

Far Western University
Tikapur Multiple Campus
Tikapur, Kailali

Land Utilization Plan- 2025



Website: www.tikapur.fwu.edu.np
Email: tikapur@fwu.edu.np

Ph: 091-560088/5610088

*Approved by Campus Administrator
Committee Date 2082-8-28
BS*



1. Introduction

Tikapur Multiple Campus was established in 2058 BS as a community campus affiliated with Tribhuvan University (TU), aiming to provide quality higher education to students in the Far Western region of Nepal. In 2075 BS, the campus was upgraded and converted into a constituent campus of Far Western University, marking a significant milestone in its academic and administrative development.

The campus owns a total of 380 Bigaha of land, which is a major institutional asset, of which only 80 Bigaha is currently utilized for academic, infrastructural and commercial purposes. Unfortunately, a large portion of 300 Bigaha remains under encroachment by Mukta-Kamaiya, Landless and other people, which presents a major challenge to the campus's financial and physical growth.

Effective and planned utilization of the 380 Bigaha land will help to transform Tikapur Multiple Campus into a self-reliant, income-generating, and environmentally responsible educational institution, benefiting students, faculty, and the wider community of Kailali.

2. Objectives

- i. To generate sustainable income for campus development
- ii. To reduce dependency on government funding
- iii. To improve the academic quality and employability of graduates
- iv. To strengthen academic, technical, and agricultural programs
- v. To promote environmental conservation, practical education and social harmony
- vi. To address land encroachment through productive institutional use
- vii. To ensure long-term financial stability and institutional growth

3. Existing Situation of Land Utilization

- i. Total land holding is 380 Bigaha with fertile land and jungle
- ii. Campus has utilized 80 Bigaha of land as follows:
 - Academic buildings, library, guest house, cafeteria, garden, playground: 10 Bigaha
 - School of Agriculture (teaching and practical use): 47 Bigaha
 - Leased land for revenue generation (fishery ponds, buffalo farming, banana farming): 23 Bigaha
- iii. Total 300 Bigaha has been encroached by the squatters, Mukta Kamaiya, and others since 2063 BS.



4. Proposed Land Utilization Plan

Symbol	Land use (as per map legend)	Area (Bigaha)
1	Main Administration Block	3-0-0
2	Faculty of Management / Humanities & Education	5-0-0
3	Hostel	2-0-0
4	Guest House	1-0-0
5	Auditorium Hall	1-0-0
6	Water Supply	1-0-0
7	Swimming Pool	1-0-0
8	Playground	8-18-0
9	Science & Technology	19-11-0
10	Medical Science	43-17-0
11	Transportation Block	1-0-0
12	Museum of Science	1-10-0
13	Fishery	9-0-0
14	Ag. Science & Research	7-10-0
15	Super Market	0-10-0
16	Bank	0-10-0
17	Mini Zoo	14-0-0
18	Agriculture Farm	118-9-0
19	Forest Area	141-5-0

The land allocation summary is detailed as follows:

Planning zone	Includes	Total area (Bigaha)
Academic and Administration	Admin, Faculty blocks, S&T, Medical, Transport, Museum, Ag. Science & Research, Auditorium	82-8-0
Residential and Guest	Hostel, Guest House	3-0-0
Utilities and Recreation	Water Supply, Swimming Pool	2-0-0
Sports	Playground	8-18-0
Commercial/Student Services	Supermarket, Bank	1-0-0
Production and Conservation	Fishery, Mini Zoo, Agriculture Farm, Forest Area	282-14-0
Total		380-00-00



4.1. Academic and Administration Zone (82–8–0 Bigaha)

This zone includes administrative offices, faculty blocks, science & technology units, medical science facilities, transport services, museum, agriculture science and research centers, and auditorium.

