

Assessment of Tertiary Education is a project sponsored by UNDP under a grant signed with HMG in August 1992 and executed by the World Bank in collaboration with HMG and Tribhuvan University. It is designed as a self-study focussed on five major areas: structure, management, financing, quality and the physical facilities of tertiary education. Its main objectives are:

1. to make tertiary education cost-effective and relevant to the national goals of development of human resources and macro-economic growth.
2. To prepare a policy framework for the next decade for tertiary education sector in Nepal, including affordable and alternative financial and policy scenarios for implementation by HMG and the universities

The self-study is designed to address specific policy-related issues and deliberate on and disseminate their findings among the policy-makers, planners, the university faculty and management.

All the studies are conducted almost entirely by national experts from the Tribhuvan University faculty.

The list of major studies sponsored by the project is given in the inside front cover.

# AN INVENTORY OF TRIBHUVAN UNIVERSITY REAL ESTATE

## EXECUTIVE SUMMARY

1995

Assessment of Tertiary Education  
A HMG/Tribhuvan University/UNDP/World Bank Project  
NEP/91/011  
Kathmandu, Nepal

### List of the Studies Conducted by the Project

1. Manpower Needs of Nepal: A Review and Synthesis of the Literature
2. A Study on Current Tuition-Fee Waivers and Scholarships in Tribhuvan University
3. A Study on Financing of Higher Education in Nepal
4. Decentralization of the Management of Higher Education in Nepal
5. A Study on Regionalization of Higher Education in Nepal
6. A Study on Internal Efficiency in Tribhuvan University
7. A Study on Instructional Process in Tribhuvan University
8. An Inventory of Tribhuvan University Real Estate
9. Facilities Rationalization in Tribhuvan University
10. Space Survey in the Secondary Schools of Nepal
11. Teacher Availability Study
12. Feeder Schools Survey
13. Civil Works for Higher Secondary Schools
14. Facilities Required for Secondary Schools Upgradation
15. The Transition Plan for the Implementation of Higher Secondary Reform
16. Continuous and Comprehensive Evaluation for Higher Secondary Education
17. Curriculum Framework for Higher Secondary Education
18. SLC Results (1982-1991) Data by Districts and Projections for the Coming Decade

### PREFACE

This Executive Summary consists of the findings and recommendations made by a team of specialists who were commissioned by this project to undertake the study at the request of His Majesty's Government and Tribhuvan University to help the university as well as the Government to initiate institutional reforms and policy changes in tertiary education. This is one of the several policy-related studies sponsored by the project.

The Terms of Reference as well as the team of experts who conducted the study are given at the end of this publication. The full text of the report is, of course, voluminous and much longer than this summary. Those who are interested in the complete report may find copies of the report with the Planning Division of Tribhuvan University, the Higher Education Project, Tribhuvan University, Kirtipur, the Resident Mission of the World Bank in Nepal at Kathmandu and the United Nations Development Programme Library at Pulchowk.

10 December 1995

Kamal P. Malla  
National Project Coordinator

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## AN INVENTORY OF TRIBHUVAN UNIVERSITY REAL ESTATE

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### EXECUTIVE SUMMARY

Tribhuvan University today is one of the richest land owners in the country. It possesses extensive real estate holdings in the form of the lands and buildings in the name of 64 different Campuses and administrative sections located in different parts of the country. The total real estate holdings of Tribhuvan University comprises of lands owned by its Campuses : 36 in Central Development Region, 14 in Eastern Development Region, 13 in Western Development Region, 6 in Mid-Western Development Region and 2 in Far-Western Development Region. Of these, 23 Campuses situated in the Kathmandu Valley and the Central Examination Section of T.U. at Jamal, Kathmandu own a considerable portion of the real estate holdings. During the last 35 years of its existence, Tribhuvan University has become the largest land possessing institution of the country.

