

4th Questionnaire on 3D Land Administration: status December 2022



Nepal

This questionnaire is an activity of the **FIG Working Group 3D Land Administration 2022-2026**. The purpose of the survey is to make a world-wide inventory of the status of 3D Land Administration Systems/ Cadastres at this moment (2022) and the plans/ expectations for the near future (2026).

This is the first time that the questionnaire 3D-Land Administration is conducted as a successor of the questionnaire on 3D-Cadastres that was conducted three times by the FIG working group on 3D-Cadastres. The first time was in 2010 to document the status in 2010 and expectations back then for 2014. This was followed by second questionnaire in 2014 (with status 2014 and expectations 2018) and the third one conducted in 2018 (status of 2018 and plans for 2022).

The earlier responses have been analysed and reported on van Oosterom et al. 2011, Karki 2013, van Oosterom et al. 2014 and Shnaidman et al., 2019. The results of the three earlier questionnaires are available via the participants pages of the 3D Land Administration Working Group website: <http://www.gdmc.nl/3DCadastres/participants/>.

The purpose of this survey is to make a **world-wide inventory of the status of 3D Land Administration** at the current moment and the plans/ expectations for the near future (2026). By sharing this information, it should be **possible to improve cooperation, learn from each other and support future developments**.

A few notes and suggestions, which shall be helpful when completing the questionnaire, are given below:

- The conceptual model used as background for the 3D Land Administration questionnaire is the **ISO 19152:2012 standard** (ISO, 2012), the **Land Administration Domain Model (LADM)**. A new edition of the LADM is **under further development in ISO/TC 211** and is being developed as multipart standard, comprised by the following parts: **Part 1** – Generic Conceptual Model; **Part 2** – Land Registration; **Part 3** – Marine Georegulation; **Part 4** – Valuation Information; **Part 5** – Spatial Plan Information and **Part 6** – Implementations.
- In this questionnaire the concept of 3D Land Administration with **3D parcels** (or 3D spatial units in LADM terminology) is intended in the **broadest possible sense**. However, what exactly is (or could be) a 3D parcel is dependent on the legal and organizational context of the specific country/ state/ province. Therefore, **3D parcels include land and water spaces, both above and below the earth's surface**.
- A more **formal definition**: A **3D parcel** is defined as *“the spatial unit against which (one or more) unique and homogeneous¹ rights (e.g. ownership right, lease or other land use right),*

¹ Homogenous means that the same combination of rights equally apply within the whole 3D spatial unit. Unique means that this is the largest spatial unit for which this is true. Making the unit any larger would result in the combination of

responsibilities or restrictions are associated to the whole entity, as included in a Land Administration system.”

- A **3D parcel is a ‘legal object’** describing a part of the space. Often there is a relationship with a real world/ physical object, which can also be described in 3D. Please be aware of the difference between these two types of objects and that the focus in the context of 3D Land Administration is on the spaces of the legal objects and not the registration of the physical objects as such.
- As the definition above is quite abstract, at the questions below, more specific and real-world examples are being used. Inspecting some of the completed 2010, 2014 and 2018 questionnaires from other countries might help when formulating the answers for your jurisdiction.
- If a certain question is not relevant or if you have no clue what to respond, do not spend any time on this (and leave the field blank).
- Similar to the earlier Questionnaires on 3D- Land Administration, the completed forms will be made available on website of FIG Working Group on 3D Land Administration.
- Please complete this questionnaire before 15 December 2022 and send it to E.Kalogianni@tudelft.nl (the word document completed, or the link with the google document completed) and state as email subject **“Completed FIG Questionnaire on 3D Land Administration 2022-2026 for xxx”** and at the “xxx” name the country.

The questionnaire has been prepared by Peter van Oosterom, Eftychia Kalogianni, Abdullah Kara, Rod Thompson, Sudarshan Karki, Anna Shnaidman, Alias Abdul Rahman, Hendrik Ploeger, Christiaan Lemmen. The questionnaire is grouped in various blocks. This has no meaning in the sense of priority, and it is often the case that a question could belong to multiple blocks. Please do not feel disturbed by this.

rights not being homogenous. Making the unit smaller would result in at least 2 neighbour 3D parcels with the same combinations of rights (ISO19152:2012).

