

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE



COMPENSATION RATES - 2017

DEPARTMENT OF MACROECONOMIC AFFAIRS  
*PROPERTY ASSESSMENT AND VALUATION AGENCY*

# CONTENTS

Sl. No.	PARTICULARS	Page No.
1.	A – Rural Land Compensation Rates 2017	
	a) Kamzhing (Dry Land)	1
	b) Chhuzhing (Wet land)	2
	c) Ngultho Dumra (Cash Crop Land)	3
	d) Class A1(Land close to Thromde)	4
2.	Factors determining Rural Land Compensation	5
3.	B – Urban Land Compensation Rates 2017	
	a) Thimphu Thromde	6
	b) Phuntsholing Thromde	7
	c) Gelephu Thromde	8
	d) Samdrup Jongkhar Thromde	9
	e) Samtse Thromde	10
	f) Damphu Thromde	11
	g) Rest of the Dzongkhag Thromdes	12
	h) Yenlag Thromdes	13
	i) Sarpang Yenlag Thromde	14
	j) Duksum Yenlag Thromde	15
	k) Specific Towns	15
4.	Factors determining Urban Land Compensation	15
5.	Guideline on Compensation rate for building	16
6.	Implementation Procedure	16
7.	C – Agricultural Compensation Rates 2017	
	a. Compensation Rates for Fruit Trees	17
	b. Compensation Rate for Developed Pasture	18
	c. Compensation Rate for Fodder Trees	18
	d. Land Development Cost of Chhuzhing	18
	e. Formula for working out Compensation of Forest Trees	18
8.	Format for Rural Land Valuation	19
9.	Format for Urban Land Valuation	20

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

**A - Rural Land Compensation Rates 2017**

*(a) For Rural Kamzhing Land*

Amount Nu./decimal

<u>Sl. No.</u>	<u>Dzongkhag</u>	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>
1	Bumthang	9,130.90	6,391.63	3,852.13
2	Chhukha	6,916.18	4,841.33	3,112.89
3	Dagana	5,538.22	3,876.75	2,934.90
4	Gasa	4,013.91	2,809.74	2,294.26
5	Ha	6,055.72	4,239.00	3,610.08
6	Lhuentse	5,634.45	3,944.11	3,617.09
7	Mongar	7,069.43	4,948.60	3,599.19
8	Paro	12,381.54	8,667.08	5,198.76
9	Pema Gatshel	6,521.96	4,565.37	3,097.41
10	Punakha	10,654.78	7,458.34	4,294.56
11	Samdrup Jongkhar	6,094.89	4,266.43	2,955.48
12	Samtse	8,392.55	5,874.79	2,860.52
13	Sarpang	7,373.87	5,161.71	2,767.33
14	Thimphu	21,155.77	14,809.04	5,355.78
15	Tsirang	8,033.09	5,623.17	2,901.33
16	Tashi Yangtse	6,756.49	4,729.54	3,570.94
17	Tashigang	7,337.74	5,136.42	3,627.60
18	Tongsa	6,993.89	4,895.72	3,063.25
19	Wangdue Phodang	8,902.89	6,232.03	4,566.79
20	Zhemgang	5,977.06	4,183.94	2,783.78

Class A Land: Less than or equal to 3 KM from the municipal boundary.

Class B Land: More than 3 KM and less than or equal to 6 KMs from the municipal boundary.

Class C Land: More than 6 KMs from the municipal boundary.

Distance is horizontal distance in kilometers and the municipal boundary is as demarcated by the MWHS.

