on top of priority on water use, followed by irrigation.
1992	Supreme Court ruling of 1992 Rules that bonded labour is illegal following case submitted by a civil society organization (INSEC) requested Supreme Court to abolish bonded labour.	Delayed application; only in 2000 did the government announce through executive order abolition of the Kamaiya system
1994-95	High Level Land Reform Commission (Badal Aayog) Key recommendations - - All Guthi land should be converted into raikar and subject to taxes - All tenants should be identified and registered, and given 50% of the land cultivated by them - Significant lowering of ceilings Tarai 3 ha, hills 2 ha, mountain 4 ha, Kathmandu Valley 1 ha, urban areas: Kathmandu Valley 0.5 ha, all other urban areas 1 ha - Establishment of a Land Bank to do financial operations on land in implementing the recommendations	Partial implementation only Guthi conversion, Land Bank Commission and other institutional developments not implemented Implemented in law: 50% land entitlement implemented for registered tenants only. Kamaiya system abolished 2002 and Haliya regime in 2008 Minimum agricultural wages fixed (2003
1997	Amendment to Lands Act 1964 Decision to partition tenanted land and to abolish traditional tenancy altogether - (i) Transfer of 50% owners' land to Registered Tenants only and (ii) Abolition of traditional tenancy in favour of contract tenancy (formal agreements) with no limitation on conditions	Implemented partially Many registered tenants still without their share till recent. De-secured tenancy occupancy, with landlords refusing tenants to stay longer than one year. Many evictions. Sent tenancy underground with little change in conditions.
1999	Contracts Act: Leases are not subject to ceiling	Barely applied: land leasing under contract rarely practiced
1999	Local Self-Governance Act (i) Provided for VDC and municipalities to levy house and land tax and forward 25% to District Development Committee (ii) Responsible for hearing land disputes including relating to reform objectives	Implemented Has provided VDCs with register information and begin land administration. Also empowered them in principle but not financially as taxes so low Not clear that VDCs taking land dispute resolution powers
1999	Under challenge, a Supreme Court ruling upheld the right of the State to direct subdivision of land owner's land to registered tenant as constitutionally sound	Helped the case for redistribution
2000	Policy statement issued by Cabinet on the need to provide land for landless	Focused on the bonded labour issue again
2001	Amendment to Lands Act 1964 (i) Ceilings reduced but not as low as levels recommended by Badal Commission	Lowered ceilings not applied up until present

	in 1995 (ii) 50% land or equivalent value to the registered tenants, regulated rent to not exceed 50% of the main crop until dual ownership cases settled	
2002	Kamaiya Labour (Prohibition) Act Abolished all bonded labour arrangements, freed all Kamaiya, cancelled all their debts outstanding and ordered return of all property of Kamaiya taken as collateral for debts, and required each District affected to establish a Monitoring Committee	Effective for those identified and registered as landless, but did not assist Kamaiya with house-plots but no land
2003	Minimum Agricultural Wage established in law for the first time in Nepal; set at Rs. 60	No enforcement mechanisms but in practice farm wages now e.g. Rs. 110 for women and Rs. 120 for men in mid-west Tarai
2004	Finance Act: waived 20% registration fees when land registered in name of women, Dalit, Janjati and members of martyr families	Effective for women
Phase V	2006-2008: Post-Conflict Era, Push for Reform	Implementation
2006	Comprehensive Peace Accord signed by 25 political parties recognizes the importance of land reform towards peace implying sustained commitment to redistribution	Ensured that land reform not off the agenda in New Nepal
2006	Act to Amend Some Nepal Laws to Maintain Gender Equality. Amended Civil Code and 17 other laws including Lands Act 1964 mainly on terminology. Provides for equitable gender inheritance of land	Ineffective as lasting only till a woman is 35 years of age and/or unmarried
2009		
Phase VI	2015-2023: Federalism and Renewed Agenda of Land Reform	Implementation
2015	Constitution of Federal Republic of Nepal A key measure in the 2015 Constitution is its directive to the Government to implement ‘scientific land reform’ through the “ending of dual ownership, discouraging absentee land ownership, promoting land consolidation, managing informal settlements and developing planned and managed human settlements to contribute to the proper use and management of land”	There is no provision asserting State property rights over all land and natural resources (eminent domain). However, ‘carrying out land reforms, management and regulation by law in order to increase the production and productivity of land’ has been mentioned. ... land can be held as private property with sale, collateral, leasing and inheritance rights attached,
2015	The Financial Act 2072 (2015–16) provided various concessional measures for land registration in women's name. According to the Act 25 per cent tax exempted during the registration in a woman's name. Likewise 35 per cent tax exemption for land registration in the name of a single woman. In case of Joint Land Ownership (JLO) registration only Rs 100 will be charged as registration fee.	Effectively implemented. Has increased the number of ownership of land, either single or joint, of women.

2917	The 2017 Civil Code also covers fundamental aspects of property ownership, inheritance, division of matrimonial land and deeds registration)	
2019	<p>Land Policy (2019)</p> <ul style="list-style-type: none"> -rehabilitation of the landless, squatters and informal tenure-holders for improved housing; -access to land and security of tenure; -tenure security for landless peasants for farming; -women’s access to land ownership; -the optimum use of land for sustainable housing. 	<p>Includes six pillars that define the policy framework for land administration and management. These are:</p> <ul style="list-style-type: none"> • security of tenure; • access to land; • land use; • land valuation; • taxation and land market; • land acquisition; • modernization of land administration services.
2019	7 th (2019) and 8 th (2019) Amendment to the 1964 Land Act (which provisioned a land grant to landless Dalits for shelter and resolve the landless and informal settlers land use respectively. To implement these amendment MoLMCPA has formed a High-Level Land Problem Resolving Commission (2020), which has already begun its activities.	Implementation is a slow pace, outcome in the ground yet to be seen.
2019	The Land Use Act (2019) seeks to manage land sustainably through land-use plans (LUPs). Land-use zoning is also seen to be important in mitigating natural and human created-disastrous hazards, and in assessing and applying minimum property valuation and progressive land tax system on lands based on specific use after preparing plot-based records	Local level the Municipality itself functions as the land use council... responsible for preparing periodic land use plans and execute them.
2019	<p>The Fifteenth Plan 2019/20 – 2023/24</p> <p>Vision: equitable, productive, and sustainable land management.</p> <p>Goal: to develop land management as a foundation for the nation's prosperity in accordance with the concept of sustainable development.</p> <p>Objectives</p> <ul style="list-style-type: none"> -To increase production through proper use of land and ensure the equitable distribution of its benefits. -To make accurate and credible geographical information and maps available for planning and development. -To equip land management with modern technologies and make it simple and transparent. 	The Plan goes on to say that “It is essential to manage limited available land and land resources in a sustainable way to ensure the constitutionally guaranteed right to property, food security and sovereignty, women's rights and rights of landless Dalits; and to achieve Sustainable Development Goals by 2030”

2021	In 10 September 2021, Keshab Noroula was appointed as the chairperson of the land commission. He is the 15 th chair of the commission formed after 1990s.	The present commission has registered 918004 applications of landless families and 3738 have already received the land registration certificate.
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