1. GENERAL/APPLICABLE 3D REAL-WORLD SITUATIONS

This part of the questionnaire refers to the **applicable 3D real-world situations to be registered by 3D parcels**. It also addressed the types of 3D geometries, which are considered to be valid 3D representations for these parcels.

Questions	Status 2022	Expectations 2026
1.1. Are all 3D parcels (3D spatial units in LADM terminology) constrained to be within one surface 2D parcel?	No, single building can be in more than one parcel	
1.2. Are 2D and/ or 3D ambulatory ² boundaries permitted?	No	
1.3. Regarding the legal/ physical relation of 3D objects: (a) Is it allowed to have 3D parcels (spatial units) not related to physical constructs or objects? (e.g. airspace, subsurface volumes) (b) If 1.3.a positive: approximately what proportion of new 3D parcels (spatial units) would involve such cases (not related to physical object)?	a) Yes	
1.4. Are disconnected parts of a single 3D parcel allowed?	Yes	
1.5. Spatial limitations – e.g. the 3D parcel ‘must be’ related to a closed volume or is it allowed to have ‘open’ or unbounded 3D parcels (e.g. towards the sky)?	Based on parcel boundary measurement and 2D area	
1.6. Are curved surfaces to bound the 3D parcels allowed?	Yes	
1.7. Must the curved surfaces (if allowed) be cylindrical sections, or any other constraint?	No constraint	
1.8. Any other constraints – e.g. all surfaces must be horizontal or vertical?	No constraint	

² An ambulatory boundary is a boundary of a land parcel which follows the movements of a natural feature such as a river. Its position determined at points of time (when a survey is carried out), but between such “fixes”, the definition of the property is the position of the real world natural feature.

1.9. Is there legislation (law and/or regulations) for 3D descriptions of parcels? If so please, mention law and article(s).	Yes, Land Survey and Measurement Act 1963 Article 6(5b) for Building floor ownership of different owner.	
1.10. Is the legal text available in original language? For example, professional or scientific papers/reports, which explain and justify the registration of 3D parcels.	Available in Nepali language	
1.11. Is the legal text (relevant part) available in English translation at an official document?	Partially, Land Survey and Measurement Act, 1963, Land (Survey) Rules, 2001	
1.12. Do you have example descriptions of typical 3D parcels; either 'prototype' or 'operational'?	Yes, operational	
1.13. Is there a formal model for the 3D parcels (UML style); e.g. based on ISO TC211 series (especially LADM, ISO 19152)?	No	
1.14. Are natural resources (groundwater, mining rights, geo-thermal extraction and storage) shown in your land administration? If yes, are they considered as 3D parcels (spatial units) with RRRs attached? What about mining concessions (could be limited in time)?	No	
1.15. Are legally restricted spaces, above or below the earth's surface, such as polluted areas considered as 3D parcels?	No	
1.16. Are spatial plans considered as 3D parcels (so rights or restrictions are related to them)? Sometimes they are called 'spatial development plans', 'zoning plans' or 'physical plans' (land use, urban, regional, environmental, ...).	No	

1.17. Regarding the Marine Space: (a) Is there a Marine Cadastre established? And if so, are 3D parcels included in this registration? (b) Is the IHO Maritime Limits and Boundaries standard (S121) in use or under implementation? (c) Is there a Marine Spatial Plan established? And if so, are 3D marine parcels included in this registration?	No	
1.18. Is there any organised legal instrument for the management of common property? For example, does the law, regulations or systems recognize/require a specific right type for common property?	No	
1.19. Which agency is responsible for the recording of titles information?	Land Revenue Offices Under Department of Land Management and Archive	
1.20. Which agency is responsible for recording cadastral transactions?	Survey office Under Survey Department	
1.21. Are transactions for standard 2D lots and 3D lots done by the same agency or titles office?	Same agency	
1.22. Are there any 3D storage permissions recorded (e.g. underground storage of CO ₂)?	No	

1.23 Has there been developed any country profile based on LADM ISO19152³? (a) Does it support 2D spatial units? (b) Does it support also 3D spatial units? (c) Is there any provision to include/ align with the new LADM developments of the second Edition of the standard (inclusion of valuation information, marine spaces, spatial plans, interoperability/ reuse of BIM/IFC, ..)?	No	
1.24. Any other geometric issues related to 3D parcels?	No visualization of 3D based on spatial data	

³ If yes, is it included at the index presented at the Table 1 of the publication Kalogianni et al. 2021? If it is included, are there any further developments/ publications related to it apart from those mentioned at the table? In case there are, could you please provide with a link of a relevant publication?