Planned Activities

- Construction, expansion, and renovation of academic and administrative buildings
- Establishment of laboratories for science, technology, medical science, and agriculture research
- Development of a central auditorium for academic programs, examinations, conferences, and public events
- Operation of transport and support facilities for academic and administrative functions
- Development of a campus museum and research support units

Income & Financial Benefits

- Revenue from auditorium, conference, examination, and training hall rentals
- Research grants and project-based funding linked to laboratories and research centers
- Increased student enrollment due to improved academic infrastructure

4.2 Residential and Guest Zone (3–0–0 Bigaha)

This zone consists of student hostels and a guest house

Planned Activities

- Construction and operation of boys' and girls' hostels
- Development of guest house facilities for visiting faculty, researchers, and officials
- Provision of residential amenities, safety, and maintenance services

Income and Financial Benefits

- Hostel accommodation and facility service fees
- Guest house rental income from visiting scholars and institutional guests

4.3 Utilities and Recreation Zone (2–0–0 Bigaha)

This zone includes water supply systems and swimming pools

Planned Activities

- Development and maintenance of water supply, storage, and distribution infrastructure



- Construction and operation of swimming pool and recreational facilities
- Integration of utility systems for sustainable campus operations

Income & Financial Benefits

- User and membership fees from recreational facilities
- Long-term reduction in operational costs through centralized utility management

4.4 Sports Zone (8–18–0 Bigaha)

This proposed zone includes playground and sports facilities

Planned Activities

- Development of playgrounds and open sports fields
- Construction of multipurpose sports and physical training facilities
- Organization of sports events, fitness programs, and extracurricular activities

Income & Financial Benefits

- Revenue from hosting sports events, tournaments, and training camps
- Fees from sports-based training programs and short-term courses

4.5 Commercial & Student Services Zone (1–0–0 Bigaha)

This includes supermarket and banking services

Planned Activities

- Establishment and operation of supermarket and banking facilities
- Provision of essential commercial services for students and staff
- Managed leasing of commercial spaces within the campus

Income & Financial Benefits

- Rental income from commercial outlets and financial institutions
- Service charges and commissions from campus-based commercial activities

4.6 Production and Conservation Zone (282–14–0 Bigaha)

This zone includes the fishery, mini zoo, agriculture farm, and forest area

Planned Activities

- Operation of fishery, agriculture farms, and forest areas for teaching, research, and



production

- Development of a mini zoo and biodiversity conservation zones
- Integration of agriculture, forestry, and environmental studies with practical field-based learning
- Conservation-oriented land management for environmental balance and climate resilience

Income & Financial Benefits

- Sale of fish, agricultural produce, forest products, and seedlings
- Training fees and income from research-linked production activities
- External funding from environmental, agricultural, and conservation-based projects

5. Strategy for Encroachment Management: 300 Bigaha

- Gradual institutional utilization of land with academic, agricultural, and forestry projects
- Collaboration with local, provincial and federal government and other authorities for legal and social resolution
- Community engagement by offering employment, training, or lease opportunities to the squatters.
- Conversion of selected encroached areas into productive cooperative farming zones