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

**A - Rural Land Compensation Rates 2017**

***(b) For Rural Chhuzhing Land***

Amount Nu/decimal

<b>Sl. No.</b>	<b><u>Dzongkhag</u></b>	<b><u>Class A</u></b>	<b><u>Class B</u></b>	<b><u>Class C</u></b>
1	Bumthang	9,530.18	6,671.12	4,517.59
2	Chhukha	7,167.59	5,017.32	3,531.91
3	Dagana	5,933.02	4,153.12	3,592.91
4	Gasa	4,213.02	2,949.12	2,626.12
5	Ha	6,123.94	4,286.76	3,723.78
6	Lhuentse	5,912.45	4,138.71	4,080.42
7	Mongar	7,487.39	5,241.17	4,295.79
8	Paro	12,969.70	9,078.79	6,179.04
9	Pema Gatshel	6,877.95	4,814.56	3,690.72
10	Punakha	11,432.68	8,002.88	5,591.07
11	Samdrup Jongkhar	6,376.93	4,463.85	3,425.54
12	Samtse	8,950.01	6,265.00	3,789.61
13	Sarpang	8,065.54	5,645.88	3,920.12
14	Thimphu	21,746.20	15,222.34	6,339.83
15	Tsirang	8,493.76	5,945.63	3,669.10
16	Tashi Yangtse	7,078.75	4,955.12	4,108.04
17	Tashigang	7,627.44	5,339.21	4,110.44
18	Tongsa	7,355.57	5,148.90	3,666.05
19	Wangdue Phodang	9,476.27	6,633.39	5,522.41
20	Zhemgang	6,475.25	4,532.67	3,614.09

Class A Land: Less than or equal to 3 KM from the municipal boundary.

Class B Land: More than 3 KM and less than or equal to 6 KMs from the municipal boundary.

Class C Land: More than 6 KMs from the municipal boundary.

Distance is horizontal distance in kilometers and the municipal boundary is as demarcated by the MWHS

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

**A - Rural Land Compensation Rates 2017**

**(c) For Rural Cash Crop Land**

Amount Nu/decimal

<b>Sl. No.</b>	<b><u>Dzongkhag</u></b>	<b><u>Class A</u></b>	<b><u>Class B</u></b>	<b><u>Class C</u></b>
1	Bumthang	9,137.21	6,396.05	3,862.65
2	Chhukha	7,091.83	4,964.28	3,405.64
3	Dagana	5,904.97	4,133.48	3,546.16
4	Gasa	4,362.78	3,053.94	2,875.71
5	Ha	6,044.82	4,231.37	3,591.91
6	Lhuentse	5,714.70	4,000.29	3,750.84
7	Mongar	7,146.20	5,002.34	3,727.14
8	Paro	12,548.89	8,784.23	5,477.69
9	Pema Gatshel	6,818.86	4,773.20	3,592.24
10	Punakha	10,767.00	7,536.90	4,481.59
11	Samdrup Jongkhar	6,336.56	4,435.59	3,358.25
12	Samtse	8,846.58	6,192.61	3,617.24
13	Sarpang	7,996.22	5,597.35	3,804.58
14	Thimphu	21,331.40	14,931.98	5,648.50
15	Tsirang	8,441.66	5,909.16	3,582.27
16	Tashi Yangtse	6,977.24	4,884.07	3,938.86
17	Tashigang	7,571.46	5,300.02	4,017.13
18	Tongsa	7,293.80	5,105.66	3,563.11
19	Wangdue Phodang	8,911.92	6,238.34	4,581.83
20	Zhemgang	6,374.40	4,462.08	3,446.01

Class A Land: Less than or equal to 3 KM from the municipal boundary.

Class B Land: More than 3 KM and less than or equal to 6 KMs from the municipal boundary.

Class C Land: More than 6 KMs from the municipal boundary.

Distance is horizontal distance in kilometers and the municipal boundary is as demarcated by the MWHS

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

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**A - Rural Land Compensation Rates 2017**

*(d) For Rural Land Close to Thromdes as Listed Below (Class A1)*

<b>Sl. No.</b>	<b>Class A1 Rural Land</b>	<b>Rate (Nu./decimal)</b>
<b>1</b>	Rural Land $\leq$ 1 KM from Phuntsholing Throm boundary	33,937.74
<b>2</b>	Rural Land $\leq$ 1 KM from Thimphu Throm boundary	80,990.02
<b>3</b>	Rural Land $\leq$ 1 KM from Gelephu Throm boundary	24,152.93

Distance from the respective Thromde is to be taken as the horizontal distance from the nearest Thromde boundary as demarcated by the MWHS.