All the Campuses although situated in different terrain, in general, are located in or nearer to the district headquarters. Apart from being suitable for educational purposes, the real estate holdings, particularly the lands, possess suitability for industry, commerce and agriculture. The location of these sites, during the past years, has been dramatically changed with the development of infrastructures and communication in their vicinity. Most of these sites are

well connected with the administrative centers, highways, airports and are having all the basic necessary public facilities easily available in the vicinity. It has substantially increased the value of the land property on top of the inflationary trend in the land price.

The information and documents on the Campus facilities available with the Central Units of Tribhuvan University are not adequate. The base line data presently available with the concerned units of T.U. urgently needs updating. A system of management of information including documentation on property has become necessary to establish, which could be followed by regular updating and improvement of the information.

Most of the Campuses possess the ownership documents of their property and their legal status are in order. However, some of the Campuses have yet to obtain the ownership documents either for their whole property or for its parts. This is basically due to, either the process of obtaining them have taken a considerably long time or the formal transfer of the property from the donor is yet to be consummated. A few Campuses have tenancy, and disputes in its land, and one Campus has its part of the land being squatted by scheduled castes. The Campus with such problems are listed below with the current status:

**TABLE 1**  
**PROPERTY OWNERSHIP STATUS OF TRIBHUVAN UNIVERSITY**  
**AND ITS CAMPUSES**

SN	Campus	Ownership Document	Remarks
1.	Patan Multiple Campus, Lalitpur	Partly Available	
2.	Ayurved Campus, Kalanki, Kathmandu	Only a letter issued by T.U.	
3.	Mahendra Ratna Campus, Tahaachal, Kathmandu	Not Available	
4.	Bhaktapur Campus, Dhudhapati, Bhaktapur	Partly Available	
5.	Pulehowk Campus, IOE, Lalitpur	Partly Available	Dispute in some land with old owner
6.	Amrit Science Campus, Thamel, Kathmandu	Partly Available	
7.	Maharajgunj Campus, IOM, Kathmandu	Not Available	
8.	Nursing Campus, IOM, Maharajgunj, Kathmandu	Not Available	
9.	Thapathali Campus, IOE, Kathmandu	Not Available	
10.	Hetauda Campus, IOF, Makwanpur	Partly Available	

Contd...

SN	Campus	Ownership Document	Remarks
11.	ANM Campus, IOM, Bharatpur, Chitwan	Not Available	Land owned by HMG, Ministry of Health
12.	Central Examination Section, Jamal, Kathmandu	Not Available	
13.	Meechi Multiple Campus, Bhadrapur, Jhapa	Available	Tenancy in some land
14.	Mahendra Bindeswari Multiple Campus, Rajbiraj	Available	Dispute in the land of Hariharpur with tenant
15.	Mahendra Morang Multiple Campus, Biratnagar, Morang	Available	14 Kattha 11 Dhur land being squatted
16.	Nursing Campus, IOM, Biratnagar, Morang	Not Available	Land owned by HMG, Ministry of Health
17.	Tehrathum Campus, Chuhandanda, Tehrathum	Not Available	
18.	Mahendra Multiple Campus, Dharan, Sunsari	Partly Available	
19.	Dhankuta Multiple Campus, Dhankuta	Partly Available	
20.	Western Region Campus, IOE, Pokhara, Kaski	Partly Available	
21.	Nursing Campus, IOM, Pokhara, Kaski	Not Available	
22.	Central Campus, IOF, Pokhara, Kaski	Available	Difference in land area

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SN	Campus	Ownership Document	Remarks
23.	Prithvi Narayan Multiple Campus, Pokhara, Kaski	Partly Available	
24.	Lamjung Campus, IAAS, Lamjung	Not Available	Tenancy in some land
25.	Butwal Multiple Campus, Butwal, Rupandehi	Available	Dispute in forest land
26.	Paklihawa Campus, IAAS, Rupandehi	Partly Available	
27.	Mahendra Multiple Campus, Dang	Available	5 Bigha land has to be transferred from HMG
28.	CMA Campus, IOM, Birendranagar, Surkhet	Partly Available	

With the change in needs and policy of Tribhuvan University, it is high time to develop a strategy for rational utilization and management of these property owned by the various Campuses. The rapidly changing environment in the vicinity of some of the Campuses has to be immediately considered to decide on the sustenance of such Campuses. The Campuses, vicinity of which has been converted into a crowded and congested business center, if has lost the tranquillity important for the ongoing educational program, could be best utilized as income-generating asset. It has become expedient for the University to determine a strategy on its real estate holding what should be best done with them considering such factors.