2. INFRASTRUCTURE/UTILITY NETWORKS

This refers to the situation where an **infrastructure network** is considered to be **defined within the land administration**. For example, in some jurisdictions, an underground network might be privately constructed for the purpose of leasing space in it for other organisations to run cabling. In this case, a network, or part of that network may be considered to be a real estate object.

Questions	Status 2022	Expectations 2026
2.1. Do you register utility networks as an entity in the land administration? (e.g. subterranean conduit networks)	No	
2.2. If so, then: (a) can the network structure be viewed graphically in the land administration? (b) can the network structure be traced in the database(s)? (c) are networks registered by means of a cadastral identifier (such as a 'parcel number')? (d) are RRRs and parties attached to these network objects? (e) in which format are usually the utility networks submitted for registration (i.e. CityGML Utility ADE, IFC, MUDDI, shp, ...)?	N/A	
2.3. Does the jurisdiction have private networks? If so please, mention law and article(s).	N/A	
2.4. If so, are they registered as 3D property parcels (spatial units)?	N/A	
2.5. Is the text of relevant laws or regulations (question 2.3) available in original language? If so, give references to relevant document(s).	N/A	
2.6. Is the text of laws and regulations (relevant part) available in English translation of an official document?	N/A	
2.7. Do you have example descriptions of typical 3D parcels (spatial units) for networks; either 'prototype' or 'operational'?	N/A	
2.8. If the network (legal) objects	N/A	

break at the surface parcel, how do you deal with intersecting networks or vertically parallel networks?		
2.9. Any other geometric issues related to the registration of networks?	N/A	

3. CONSTRUCTION/ BUILDING UNITS

This refers to 3D properties that are related to **constructions and apartment (condominium) buildings**. The individual units are often defined by the actual walls and structure of a building, rather than by metes and bounds, e.g. *“unit 5 on level 6 of ... building”*.

Questions	Status 2022	Expectations 2026
3.1. Do you register legal spaces for 3D construction/ building units (separate from the land)?	Yes	
3.2. If so, what are the conditions for doing so, and what are the most important types? E.g. apartment units (at least 2 or more in building), or also other buildings or even more general constructions (infra related; such as bridge, tunnel or even other, such as windmills, ...)	Registered according to storey and direction. Important types are apartment ownership of joint housing Act, 1997	
3.3. Does the jurisdiction have construction/building units? If so please, mention law and article(s).	Yes, Land revenue act, 1978 ownership of joint housing Act, 1997	
3.4. Is the legal text available in original language?	Yes, in Nepali (English as well)	
3.5. Is the legal text (relevant part) available in English translation at an official document?	yes	
3.6. Do you have example descriptions of typical 3D parcels; either ‘prototype’ or ‘operational’?	Yes, operational	
3.7. Regarding the boundaries’ definition: (a) What would be typical 3D boundaries in an apartment complex: i) middle of the wall and floor/ceiling, ii) interior/ exterior of the wall or iii) walls, floor/ceiling as neutral/ shared 3D space? (b). Is it mentioned in any legislation or is it the convention?	a) Exterior of the wall b) No	
3.8. Is common property inside the building registered? If so, how?	Not separated	
3.9. Who owns the common property inside the building?	Individual /Company	
3.10. Who owns the land on which the apartment is built?	Individual /Company	

3.11. Do you allow sub-division of apartments or apartment blocks?	No	
3.12. Can the land on which the building is built be sub-divided or sold or mortgaged without the consent of majority of the apartment owners?	No	
3.13. What is the numbering convention for apartments (please specify in terms of cadastral parcel as well as street addressing)	Floor and Unit number with area	
3.14. Are there any mandates ⁴ that set specifications on the delivery of design/ construction drawing of properties in BIM-based format, when registering new 3D parcels (from design)?	Apartment Design must be approved	
3.15. Are there any operational or in prototype stage platforms. implementations that reuse BIM information from design as cadastral/ land administration input?	No	
3.16. Any other geometric issues?	No	

⁴ That arise through legislation or from the procurement process.