## **Factors to be Taken into Account when Determining Compensation Rates for all Categories of Rural Land**

The following factors shall be taken into account when calculating the rural land compensation rate for all Classes of Land:

1. Distance from the High way / Feeder Road;
2. Water availability on land;
3. Topography of land;
4. Soil In-stability
5. Scenic, cultural and historical value

### **1. Distance from the Highway / Feeder road:**

- The compensation rate shall increase by 10% if the location of the land under assessment is within half an hour (normal route) by normal walking distance from the nearest highway / feeder road.
- The compensation rate shall increase by 5% if the location of the land under assessment is more than half an hour (normal route) but less than or equal to one hour normal walking distance from the nearest high way / feeder road.
- If the land under assessment is more than 1 hour normal walking distance, there shall be no percentage increase in Compensation rate.

### **2. Water availability on the land: (water source within 1 km distance at the time of assessment)**

- The compensation rate shall reduce by 5% if there is no water at the land under assessment at the time of assessment.

### **3. Topography of the land:**

- The compensation rate shall remain same if the topography is less than 45°.
- The compensation rate shall decrease by 10% if the topography of the land under assessment is more than or equal to 45°.

### **4. Soil In-stability:**

- 10% decrease if land under valuation is unstable, marshy and prone to landslides while rate will remain same should the soil be stable.

### **5. Scenic, cultural and historical value:**

- 5% increase should the land under valuation have scenic cultural and historical significance.

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

## B - Urban Land Compensation Rates 2017

(a) *For Thimphu Dzongkhag Thromde*

Sl. No.	Land Use As Per Thimphu Structural Plan (TSP) 2002-2027	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN CORE (UC)	Sub-Precinct 1 A	2,944.96
2		Sub-Precinct 1	2,996.18
3		Sub-Precinct 2	2,740.09
4		Sub-Precinct 2A	2,740.09
5		Sub-Precinct 2B	2,612.05
6		Sub-Precinct 3	2,612.05
7		Sub-Precinct 4	2,612.05
8		Sub-Precinct 4A	2,612.05
9	URBAN HUB	UH	803.06
10	NEIGHBORHOOD NODE	NN	803.06
11	URBAN VILLAGE PRECINCT	UV - 1	483.41
12		UV2-MD	432.70
13		UV2-I	432.70
14		UV2-II	432.70
15		UV2-LD	371.86
16		UV - 3	334.67
17	ENDOWMENT PRECINCT	EN	432.70
18	INSTITUTIONAL PRECINCT	I	425.94
19	ENVIRONMENTAL PRECINCT	E - 1	196.07
20		E - 2	226.49
21		E - 3	314.39
22		E - 4	341.43
23	HERITAGE PRECINCT	H	365.09
24	DZONG	D	280.58
25	ROYAL PRECINCT	R	280.58
26	DEFENCE PRECINCT	M	385.38
27	TRADITIONAL VILLAGE	TV	469.89
28	GREEN SPACES	G1 AND G2	365.09

**Notes:**

1. For details on uses allowed under each land-use category, please refer to TSP 2002-2027.
2. For details on development control, please refer to TDCR 2004.



ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

## B - Urban Land Compensation Rates 2017

(b) For Phuntsholing Chukha Dzongkhag Thromde

Sl. No.	Land Use As Per Phuntsholing Structure Plan (PSP - 2013-2028)	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	
1	Urban Village	UV-1	1,152.10	501,854.76
2		UV-2 (HD)	675.02	294,038.71
3		UV-2 (LD)	515.28	224,455.97
4	Urban Hub and Neighborhood Node	UC	2,570.43	1,119,679.57
5		NH	626.45	272,881.62
6	Institutional	I	721.39	314,237.48
7	Heritage	H	345.24	150,386.54
8	Environmental	E-1	216.42	94,272.55
9		E-4	463.75	202,009.50
10	Green Open Spaces	G-1	515.28	224,455.97
11		G-2(a)	288.56	125,696.74
12		G-2(b)	468.90	204,252.84
13	Special Economic Zone	SE-2	698.46	304,249.18
14		SE-3	576.05	250,927.38
15		SE-4 (polluting)	453.64	197,605.58
16		SE-4(non-polluting)	813.67	354,434.65
17	Royal Uses	R	582.27	253,636.81