The value of land depends upon a number of factors, such as, location, shape and size of land, status of ownership, access to the property, current and future trend of development of the locality, and the prevailing supply and demand

situation. The official land price fixed by the local authorities (HMG's District Revenue Offices) are basically for the revenue and the governmental (registration, acquisition works) purposes and are revised/fixed not very frequently or regularly, whereas land prices determined by the local brokers normally are based on the highest price observed in the purchase-sale of near by land recently, and largely on speculation. However, the actual purchase value of land is considerably higher than the official land price and largely depend on the need and future use of the prospective buyer of the property. The environment and the pace of development of the area plays another important role in this regard.

The buildings owned by the respective Campuses constitute a substantial part of their property. The constructed facilities including buildings for academic, administrative and residential purposes at different Campuses are at different service conditions. The age of these buildings ranges from newly constructed to a century old. Accordingly their service status varies. However, the lack of regular maintenance of the buildings is common in all the Campuses. These buildings, after deduction of appropriate depreciation, depending upon the type of construction, age and present conditions, still carry a considerable value.

At present Tribhuvan University holds a total land area of **1210 Hectare** and **455,000 sq.m.** floor area of buildings in total. On the land value determined for each area considering the above mentioned factors, the total value of the lands and buildings are **NC Rs.8.06 billion** and **NC Rs.1.20 billion** respectively amounting to **NC Rs.9.26 billion** as the total value of the real estate. The Development Region wise distribution of the real estate is as follows:

**TABLE 2**  
**HOLDINGS OF TOTAL LAND AND BUILDINGS OF**  
**TRIBHUVAN UNIVERSITY**

Development Region	Total Area of Land (Ha.)	Total Value of Land Rs.(x100000)	Total Floor area of Buildings sq.m.(x1000)	Total value of Buildings Rs.(x100000)	Value of Total Property Rs.(x100000)
Central	650	75650	267	7100	82750
<i>Inside Kathmandu Valley</i>	227	70400	190	5030	75430
<i>Outside Kathmandu Valley</i>	423	5250	77	2070	7320
Eastern	328	1400	73	1900	3300
Western	137	2840	93	2520	5360
Mid-Western	76	470	16	390	860
Far-Western	19	260	5	130	390
<b>TOTAL</b>	<b>12120</b>	<b>80620</b>	<b>454</b>	<b>12040</b>	<b>92660</b>

The area of Campuses located in urban areas like Kathmandu Valley, Birgunj, Janakpur and Biratnagar is developing very rapidly resulting into escalating prices of land in the area. The property of the Campuses located in these areas, in view of their location, environment, size and shape as well as supply and demand economics prevailing at present, can be considered highly desirable for commercial valuation. The immediate environment of the areas with residential, commercial, institutional and industrial establishments predominate their importance. Out of these Campuses, the property owned by

the 15 Campuses and the Central Examination Section located in Kathmandu possesses a very high commercial value. They are:

- Patan Multiple Campus,
- Public Youth Campus,
- Saraswati Multiple Campus,
- Lalitkala Campus,
- Padma Kanya Multiple Campus,
- Shankar Dev Campus,
- Ratna Rajya Laxmi Campus,
- Nepal Law Campus,
- Campus of International Language,
- Public Administration Campus,
- Pulchowk Campus,
- Amrit Campus,
- Maharajgunj Campus including Nursing Campus,
- Tri-chandra Multiple Campus,
- Thapathali Campus, and
- Central Examination Section of T.U., Jamal.