4. COORDINATES

This refers to the use of **x, y coordinates** and the relevant issues.

Questions	Status 2022	Expectations 2026
4.1. Do the plans of survey guarantee X/Y coordinates? (and are they relative or in an absolute spatial reference system?)	Does not guarantee	
4.2. Are the cadastral database coordinates authoritative?	Yes	
4.3. If not, what is the authoritative source of X/Y coordinates?		
4.4. Do you have parcels defined by the walls of a building (with no recorded geometry)?	No. Building are separate polygon and parcel are separate polygon in separate feature class but building only is not separate parcel	
4.5. What is the spatial reference system for X/Y Coordinates? (Please , provide the EPSG)	Modified UTM (customized 3-degree zone of 81°E, 84°E and 87°E)	
4.6. When owners receive or purchase a copy of the plan what can they see on the plan to help them identify their parcel/lot (e.g. bearings and distance, identifying corners or recovery marks, neighbouring lots, coordinates etc.)?	Parcel number including surrounding parcels	
4.7. Have there been any changes, w.r.t. the spatial reference system, made in the way cadastral information is recorded and represented from a historical point of view?	At initial stage, cadastral maps were prepared in free sheets without any spatial reference. Later on, it was prepared based on Control Frame	
4.8. Any other X/Y coordinate issues?	Probability of changes in position of the control networks due to earthquake.	

5. REPRESENTATION OF 3rd DIMENSION: HEIGHT (OR DEPTH)

This section refers to the representation and registration of the **third dimension**.

Questions	Status 2022	Expectations 2026
5.1. Are the height values of 3D parcels relative to local ground?	No height value defined	
5.2. Are height values reduced to a standard datum (absolute)? If so, what is the spatial reference system for this 3rd ordinate?	No height value defined	
5.3. In principle, is it possible to store both relative and absolute height/depth values?	Yes, it is possible	
5.4. Is the earth surface (elevation) explicitly stored (in the DCDB or other accessible register)?	No	
5.5. What is the source of height values for the 2D surface parcel?	GNSS observation/ Levelling	
5.6. How is elevation information recorded in the cadastral plan or database?	Not recorded	
5.7. Do you expect the elevation recorded in cadastral plans to be used for any other purpose (e.g. development of 3D city models or civil constructions etc.)?	N/A	
5.8. Are there any 3D City Model/ Digital Twin developments carried out at a national or city level that can be used for orientation or reference purposes?	N/A	
5.9. Any other 3 rd dimension ordinate value issues?	N/A	

6. TEMPORAL ISSUES (4th DIMENSION)

This section refers to the representation and registration of the **fourth dimension**.

Questions	Status 2022	Expectations 2026
6.1. Are temporal limits part of the definition of a parcel (2D or 3D)?	N/A	
6.2. Are moving parcels allowed?	N/A	
6.3. Are there any limitations on the range of temporal limits? (e.g. only on 3D apartments).	N/A	
6.4. Is there any attempt to integrate 3D space and temporal representations, into a single 4D space/time representation?	N/A	
6.5. In the case of tidal boundaries, what happens to the 3D ambulatory parcel if the 2D land parcel changes extent due to the movement of High Water Mark?	N/A	
6.6. In case 3D Marine Cadastre is present and moving boundaries are allowed, how is this represented? e.g. using 4D geometry and topology.	N/A	
6.7. Can time bound rights be created and extinguished in the title? (e.g. temporary titles created for a period and when the time is up it can be extinguished)?	N/A	
6.8. Is it possible to identify all the changes made by any operator to the cadastral plans or database and to rollback if there is an error made?	Yes	
6.9. For Cadastral transactions, how far in time do buyers need to make a search to ensure the title or deed is legal?	Few minutes	
6.10. Are there object classes in the registration that require both real-world (or valid) times and database load (or system) times, i.e. bi-temporal support?	No	
6.11. Any other temporal issues?	No	

7. RIGHTS, RESTRICTIONS AND RESPONSIBILITIES (RRRs)

This section refers to the **RRRs and their registration at the LA system**. At a vast majority of the countries, the restrictions and the responsibilities are not registered at the LAS.