**Notes:**

1. For details on uses allowed under each land-use category, please refer to Phuntsholing Structure Plan 2013-2028.
2. For the extended areas of the Phuntsholing Thromde (viz. Ahley, Pakerzhing (Toribari), Khogla, Malbase, Gurungdangra, Chengmari, and Pasakha) the land compensation rates will be taken at half the rates of Phuntsholing Thromde.

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

**B - Urban Land Compensation Rates 2017**

(c) For Gelephu Sarpang Dzongkhag Thromde

Sl. No.	Land Use As Per Gelephu Structure Plan (GSP) 2005	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN VILLAGE PRECINCT	UV - 1	64,407.82
2		UV - 2	61,724.16
3		UV - 3	55,390.72
4		UV - 4	49,164.63
5	URBAN CORE PRECINCT	UC - 1	273,826.87
6		UC - 2	97,437.19
7	INSTITUTIONAL PRECINCT	I - 1	56,571.53
8		I - 2	60,865.39
9	ENVIRONMENTAL PRECINCT	E - 1	32,203.91
10		E - 2	34,887.57
11		E - 3	43,260.58
12		E - 4	37,571.23
13		E - 5	48,627.90
14		E - 6	45,944.24
15		E - 7	45,085.47
16		E - 8	46,480.97
17	HERITAGE PRECINCT	H	46,480.97
18	SPECIAL ECONOMIC PRECINCT	SE - 1	88,047.78
19		SE - 2	78,304.07
20		SE - 3	82,910.19
21		SE - 4	100,448.88
22	ROYAL PRECINCT	R	52,921.76
23	DEFENCE PRECINCT	D	50,238.10

**Notes:**

1. For details on land use category, please refer to GSP 2005.

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

**B - Urban Land Compensation Rates 2017**

(d) *For Samdrup Jongkhar Dzongkhag Thromde*

Sl. No.	Land Use As Per Samdrup Jongkhar Structure Plan (SSP) 2013		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN CORE	UC - 1	410.73	178,912.99
2		UC - 2	165.09	71,913.81
3	INNER TOWN RESIDENTIAL	R - 1	154.90	67,474.44
4	PERIPHERY RESIDENTIAL	R - 2	125.16	54,519.35
5	URBAN PERIPHERY ENCLAVE	UPE	133.83	58,297.92
6	INSTITUTIONAL	INST	135.07	58,837.71
7	RECREATIONAL	RC	83.03	36,166.30
8	SERVICE AND INDUSTRY	SI	146.92	63,996.70
9	HIGHWAY CORRIDOR	HC	114.01	49,661.19
10	ENVIRONMENTAL CONSERVATION	EV - 1	123.92	53,979.55
11	VEGETATED SLOPED WITH LOW DENSITY DEVELOPMENT PERMISSIBLE	EV - 2	123.92	53,979.55
12	NEIGHBORHOOD NODE	NN	151.46	65,975.98
13	HERITAGE	H	83.03	36,166.30
14	DZONG	D	83.03	36,166.30
15	MILITARY	M	83.03	36,166.30
16	ROYAL USE	R	83.03	36,166.30

