

KATHMANDU UNIVERSITY  
End Semester Examination  
August/September, 2017

Mark Scored:

Level : B. E.

Year : III

Exam Roll No. :

Time: 30 min

AUG 30 2017  
Course : GEOM 306

Semester : II

F. M. : 10

Registration No.:

Date :

SECTION "A"

[20 Q × 0.5 = 10 marks]

Choose the most appropriate answer among the given choices.

1. *Birtha* Abolishment Act has been introduced in \_\_\_\_\_ B.S.  
a. 2016                      b. 2019                      c. 2021                      d. 2034
2. Legal definition of land do not includes \_\_\_\_\_  
a. Building                      b. Gardens                      c. Ponds                      d. air above land
3. *PahiloMalAdda* was established in \_\_\_\_\_ (BS) for the purpose of collection of land revenue.  
a. 1950                      b. 1953                      c. 2034                      d. 2014
4. Registration system used in Nepal is \_\_\_\_\_  
a. Deed Registration                      b. Title Registration  
c. Improved Deed Registration                      d. Private Conveyance
5. The key attribute of land administration includes \_\_\_\_\_  
a. Land use                      b. Registration                      c. Land reform                      d. Service delivery
6. Which one do not include as major land policy instrument?  
a. Land Market                      b. Land Economics                      c. Land Valuation                      d. Land use planning
7. A landowner has a right to use the natural waterway within his/her land is called \_\_\_\_\_  
a. Use right                      b. Surface Rights                      c. Riparian Rights                      d. Easement right
8. When several parties are allocated different rights to the same parcel of land then the right is called \_\_\_\_\_  
a. Overriding interests                      b. Complementary interests  
c. Overlapping interests                      d. Competing interests
9. \_\_\_\_\_ was essentially a form of communal tenure in the eastern hills of the country. Only members of certain ethnic groups were permitted to hold land under the system.  
a. Kipat                      b. Jagir                      c. Rakam                      d. Trust

10. Which one is not major stakeholder of land market?  
 a. Government  
 b. Bank and financial institution  
 c. Real estate agents  
 d. Trust corporation
11. Which one is not a pillar of land market?  
 a. Land Registry & Cadastre  
 b. Land valuation  
 c. Financial services  
 d. Control of agricultural land
12. The process by which the resources of land are put to good effect is called \_\_\_\_\_  
 a. Land administration  
 b. Land Management  
 c. Land policy  
 d. Land development
13. Which factor does not affect land use planning?  
 a. Land System      b. Pressure      c. Temperature      d. Rainfall
14. Present Land use planning policy of Nepal was formulated in \_\_\_\_\_ (BS).  
 a. 2069      b. 2072      c. 2073      d. 2071
15. How many zones are proposed in Land use policy of Nepal ?  
 a. 6      b. 7      c. 11      d. 15
16. Which one is not core principle of Registration of Deed?  
 a. Security      b. Evidence      c. Documentation      d. Notice and priority
17. Which statement is **not** correct?  
 a. Registration system of Nepal is negative  
 b. Improved deed system is used in Nepal  
 c. Positive registration system is used in Nepal  
 d. Title registration system is not used in Nepal
18. The form of land reform aims to improve the ownership type over the land which is already in the possession but with little or no security of tenure is called \_\_\_\_\_  
 a. Tenurial reform      b. Restitution  
 c. Redistributive land reform      d. Fragmentation
19. Which approach of land reform is based on Top –Down approach?  
 a. State led      b. Community based      c. Market Assisted      d. Pluralistic
20. To describe & estimate the worth of the landed property based on the experience and judgment by identifying and assessing the characteristics of a given land is called?  
 a. Land reform      b. Land valuation      c. Land market      d. Land zoning

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SECTION "B"

[4Q × 4 = 16 marks]

Attempt *ANYFOUR* questions.

1. Define land administration. Mention importance of good land administration. [1+3]
2. What are major functions of land administration? Discuss functions of land administration and various types of land ownership rights. [1+3]
3. Compare Deed and Title registration system. Mention features of land registration system of Nepal.
4. Discuss need and importance of land policy. [2+2]
5. Write short notes on: (*ANY TWO*) [2+2]
  - a. Squatter settlement and landless
  - b. Land consolidation
  - c. LIS and its importance
  - d. Education and training in land administration in Nepal

SECTION "C"

[4Q. × 6 = 24 marks]

Attempt *ANYFOUR* questions.

6. What is tenure security? Write down various types of land tenure system. Also discuss the historical land tenure system of Nepal. [1+2+3]
7. Compare formal and informal land market. Discuss the major stakeholders & pillars of land market. [2+2+2]
8. Why land management is necessary? How land use policy is importance for national food security? Mention objectives and strategies for land use zoning mentioned in land use policy 2015. [1+2+3]
9. What is land reform? Why land reform is important in developing countries? Discuss various types of land reform. [2+2+2]
10. Write short notes on: (*ANY THREE*) [2+2+2]
  - a. Land Conflict
  - b. Land Valuation
  - c. Land Information System
  - d. Good Land Governance