Questions	Status 2022	Expectations 2026
7.1. Please provide the range of RRRs on 3D parcels. If there is an online depository, provide the link.	N/A	
7.2. Are there any limitations on the range of rights related to 3D spatial units? (e.g. subterranean parcels must be owned by Govt).	N/A	
7.3. Are there any limitations on the range of restrictions or responsibilities related to 3D spatial units? (i.e. currently in use and related to 2D spatial units, but that would not be applicable to 3D).	N/A	
7.4. Are there RRRs that are only allowed in 3D (and not valid for 2D)	N/A	
7.5. Is there specific legislation (laws, regulations) defining 3D RRR types? If so, provide details, e.g. references to documents/ articles.	Ownership of Joint housing Act 1997	
7.6. Can 3D sub-surface/above-surface parcel be owned by someone other than the person owning the land parcel?	Yes	
7.7. What applications do you foresee for 3D land administration?	No idea now	
7.8. Are the administrative source documents (source of RRRs) title or deed based?	Deed based (Improved Deed)	
7.9 Who is responsible for the correctness of the specified 3D boundaries in spatial source documents (which authority)?	Land revenue office/ Survey Office	
7.10. Is registration of 3D parcels done inside the cadastral mapping agency, the land registry or elsewhere?	Land registry, no provision in cadastral data	
7.11. Are 3D registrations handled by the same organisation that handles traditional (2D) land	Yes	

administration?		
7.12. Do you supply paper-based titles or deeds or proof of ownership? If yes, does this contain depictions of the 2D or 3D parcel?	Deeds are registered at land revenue office and Land Ownership Certificate is provided to land owners. It contains all required descriptions	
7.13. Is the 3D registry separate or integrated with the 2D registry?	Integrated	
7.14. Any other RRR issues?	No	

8. THE CADASTRAL DATABASE (Digital Cadastral Database - DCDB)

This section refers to the **structure and functionalities of the cadastral database**.

Questions	Status 2022	Expectations 2026
8.0. Is the database schema LADM based?	No	
8.1. Does the DCDB contain representation of 3D parcels (in any form)?	Yes, attribute part	
8.2. If so, how are they represented (in the DCDB)?	Recorded attributes	
8.3. If so, how are they presented on cadastral “maps” (including screen presentations)?	Not presented	
8.4. Are there possibilities to store geometry of 3D parcels in the DCDB?	May be	
8.5. Is it possible to manage a 3D topological structure in the DCDB?	May be	
8.6. Are constraints/rules defined for valid 3D objects (closed volume, no overlap, no gap in 3D)? What about rules for a mix of 2D and 3D representations?	N/A since this is not included in cadastral database	
8.7. How can internal and external user query and visualize the 3D content supporting rotating, slicing, transparency, perspective (3D web/view service, 3D pdf documents, ..)?	No provisions	
8.8. What Spatial DBMS software do you use? Any 3D capabilities included and used?	PostGre SQL for spatial and Oracle for attribute. No 3D capabilities included except attribute information	
8.9. Do you have any validation rules for 3D representation in the database?	No	
8.10. What (GIS/CAD) software is used for updating, editing, analysis, and visualization of the cadastral data? Any 3D capabilities included and used?	Customized open source-based Nepal Land Information System (NeLIS). No 3D included	
8.11. What web software is used for remote data access/distribution and visualization? Any 3D	“Merokitta” web application is used to distribute cadastral data. No 3D	

capabilities included and used?	capabilities	
8.12. Is your DCDB organised as Multi-Layers or Object Oriented or some other data model?	Multi-layered	
8.13. How do you query 3D objects in your DCDB?	No	
8.14. Is it possible to query neighbourhood parcels to a 3D object, vertically as well as horizontally?	N/A	
8.15. Any other DCDB issues?	No	

9. PLANS OF SURVEY (INCLUDING FIELD SKETCHES)

This section poses questions about the data acquisition process and **cadastral survey plans**.