**Notes:**

1. For details on land-use category, please refer to SSP 2013.

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

**B - Urban Land Compensation Rates 2017**

(e) *For Samtse Dzongkhag Thromde*

Sl. No.	Land Use As Per Samtse Structure Plan (SSP) 2004	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN VILLAGE PRECINCT	UV - 1	75,071.30
2		UV - 2	71,943.33
3		UV - 3	64,686.44
4		UV - 4	57,304.43
5	URBAN CORE PRECINCT	UC - 1	174,048.34
6	INSTITUTIONAL PRECINCT	I - 1	65,937.63
7		I - 2	70,942.38
8	ENVIRONMENTAL PRECINCT	E - 1	37,535.65
9		E - 2	40,663.62
10		E - 3	50,422.89
11		E - 4	43,791.59
12		E - 5	56,678.83
13		E - 6	53,550.86
14		E - 7	52,549.91
15		E - 8	54,176.46
16	HERITAGE PRECINCT	H	54,176.46
17	SPECIAL ECONOMIC PRECINCT	SE - 1	78,579.82
18		SE - 2	69,883.86
19		SE - 3	73,994.68
20		SE - 4	89,647.39
21	DEFENCE PRECINCT	D	58,555.62

**Notes:**

1. For details on land-use category, please refer to SSP 2004.

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

## B - Urban Land Compensation Rates 2017

(f) *For Damphu Tsirang Dzongkhag Thromde*

Sl. No.	Land Use As Per Damphu Structure Plan (DSP) 2004	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	
1	URBAN VILLAGE PRECINCT	UV - 1	97.88	42,636.53
2		UV - 2	93.80	40,860.01
3		UV - 3	84.34	36,738.47
4		UV - 4	74.72	32,545.88
5	URBAN HUB PRECINCT	UC - 1	184.88	80,533.73
6	INSTITUTIONAL PRECINCT	I - 1	75.10	32,711.69
7		I - 2	87.06	37,922.82
8		I - 3	70.47	30,698.30
9	ENVIRONMENTAL PRECINCT	E - 1	48.94	21,318.26
10		E - 2	53.02	23,094.79
11		E - 3	65.74	28,637.53
12		E - 4	60.36	26,292.53
13		E - 5	73.90	32,190.58
14		E - 6	69.82	30,414.06
15		E - 7	68.52	29,845.57
16	HERITAGE PRECINCT	H	70.64	30,769.36
17	SERVICES PRECINCT	SP - 1	57.64	25,107.98
18		SP - 2	57.64	25,107.98
19	ROYAL PRECINCT	R	80.42	35,033.01

**Notes:**

- For details on land-use category, please refer to DSP 2004.

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

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**B - Urban Land Compensation Rates 2017**

(g) *For rest of the Dzongkhag Thromde*

Sl. No.	Dzongkhags	Commercial		Residential	
		Land Value (Nu. Per sft)	Land Value (Nu. Per decimal)	Land Value (Nu. Per sft)	Land Value (Nu. Per decimal)
1	Bumthang	74.42	32,415.61	48.71	21,218.95
2	Dagana	36.13	15,738.23	19.91	8,673.01
3	Gasa	31.77	13,840.75	14.11	6,147.62
4	Ha	52.07	22,683.22	23.92	10,420.42
5	Lhuentse	46.49	20,251.48	28.08	12,230.78
6	Mongar	309.36	134,759.18	114.85	50,028.66
7	Paro	299.98	130,673.25	132.62	57,769.05
8	Pema Gatshel Denchi	31.90	13,895.86	27.42	11,945.89
9	Punakha	172.19	75,005.09	83.12	36,207.73
10	Tashigang	235.75	102,693.79	128.55	55,995.40
11	Tashi Yangtse	55.58	24,208.47	35.08	15,281.50
12	Tongsa	97.59	42,510.64	43.76	19,060.11
13	Wangdi Phodrang	137.30	59,807.44	75.34	32,819.41
14	Zhemgang	45.66	19,888.19	23.96	10,437.41