The total area of these Campuses is about **43 Hectare** of land including **120,000 sq.m.** of building floor area. The total value of land amounts to **NC Rs.4.75 billion** value of buildings being **NC Rs.0.31 billion** totaling to a real estate value of **NC Rs.5.06 billion**. The following table exhibits the real estate status of these commercially high valued Campuses (16 in number) compared to the same of the total Campuses inside the Kathmandu Valley, and to the total T.U. real estate:

**TABLE 3**  
**THE REAL ESTATE STATUS OF 16 COMMERCIALY HIGH VALUED CAMPUSES INSIDE THE KATHMANDU VALLEY**

	% of 16 Commercially High Valued Campuses				
	Total Area of Land	Total Value of Land	Total Building Floor Area	Total Value of Buildings	Total Value of Property
In relation with total Campuses inside the Kathmandu Valley	18.99	68.42	64.12	62.37	68.01
In relation with total Campuses of Tribhuvan University	3.56	58.96	26.82	26.07	54.69

Note: Area of Land is given in Hectare  
 Building Floor Area is given in sq.m.  
 Value of Property is given in Billions of NRs.

The commercial utilization of part or whole of these Campuses could be achieved by number of measures depending upon the property size and locality of the Campus. The possibilities are construction of commercially suitable structures in the frontal area, leasing out part of the land for construction, leasing out whole of the area for a long term and shifting the Campus, selling out the whole premises and build a new Campus in a open and large space and replace the existing Campus by construction of a large commercial complex. Adoption of any or whole of the above measures should be preceded by determination of policy on the future plan of the individual Campuses. The objective, nature and number of program planned for the Campus, the possible influence of the changing environment in the sanctity of the educational process have to be seriously considered. In general, the high commercial value of these Campus property and the changed environment influencing the regular

educational program have to be seriously considered in the future plan of the University.

The property of Campuses located in suburban or rural areas although may not bear the high price as those in urban areas, possess fair potential for income-generation. This is particularly true in the cases of Campuses holding large area of land which are heavily underutilized. Depending upon the terrain, location and size, there is a strong possibility of utilizing these areas for farming, horticulture and forestry generating a substantial size of income to the University. However, before deciding on income-generating or commercial utilization of part or whole of these areas the future plan including needs supported by the actual capacity of individual Campuses have to be determined.

Tribhuvan University is the holder of a vast land and building property. Regular maintenance and updating of information's and documentation on its property management at the central level as well as Campus level are necessary. Introduction of a more scientific system on Property Management and Information System is highly desirable.

The improvement of the efficiency of the facilities as one of the objectives of the new policy on higher education could be achieved by considering the present status of T.U. real estate and its value.