Questions	Status 2022	Expectations 2026
9.1. Do the survey plans carry 3D parcel representations?	N/A	
9.2. If so, how are they represented?	N/A	
9.3. Is there specific legislation (regulations) describing the requirements for Plans of Survey in 3D? This could cover: (a) accuracy/ quality, (b) 3D survey method, (c) conceptual information model survey plan, (d) portrayal rules for graphic representation, (e) format or encoding for submission. If so, please give link to the relevant documents.	N/A	
9.4. Is sketch level allowed (low geometric quality, but in principle enough to indicate the 3D object)?	N/A	
9.5. Is it possible to define a 3D parcel by referring to other 3D real world objects/ topography (and not specifying coordinates)?	Yes	
9.6. In what format are the 3D parcels submitted for registration; attached to legal document in a single pdf (which has good 3D capabilities) or in an extension of (city) GML for 3D parcels, or....?	N/A	
9.7. Are the 3D parcels somehow checked for spatial validity; e.g. volume is closed, does not overlap with neighbour volume (and also no unwanted 3D gaps)?	N/A since not included in cadastral database	
9.8. Do you have examples of (prototype or production) 3D survey plans available?	No	
9.9. Are any reference objects visible on the survey plan (e.g. real buildings, roads, that is 3D	N/A	

topography)?		
9.10. What form of 3D data acquisition is used (CAD, terrestrial surveying, sketches, stereo/oblique images, laser scanning, ...)?	N/A	
9.11. What software do you use for creating and processing survey plans? Any 3D capabilities included and used?	Customized ArcMap based system named "Parcel Editor". No 3D included	
9.12. Can 3D parcels be subdivided, consolidated or nullified?	Yes	
9.13. Is there any existing technical circular or directive to assist Surveyors in 3D data collection in the field?	Yes	
9.14. Are the surveyors required to undertake a field survey for 3D cadastral data?	Yes	
9.15. Are building construction plans used to compile 3D cadastral information for apartments?	Its possible	
9.16. Is 2D/3D field survey done by private licensed surveyors or by government surveyors?	Government surveyor only valid	
9.17. Are plans of survey created for each new 2D/3D parcel or are they updated in an index map or a cadastral database.	Created in index map prepared as cadastral database	
9.18. Do you show dimensions or isometric views of 3D parcels on survey plans (do you also store this in a database)	No	
9.19. Do the cadastral survey plans differentiate between different types (e.g. volumetric plans, building plans and standard 2D plans)?	N/A	
9.20. What are the usual elements shown on the plan (e.g. North Arrow, Marks table, Observation table, Administrative data, Plan face and dimensions etc.?)	North arrow, marginal information, title, parcel number, surveyed starting date, completion date, surveyor, checker and approver information	
9.21. Are authoritative cadastral surveys carried out by government surveyors or private licensed surveyors or both?	Government surveyor	

9.22. What is the legal description of a cadastral boundary (e.g. coordinates or bearing and distance or lines on plan or any other)?	Lines for graphical method Coordinates for Numerical Method	
9.23. How much time does it usually take for a subdivision process to complete?	Depends on number of subdivisions	
9.24. What is the legal source for cadastral representation (e.g. cadastral plans, or DCDB or index plans or descriptive sketch/text etc.?)	Cadastral database and index maps	
9.25. What is the positional accuracy of the cadastral plans (e.g. boundaries may be accurate but may not be referenced in datum properly)?	Boundaries may be accurate but not referenced in datum properly	
9.26. Any other survey plan issues?	No	

10. DISSEMINATION OF 3D LAND ADMINISTRATION INFORMATION

This section refers to the **dissemination of 3D LA-related information** and the advances in this domain.

Questions	Status 2022	Expectations 2026
10.1. Is there a general-purpose web-based dissemination of 2D cadastral (graphical or text) information (e.g. a portal for the public or for professionals)? If yes, please provide the link and refer it includes 3D data?	Yes. “ <i>Merokitta</i> ” is web-based platform to disseminate 2D cadastral maps. www.merokitta.dos.gov.np	
10.2. Are there specific file formats or standards used to distribute 3D LA/ Cadastral information? (e.g. LandXML, CityGML, BIM/IFC, 3D pdf,...)	No provision of 3D information	
10.3. Are there specific cartographic styling rules for representing 3D cadastral plans, or to represent 3D cadastral objects on 2D cadastral maps?	N/A	
10.4. Are there specific cartographic styling rules for 3D cadastral maps (models; e.g. as disseminated in 3D pdf)? If yes, are there 3D specific cartographic rules developed or being developed?	N/A	
10.5. Is the 3D Cadastral information accessible in integrated manner with the 2D Cadastral information?	N/A	
10.6. Are there specific symbols on the 2D cadastral map (paper, digital or web-based) indicating the presence of 3D Cadastral objects (and in web-context perhaps even linked)?	N/A	
10.7. Is the legal information (RRRs and Parties) available in integrated manner in dissemination portal with the 3D Cadastral objects? (even if source of legal data may be a different organization, but then use information infrastructure	N/A	