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

## B - Urban Land Compensation Rates 2017

(h) For Yenlag Thromdes

Sl. No.	Name of Dzongkhag	Throm	Commercial		Residential	
			Land Value (Nu. Per sft.)	Land Value (Nu. Per decimal)	Land Value (Nu. Per sft.)	Land Value (Nu. Per decimal)
1	Bumthang	Chumey	26.40	11,499.84	15.93	6,939.11
2	Chhukha	Tsimasham	56.48	24,602.69	32.58	14,191.85
3	Dagana	Lhamoyzingkha	22.19	9,665.96	13.74	5,985.14
4	Gasa	Damji	12.15	5,292.54	6.85	2,983.86
5	Haa	Jyenkana	21.37	9,308.77	12.77	5,562.61
6	Lhuentse	Autsho	25.36	11,047.91	21.06	9,174.83
7	Mongar	Yadi	38.35	16,705.26	21.35	9,300.06
8	Paro	Beteykha	23.17	10,092.85	15.10	6,577.56
9	Pema Gatshel	Nganglam	44.44	19,358.06	31.64	13,780.21
10	Punakha	Lobeysa	52.31	22,786.24	37.18	16,195.61
11	Samdrup Jongkhar	Samdrupcholing	25.67	11,181.85	13.68	5,959.01
12	Samtse	Gomtu	48.31	21,042.53	35.62	15,516.07
13	Sarpang	Sarpang	Refer below			
14	Thimphu	Khasadrapchu	93.15	40,576.14	67.25	29,294.10
15	Trashigang	Rangjung	55.95	24,372.69	47.34	20,621.74
16	Trashi Yangtse	Duksum	Refer below			
17	Trongsa	Kuengarabten	21.48	9,356.69	12.53	5,458.07
18	Tsirang	Mendrelgang	29.54	12,867.62	15.04	6,551.42
19	Wangduephodrang	Nobding	27.02	11,769.91	14.80	6,446.88
20	Zhemgang	Pangbang	18.08	7,874.56	16.26	7,081.33

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

**B - Urban Land Compensation Rates 2017**

(i) *For Sarpang Yenlag Thromde*

Sl. No.	Land Use As Per Sarpang Structure Plan (SSP) 2010 - 2035	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	
1	URBAN VILLAGE	UV - 1	76.08	33,141.27
2		UV - 2	56.78	24,731.70
3		UV - 3	37.52	16,342.00
4	URBAN HUB	UC - 1	116.71	50,837.43
5		UC - 2	105.01	45,744.53
6	INSTITUTIONAL	I	54.77	23,856.94
7	ENVIRONMENTAL	E - 1	8.67	3,777.35
8		E - 2	13.10	5,705.79
9		E - 3	35.74	15,566.65
10		E - 4	51.71	22,524.92
11		E - 5	36.83	16,043.79
12		E - 6	32.50	14,155.12
13		E - 7	19.58	8,528.86
14	HERITAGE	H	45.64	19,880.78
15	SPECIAL ECONOMIC ZONE	SE - 2	64.00	27,876.73
16		SE - 4	59.75	26,028.55
17	ROYAL USES	R	54.77	23,856.94

**Notes:**

1. For details on land-use category, please refer to SSP 2010 - 2035.



ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

*(j) For (Duksum) Yenlag Thromde*

Sl. No.	Land Use As Per Duksum Structure Plan (DSP) 2012		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	COMMERCIAL (URBAN CORE & VEGETABLE MARKET)	UC	29.03	12,645.47
2	RESIDENTIAL PRECINCT	UV-1	25.49	11,105.19
3		UV-2	19.38	8,439.94
4	INSTITUTIONAL PRECINCT	I	23.71	10,327.82
5	SERVICES & AMENITIES PRECINCT	S	23.71	10,327.82
6	HERITAGE PRECINCT	H	8.41	3,664.71
7	ENVIRONMENTAL PRECINCT	E	8.41	3,664.71