**TABLE 4.0**  
**Inventory & Value of T.U. Campuses' Real Estate**

Campus	Total Area of Land Ha.	Legal Status of Land	Recommended Average Rate of Land Rs./Ha. (x 100000)	Total Value of Land Rs. (x100000)	Total Floor Area of Buildings sq.m. (x 1000)	Total Value of Buildings Rs. (x100000)	Value of Total Property Rs. (x 100000)	Remarks
<b>CENTRAL DEVELOPMENT REGION</b>	<b>650.84</b>			<b>75648.65</b>	<b>267.85</b>	<b>7101.39</b>	<b>82750.04</b>	
<b>INSIDE KATHMANDU VALLEY</b>	<b>227.09</b>			<b>69478.96</b>	<b>190.51</b>	<b>5034.87</b>	<b>74513.83</b>	
<b>GROUP I CAMPUSES:</b>								
C-1 Patan Multiple Campus(#)	2.95	PA	711.42	2099.39	4.90	116.78	2216.17	
C-2 Nepal Commerce Campus	1.07	Av	402.96	430.50	4.12	106.79	537.29	
C-3 Ayurved Campus	5.09	Incl'd in	0.00	0.00	Rented	0.00	0.00	
C-4 Public Youth Campus(#)	0.44	Av	1218.70	539.84	3.06	76.23	616.07	
C-5 Saraswati Multiple Campus(#)	0.56	Av	1179.39	656.02	1.97	57.10	713.12	
C-6 Lalitkala Campus(#)	0.09	Av	3184.36	283.50	1.19	8.37	291.87	
C-7 Padma Kanya Multiple Campus(#)	1.90	Av	2358.78	4477.03	8.93	256.83	4733.86	
C-8 Shankar Dev Campus(#)	0.45	Av	1749.43	789.18	2.58	55.54	844.72	
C-9 Ratna Rajya Laxmi Campus(#)	0.41	Av	2083.59	847.17	2.47	72.74	919.91	
C-10 Nepal Law Campus(#)	0.40	Av	2083.59	826.05	3.30	67.17	893.22	
C-11 Campus of International Language(#)	0.41	Av	2083.59	845.93	0.99	30.01	875.94	
C-12 Public Administration Campus(#)	0.52	Av	2457.07	1265.63	0.55	6.32	1271.95	
C-13 Mahendra Ratna Campus	2.58	NA	461.93	1190.79	3.91	57.00	1247.79	
<b>GROUP II CAMPUSES:</b>								
C-14 Bhaktapur Campus	2.63	PA	98.28	258.44	2.46	60.77	319.21	
C-15 Sanochini Campus	18.17	Av	108.11	1964.27	8.78	176.43	2140.70	
C-16 Pulchowk Campus(#)	19.95	PA	982.83	19603.13	39.76	966.24	20569.37	
C-17 Anuri Campus(#)	1.14	PA	1346.47	1539.11	7.68	172.14	1711.25	
C-18 Maharajgunj Campus(#)	9.87	NA	450.55	5335.00	28.70	999.92	6334.92	
C-19 Nursing Campus, Maharajgunj	0.00	Incl'd in	0.00	0.00	6.32	295.33	295.33	
C-20 Tri-chandra Multiple Campus(#)	1.90	Av	3184.36	6043.36	10.05	126.40	6169.76	
C-21 Thapathali Campus(#)	1.78	NA	825.57	1470.00	6.02	128.28	1598.28	
C-22 Kirtipur Multiple Campus	154.78	Av	122.85	19014.62	42.77	1198.48	20213.10	
<b>OUTSIDE KATHMANDU VALLEY</b>	<b>423.38</b>			<b>5255.63</b>	<b>77.34</b>	<b>2066.52</b>	<b>7322.15</b>	
<b>GROUP III CAMPUSES:</b>								
C-23 Ramswarup Ransagar M. Campus	74.98	Av	2.41	181.02	7.78	180.26	361.28	
C-24 Thakurram Multiple Campus	15.55	Av	50.78	789.71	10.94	287.28	1076.99	
C-25 Birgunj Campus	3.51	Av	17.92	62.90	3.85	116.48	179.38	
C-26 Hetauda Campus	87.01	PA	29.87	2599.18	12.15	308.00	2907.18	
C-27 A.N.M. Campus, Bharatpur	4.87	NA	9.86	47.97	2.32	42.77	90.74	Land owned by Ministry of Health.
C-28 Birendra Multiple Campus	12.72	Av	74.84	952.00	3.48	82.41	1034.41	
C-29 Rampur Campus	224.74	Av	2.77	622.85	36.82	1049.32	1672.17	
C-30 Central Exam. Section, Jarhal(#)	0.37	NA	2457.07	914.06		0.00	914.06	
<b>EASTERN DEVELOPMENT REGION</b>	<b>328.08</b>			<b>1407.54</b>	<b>73.39</b>	<b>1900.56</b>	<b>3308.10</b>	
<b>GROUP IV CAMPUSES:</b>								
E-1 Mahendra Ratna M. Campus, Ilam	6.71	Av	1.93	12.93	4.02	72.36	85.29	
E-2 Mechi Multiple Campus, Bhadrapur	95.07	Av	1.08	102.42	4.36	148.48	250.90	
E-3 Mahendra Bideswori M. Campus	68.05	Av	3.41	232.37	4.82	96.09	328.46	
E-4 Shree S. S. M. Y. M. Campus, Siraha	7.54	Av	9.56	72.12	3.84	85.41	157.53	
E-5 Mahendra Morang Multiple Campus	12.36	Av	16.73	206.75	12.14	309.78	516.53	
E-6 Satakotta Campus, Biratnagar	16.67	Av	7.17	119.52	3.39	126.22	245.74	
E-7 Nursing Campus, Biratnagar	0.50	NA	119.49	60.00	3.12	59.15	119.15	Land owned by Ministry of Health.