6. Land Utilization Blueprint

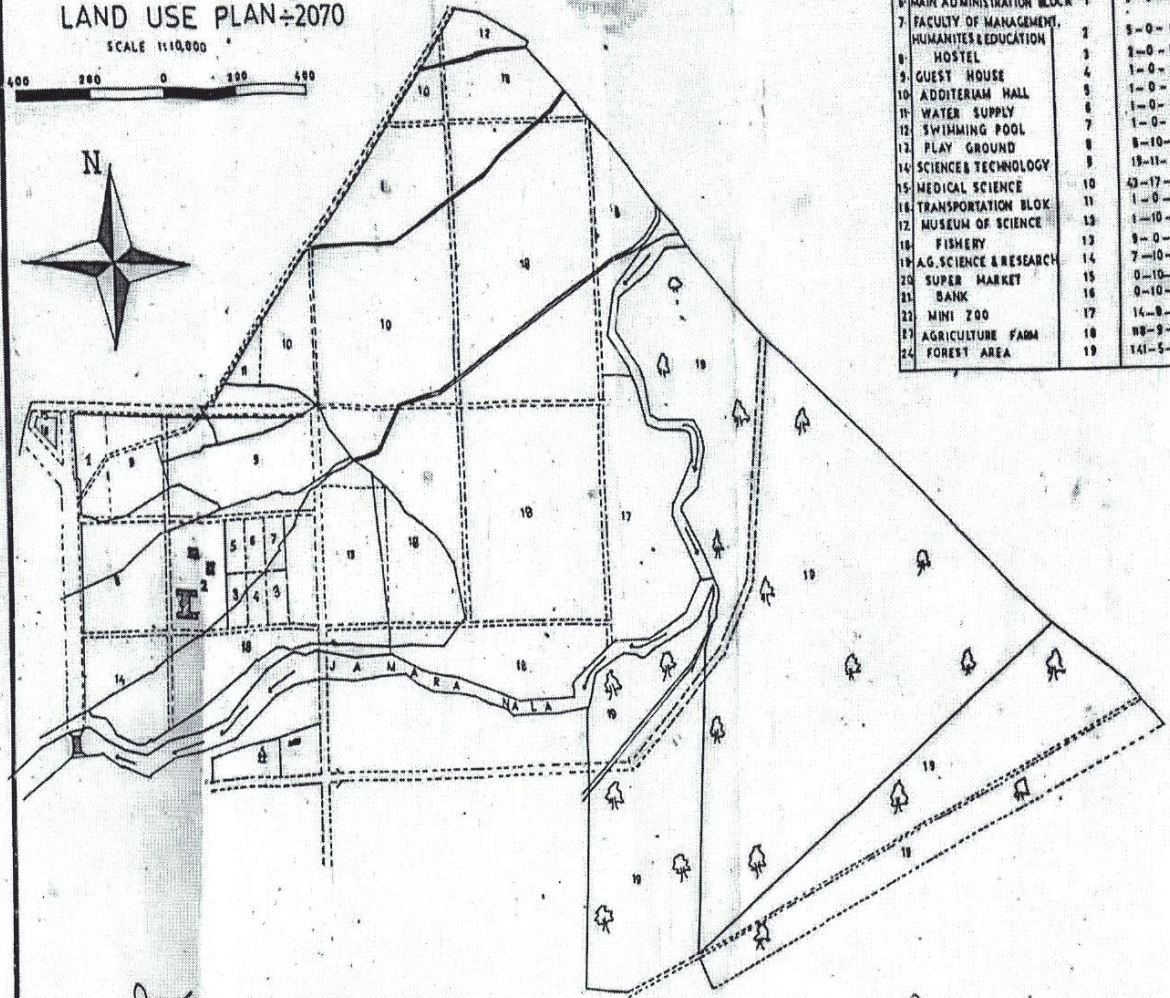
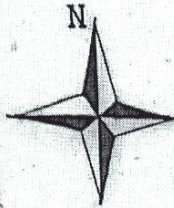


TIKAPUR MULTIPLE CAMPUS TIKAPUR KAILALI

LAND USE PLAN-2070

SCALE 1:10,000

400 200 0 200 400



LEGEND-

SN	DESCRIPTION	SYMBOL	AREA
1	ROAD		
2	CANAL		
3	MAP BOUNDARY LINE		
4	PLOT BOUNDARY LINE		
5	BUILDINGS		
6	MAIN ADMINISTRATION BLOCK	1	3-0-0
7	FACULTY OF MANAGEMENT, HUMANITIES & EDUCATION	2	5-0-0
8	HOSTEL	3	2-0-0
9	GUEST HOUSE	4	1-0-0
10	ADDITERIAM HALL	5	1-0-0
11	WATER SUPPLY	6	1-0-0
12	SWIMMING POOL	7	1-0-0
13	PLAY GROUND	8	8-10-0
14	SCIENCE & TECHNOLOGY	9	19-11-0
15	MEDICAL SCIENCE	10	43-17-0
16	TRANSPORTATION BLOK	11	1-0-0
17	MUSEUM OF SCIENCE	12	1-10-0
18	FISHERY	13	8-0-0
19	AG. SCIENCE & RESEARCH	14	7-10-0
20	SUPER MARKET	15	0-10-0
21	BANK	16	0-10-0
22	MINI ZOO	17	14-8-0
23	AGRICULTURE FARM	18	88-9-0
24	FOREST AREA	19	141-5-0

CONCEPT BY:-

BHIM RAM CHAPAIN
MEMBER OF CAMPUS
MANAGEMENT COMMITTEE

PREPARED BY:-

DEVI LAL GHIMIRE
DATE:- 2070/02/15

CHECKED BY:-

NETRA BAHADUR RAWAL
AST. SUB. ENGINEER

APPROVED BY:-

KESHAB BAHADUR KUNWAR
CAMPUS CHIEF



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