**Notes :** For details on land-use category, please refer to DSP-2012.

*(k) For Specific Towns*

Sl. No.	Name of Dzongkhag	Throm	Commercial		Residential	
			Land Value (Nu. Per sft.)	Land Value (Nu. Per decimal)	Land Value (Nu. Per sft.)	Land Value (Nu. Per decimal)
1	Chhukha	Gedu	33.87	14,751.81	27.94	12,172.41
2	Pema Gatshel	Dzong Area	49.96	21,760.83	28.00	12,198.54
3	Tashigang	Kanglung	67.84	29,553.28	54.85	23,891.79
4		Wamrong	49.30	21,473.12	45.25	19,712.21

### Factors determining Urban Land Compensation

The following factors shall be taken into account when calculating the urban land compensation rates:

1. No Road Connection – The compensation rates shall decrease by 5% if road connection is not available.
2. Soil In-stability – The compensation rates shall decrease by 10% if the soil is un-stable and prone to landslides etc.
3. No Access to Water – The compensation rates shall decrease by 5% if there is no access to water.

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

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## **Guideline on Compensation Rate for Buildings/Structures on the Land**

The compensation for building/structures shall be based on its current construction cost, which is the cost of constructing a similar structure at the current prices. This should amount to the replacement cost with no depreciations being applied, as done earlier.

### **Implementation Procedure**

The implementation procedural steps will be as follows:

1. **Initiation:** On the decision of the agency/project to acquire land, the proposal is to be submitted to the National Land Commission Secretariat (NLCS) for formal approval. The NLCS will convey its decision within 2 weeks. (Ref: Section 155 of the Land Rules & Regulations of the Kingdom of Bhutan 2007).
  2. **Notification:** Subject to the approval of the NLCS, the Dzongkhag or Thomdey Committee is to notify the landowner of the Government's intention to acquire land at least 120 days prior to the acquisition of the land. (Ref: Section 156 and 157 of the Land Rules & Regulations of the Kingdom of Bhutan 2007).
  3. **Replacement:** Should the landowner opt for a substitute land, the case shall be dealt with as per the Land Act of Bhutan 2007. Should the landowner opt for monetary compensation, the Dzongkhag / Thomdey Committee will determine the compensation amount as per the compensation rates fixed by the Government.
  4. **Referencing of Municipal Boundary:** For distances from the municipal boundary, the boundary demarcated by the MWHS shall be taken.
  5. **Valuation:** The compensation for land shall also be worked out by the Committee based on the rates while the compensation for the structures shall be based on the estimates prepared by qualified engineers (Dzongkhag Engineers) vetted by the Committee.
  6. **Taking Possession:** Taking possession of the land shall be as stipulated in Section 158 of the Land Act of Bhutan 2007.
  7. **Effective Rate:** The compensation rate applicable shall be as per the category of land as on the date of notification of the Government's intention to acquire land.
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ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