Campus	Total Area of Land Ha.	* Legal Status of Land	Recommended Average Rate of Land Rs./Ha. (x 100000)	Total Value of Land Rs. (x100000)	Total Floor Area of Buildings sq.m. (x 1000)	Total Value of Buildings Rs. (x100000)	Value of Total Property Rs. (x 100000)	Remarks
<b>GROUP V CAMPUSES:</b>								
E-8 Tehrahum Campus	4.58	NA	3.34	15.30	1.91	21.53	36.83	Approximate land area.
E-9 Bhojpur Multiple Campus	8.73	Av	2.95	25.74	2.25	16.66	42.40	
E-10 Eastern Region Campus, Dharan	23.96	Av	8.66	207.59	15.02	486.34	693.93	
E-11 Mahendra Multiple Campus, Dharan	1.37	PA	65.72	89.77	2.47	47.31	137.08	
E-12 Kendriya Prabidhi Campus, Dharan	11.31	Av	13.44	152.06	7.38	172.18	324.24	
E-13 Dhankuta Multiple Campus	68.83	PA	1.55	106.96	3.92	76.33	183.29	
E-14 C.M.A. Campus, Dhankuta	2.40	Av	1.67	4.01	4.75	182.72	186.73	
<b>WESTERN DEVELOPMENT REGION</b>	<b>137.46</b>			<b>2840.21</b>	<b>93.35</b>	<b>2516.63</b>	<b>5356.84</b>	
<b>GROUP VI CAMPUSES:</b>								
W-1 Mahendra Multiple Campus, Baglung	4.48	Av	24.57	110.20	1.68	24.34	134.54	
W-2 Western Region Campus, Pokhara	15.87	PA	17.69	280.80	27.76	888.85	1169.65	
W-3 Nursing Campus, Pokhara	5.48	NA	31.45	31.45	5.22	166.84	198.29	
W-4 Central Campus (COF), Pokhara	11.32	Av	16.71	189.13	15.99	587.79	776.92	
W-5 Pritihivi Narayan M. Campus, Pokhara	25.64	PA	39.31	1008.00	8.05	208.90	1216.90	
W-6 Gorkha Campus, Gorkha	1.96	Av	11.40	22.34	0.95	11.14	33.48	
W-7 Lamjung Campus, Sundar Bazar	16.70	NA	11.36	189.67	6.02	130.53	320.20	
<b>GROUP VII CAMPUSES:</b>								
W-8 Tribhuvan Multiple Campus, Palpa	11.42	Av	18.67	213.29	4.56	95.40	308.69	
W-9 C.M.A. Campus, Palpa	2.46	Av	27.52	67.58	Rented	0.00	67.58	
W-10 Anami Bistar Campus, Palpa	0.69	Av	23.59	16.22	1.97	41.98	58.20	
W-11 Butwal Multiple Campus, Rupandehi	4.37	Av	104.56	456.93	4.07	87.83	544.76	
W-12 Pakhawa Campus, Pakhawa	30.15	PA	2.69	81.06	14.85	211.75	292.81	
W-13 Bhatrahawa M. Campus, Rupandehi	6.92	Av	25.10	173.54	2.23	61.28	234.82	
<b>MIDWESTERN DEVELOPMENT REGION</b>	<b>76.48</b>			<b>467.85</b>	<b>15.65</b>	<b>396.84</b>	<b>864.69</b>	
MW-1 Mahendra Multiple Campus, Dang	57.67	Av	1.16	43.95	3.13	70.89	114.84	
<b>GROUP VIII CAMPUSES:</b>								
MW-2 Mahendra M. Campus, Nepalgunj	10.81	Av	26.89	290.57	5.52	121.54	412.11	
MW-3 Nursing Campus, Nepalgunj	1.23	Av	25.39	31.20	2.36	57.77	88.97	
MW-4 Education Campus, Surkhet	1.36	Av	32.86	44.83	Rented	0.00	44.83	
MW-5 C.M.A. Campus, Surkhet	5.10	PA	10.16	51.77	4.31	142.41	194.18	
MW-6 Jumla Education Campus, Jumla	0.31	Av	17.69	5.53	0.33	4.23	9.76	
<b>FARWESTERN DEV. REGION</b>	<b>18.86</b>			<b>255.56</b>	<b>5.24</b>	<b>129.39</b>	<b>384.95</b>	
FW-1 Doti Multiple Campus	2.12	Av	2.63	5.56	1.30	4.57	10.13	
FW-2 Siddhamath Sc. Campus, Rauchanpur	16.74	Av	14.94	250.00	3.94	124.82	374.82	
<b>TOTAL</b>	<b>1211.72</b>			<b>80619.81</b>	<b>455.48</b>	<b>12044.8</b>	<b>92664.62</b>	