approach)		
10.8. Are 2D/3D cadastral data available to the general public or just to the relevant parties?	2D data in available for relevant individual only	
10.9. Any other 3D cadastral information dissemination issues?	Visualization of 3D information	

11. STATISTICAL INFORMATION

This part of the questionnaire refers to **statistical information** (and is most relevant for jurisdictions with parts of 3D Cadastre registration operational, but all are encouraged to complete this section, and especially the expectations for 2022).

Questions	Status 2018	Expectations 2022
11.1. What is the smallest 2D and 3D parcel that is present/ allowed to be registered in the land administration?	Residential area 130 m ² for subdivision. Agricultural area 675 m ² / 1000m ² But may be less than that if the owner is occupying small parcel	
11.2. What is the largest 2D and 3D parcel that is present allowed to be registered in the land administration?	Land ceiling defined by land reform Act,1964	
11.3. What is the typical (or average) size of 2D and 3D parcels which are registered in the land administration? Subdivide by nature of 3D parcel when relevant (e.g. related to building, apartment, airspace, tunnel,)	As small as allowed by act	
11.4. How many 2D and 3D parcels do you currently have in your land administration?	31895591 as of 23 March 2023	
11.5. Which year did you start registering 3D parcels in the land administration?	N/A	
11.6. What is the ratio of 3D parcels in rural vs. urban areas?	N/A	
11.7. Please specify names of cities or towns or suburbs or regions or locations where there are significant numbers of 3D parcels.	Capital city Kathmandu and peripheral metropolitan cities	
11.8. Please provide the following data: (a) Size of jurisdiction in square kilometres (b) Current number of 2D parcels (c) Current number of 3D parcels (d) Current population	b) 31895591 c) NA d) 29,136,808	

11.9. Approximately what are the proportions of various types of the 3D parcels (related to apartments, subsurface parking, subsurface shopping centres, bridges, tunnels, airspace, utility networks, etc)?	N/A	
11.10. Approximately what surface area of the jurisdiction is affected by 3D parcels (the total area of all the footprint of all 3D parcels).	N/A	
11.11. Any other interesting statistical fact(s)?	No	

12. REFLECTION

This section is only relevant in case also one of the previous questionnaires for your jurisdiction (2010, 2014 and/ or 2018) was completed (otherwise skip this section).

Statements	Remarks
12.1. Compared to the 2010, 2014, 2018 and 2022 expectations, which 3D land administration developments did go faster than expected?	No significant development
12.2. Same question, but now, which developments did go slower than expected?	Low quality of map and documents 3D data acquisition and visualization
12.3. If some (limited) form of 3D Land administration functionality has become available, what are the observed benefits? And for who?	Registration of different apartment in different storey within the common parcel
12.4. What are the (top 3) challenges of issues to be addressed to realize further 3D Land administration progress?	Strong legal background Technical capabilities to acquire 3D information Visualization in cadastral information system
12.5. In case of not, yet, fully operational status, were there any 3D LA/ Cadastre registration pilots to take steps towards a more complete implementation?	No
12.6. In case of known legal barriers, have there been made progress in creating and adopting new legislation to support 3D land administration?	Working on the basis of existing minimum legal provisions
12.7. Any other reflections?	No

13. OTHER ISSUES

At this section, please include any other issues that may be of interest in an international context (for example, in some foreign jurisdictions 3D parcels can only be separated by horizontal planes).

Contact Details & other issues	Remarks
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13.4. Other issues	The details presented in this questionnaire are based on our personal experience and study but not represent the view of the Survey Department, Nepal (NMO)

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