**C - Compensation rate of fruit trees - 2017**

SN		YRT*	0	1	2	3	4	5
1	Apple	5	676.63	1,096.03	1,934.83	2,354.23	2,773.63	5,738.79
2	Apricot	5	693.41	1,191.10	1,688.78	2,186.47	2,684.16	3,977.31
3	Areca nut	5	240.46	452.95	609.53	900.31	1,347.67	1,964.19
4	Avocado	5	592.75	1,040.11	1,487.47	1,878.91	2,382.19	3,187.44
5	Banana	2	159.37	243.25	243.25	243.25	243.25	243.25
6	Cardamom	5	41.38	46.97	52.56	58.16	63.75	107.65
7	Guava	5	520.06	805.25	1,090.44	1,375.63	1,660.82	2,083.02
8	Jackfruit	5	905.90	1,532.21	2,158.51	2,784.82	3,411.12	5,046.78
9	Lemon	5	497.69	1,056.89	1,616.09	1,895.69	2,035.49	2,544.36
10	Lime	5	408.22	631.90	855.58	1,079.26	1,135.18	1,488.87
11	Litchi	5	866.76	1,493.06	2,119.37	2,745.67	3,371.98	4,648.35
12	Mango	5	676.63	1,431.55	2,186.47	2,941.39	3,696.31	5,564.04
13	Olive	5	637.49	1,308.53	1,979.57	2,650.61	3,321.65	4,990.86
14	Orange	5	726.96	1,302.94	1,878.91	2,454.89	3,030.86	4,117.11
15	Papaya	4	251.64	314.55	377.46	398.43	531.24	531.24
16	Peach	5	520.06	910.10	1,300.14	1,564.36	2,326.27	2,365.42
17	Pear	5	548.02	995.38	1,442.74	1,890.10	2,337.46	3,481.02
18	Plum	5	587.16	1,084.85	1,582.54	2,080.22	2,577.91	3,844.50
19	Pomegranate	5	402.62	749.33	1,096.03	1,442.74	1,621.68	2,180.88
20	Pomelo	5	527.05	642.24	1,284.48	1,926.72	2,568.96	3,211.21
21	Tree Tomato	4	151.68	303.37	455.05	606.73	606.73	606.73
22	Bamboo 4"	5	15.38	15.38	15.38	15.38	61.51	124.42
23	Bamboo 2"	5	7.69	7.69	7.69	7.69	30.76	62.21
24	Walnut	5	989.78	1,554.58	2,119.37	2,684.16	3,248.95	4,767.18
25	Coconut	5	1,298.39	1,672.07	1,955.03	2,147.29	2,248.83	3,246.65
26	Persimmon	5	1,326.82	1,646.34	1,884.63	2,041.68	2,117.50	3,036.80
27	Passion fruit	2	616.02	805.57	950.44	950.44	950.44	950.44
28	Tamerind	5	748.71	892.22	997.82	1,062.81	1,089.89	1,548.86
29	Sapota	5	843.48	978.87	1,076.35	1,133.21	1,152.17	1,627.39
30	Grapes	3	278.90	398.05	483.34	920.65	920.65	920.65
31	Sugarcane	1	16.17	16.17	-	-	-	-
32	Pineapple	1	21.36	21.36	-	-	-	-
33	Watermelon	1	58.03	58.03	-	-	-	-
34	Coffee	4	594.00	696.00	906.00	1,044.00	1,616.00	-
35	Hazelnut	4	298.38	341.58	387.00	390.00	654.20	-
36	Kiwi	4	3,102.00	3,369.00	3,759.00	4,350.00	6,588.00	-

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE

Department of Macroeconomic Affairs  
Property Assessment & Valuation Agency

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**b) Compensation rate of Developed pasture = Nu. 27,800.00 per acre**

**c) Compensation rate of Fodder trees**

SN	Crop	0 year	1 year	2 year	3 year	4 year	5 year
1	Fodder trees	100.00	400.00	700.00	1,000.00	1,300.00	1,540.00

**d) Land Development Cost of Chhuzhing**

Land Development Cost for Chhuzhing for people losing their Chhuzhing and opting to develop substitute land into a Chhuzhing again = **Nu. 2,168.00 per decimal**

**e) Formula for working out compensation of Forest Trees**

1. **Trees Bigger than 1 foot girth**      **FC = (Vtree \* Rpr)**

Where, FC = Forest Compensation; Vtree = Total volume of tree in cft.

Rpr = Prevailing price of timber logs as regulated by Natural Resource Pricing Committee in that or nearby locality in cft. The rate of timber should be according to class of timber as approved by the DoF from time to time.

**Method of Volume Calculation**

The volume of tree should be calculated using the following formula:

**Vtree =  $g^2/4\pi$  \* height of tree** (only merchantable height should be measured in feet)

Where, Vtree = Volume of tree in cft. and

g = girth of tree in feet or inches (girth should be measured by measuring tape)

2. **Trees smaller than 1 foot girth**      **FC = (Cseedling + Pplanting & est + Mmain)**

Where, FC = Forest Compensation; and Cseedling = Cost of seedling (this should be according to class of timber and calculated at present rates)

Pplanting & est = Cost of planting (including establishment cost) based on present rates.

Mmain = Cost of maintenance (year 2,3,4,5,6,...and above)

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