(\*) Campuses with commercially

very high value.

43.14

47534.40 122.15 3140.07 50674.47

\* Av = Available; NA = Not Available; PA = Partly Available

## TERMS OF REFERENCE FOR AN INVENTORY/SURVEY OF TRIBHUVAN UNIVERSITY REAL ESTATE

### Background

Tribhuvan University is believed to be one of the largest and wealthiest landlords in the Kingdom of Nepal. It has an uncharted extent of real estate holdings, not so far commercially valued for their potential for income generation. Given the present context of soaring prices of landed property in urban areas this may very well be hitherto untapped source of university income.

### Objectives

1. To assess the purchase value of TU real estate holdings, particularly land.
2. To assess the commercial potential of the land holdings in urban areas.
3. To assess the income-generating potential of the land holdings in TU's rural campuses.

### Methodology and Tools

1. The base-line data filed in TU's Property Management Unit under the Registrar will be scanned, and where just data updating is necessary it will be done through fresh survey on the holdings.

2. The assessment will closely scrutinise the legal status of the formal documentation of ownership of these holdings.
3. The assessment will examine if the land holdings are currently being cultivated by tenant farmers, if any.
4. The assessment will examine if there are any unauthorised squatters in the university land holdings.
5. The assessment will verify if there has been any illegal attempts to annex or take over the landed property of the university in any campus, particularly in the commercially high value regions.
6. In order to assess the commercial or income-generating potential a team consisting of professionals in property assessment and real estate agents will be engaged.
7. Field work will be conducted and fielded in campuses which are assessed high by the team.

The assessment will be of 9 months' duration

**Research Team and Budget for the study on  
Inventory of Tribhuvan University Real Estate  
Executed by Institute of Engineering Consultancy Services**

Budget : NRs 15,36,777.00

Duration : 9 months; effective from December 14, 1993

Final Report to be submitted on September 14, 1994

Submission of Final Report on January 20, 1995

<u>Team</u>	<u>Name</u>
Leader	Prof. P. N. Maskey
Member	Mr. P. D. Mulmi
	Prof. S. R. Tiwari
	Mr. P. M. Shrestha
	Mr. T. R. Thapa
	Mr. P. R. Pant
Consultants	Dr. S. B. Mathe
	Mr. T. P. Uprety
Working Associates	26 persons
Logistics	7 persons