

# ROYAL GOVERNMENT OF BHUTAN

## MINISTRY OF FINANCE



## COMPENSATION RATES - 2017

DEPARTMENT OF NATIONAL PROPERTIES  
*PROPERTY ASSESSMENT AND VALUATION AGENCY*

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**A - Rural Land Compensation Rates 2017**

***(a) For Rural Kamzhing Land***

Amount Nu./decimal

<b><u>Sl. No.</u></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	9,130.90	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.

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**A - Rural Land Compensation Rates 2017**

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

Amount Nu/decimal

Sl. No.	<u>Dzongkhag</u>	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>
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

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**A - Rural Land Compensation Rates 2017**

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

Amount Nu/decimal

Sl. No.	<u>Dzongkhag</u>	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>
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

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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.

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## **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.

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## 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	1,282,823.85
2		Sub-Precinct 1	2,996.18	1,305,133.83
3		Sub-Precinct 2	2,740.09	1,193,583.93
4		Sub-Precinct 2A	2,740.09	1,193,583.93
5		Sub-Precinct 2B	2,612.05	1,137,808.98
6		Sub-Precinct 3	2,612.05	1,137,808.98
7		Sub-Precinct 4	2,612.05	1,137,808.98
8		Sub-Precinct 4A	2,612.05	1,137,808.98
9	URBAN HUB	UH	803.06	349,812.33
10	NEIGHBORHOOD NODE	NN	803.06	349,812.33
11	URBAN VILLAGE PRECINCT	UV - 1	483.41	210,574.05
12		UV2-MD	432.70	188,485.86
13		UV2-I	432.70	188,485.86
14		UV2-II	432.70	188,485.86
15		UV2-LD	371.86	161,980.04
16		UV - 3	334.67	145,782.03
17	ENDOWMENT PRECINCT	EN	432.70	188,485.86
18	INSTITUTIONAL PRECINCT	I	425.94	185,540.77
19	ENVIRONMENTAL PRECINCT	E - 1	196.07	85,407.66
20		E- 2	226.49	98,660.57
21		E - 3	314.39	136,946.76
22		E - 4	341.43	148,727.13
23	HERITAGE PRECINCT	H	365.09	159,034.95
24	DZONG	D	280.58	122,221.30
25	ROYAL PRECINCT	R	280.58	122,221.30
26	DEFENCE PRECINCT	M	385.38	167,870.22
27	TRADITIONAL VILLAGE	TV	469.89	204,683.87
28	GREEN SPACES	G1 AND G2	365.09	159,034.95

**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.



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**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)	288.56	125,696.74
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, Pekerzhing (Toribari), Khogla, Malbase, Gurungdangra, Chengmari and Pasakha) the land compensation rates will be taken at half the rates of Phuntsholing Thromde.

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**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	147.86	64,407.82
2		UV - 2	141.70	61,724.16
3		UV - 3	127.16	55,390.72
4		UV - 4	112.87	49,164.63
5	URBAN CORE PRECINCT	UC - 1	628.62	273,826.87
6		UC - 2	223.69	97,437.19
7	INSTITUTIONAL PRECINCT	I - 1	129.87	56,571.53
8		I - 2	139.73	60,865.39
9	ENVIRONMENTAL PRECINCT	E - 1	73.93	32,203.91
10		E - 2	80.09	34,887.57
11		E - 3	99.31	43,260.58
12		E - 4	86.25	37,571.23
13		E - 5	111.63	48,627.90
14		E - 6	105.47	45,944.24
15		E - 7	103.50	45,085.47
16		E - 8	106.71	46,480.97
17	HERITAGE PRECINCT	H	106.71	46,480.97
18	SPECIAL ECONOMIC PRECINCT	SE - 1	202.13	88,047.78
19		SE - 2	179.76	78,304.07
20		SE - 3	190.34	82,910.19
21		SE - 4	230.60	100,448.88
22	ROYAL PRECINCT	R	121.49	52,921.76
23	DEFENCE PRECINCT	D	115.33	50,238.10

**Notes:**

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

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**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.

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**B - Urban Land Compensation Rates 2017**

(e) *For Samtse Dzongkhag Thromde*

Sl. No.	Land Use As Per Samtse Strcutre Plan (SSP) 2004		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN VILLAGE PRECINCT	UV - 1	172.34	75,071.30
2		UV - 2	165.16	71,943.33
3		UV - 3	148.50	64,686.44
4		UV - 4	131.55	57,304.43
5	URBAN CORE PRECINCT	UC - 1	399.56	174,048.34
6	INSTITUTIONAL PRECINCT	I - 1	151.37	65,937.63
7		I - 2	162.86	70,942.38
8	ENVIRONMENTAL PRECINCT	E - 1	86.17	37,535.65
9		E - 2	93.35	40,663.62
10		E - 3	115.76	50,422.89
11		E - 4	100.53	43,791.59
12		E - 5	130.12	56,678.83
13		E - 6	122.94	53,550.86
14		E - 7	120.64	52,549.91
15		E - 8	124.37	54,176.46
16	HERITAGE PRECINCT	H	124.37	54,176.46
17	SPECIAL ECONOMIC PRECINCT	SE - 1	180.39	78,579.82
18		SE - 2	160.43	69,883.86
19		SE - 3	169.87	73,994.68
20		SE - 4	205.80	89,647.39
21	DEFENCE PRECINCT	D	134.43	58,555.62

**Notes:**

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

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**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:**

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

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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

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**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

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**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.



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*(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*

			Commercial		Residential	
Sl. No.	Name of Dzongkhag	Throm	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.

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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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**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	4	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	-	-	-	-

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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       $FC = (V_{tree} * R_{pr})$**

Where, FC = Forest Compensation;  $V_{tree}$  = Total volume of tree in cft.

$R_{pr}$  = 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:

**$V_{tree} = \frac{g^2}{4\pi} * \text{height of tree}$**  (only merchantable height should be measured in feet)

Where,  $V_{tree}$  = 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       $FC = (C_{seedling} + P_{planting \& \ est} + M_{main})$**

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

$P_{planting \& \ est}$  = Cost of planting (including establishment cost) based on present rates.

$M_{main}$  = Cost of maintenance (year 2,3,4,5,6,...and above)

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		Agency -		Valuation Reference No.
1	Name of owner	:		
2	ID Number	:		
3	Location of land	:		
4	Plot No. / Thram No.	:		
5	Geog			
6	Dzongkhag	Punakha		
7	Type of Land	Kamzhing	Chhuzhing	Orchard
8	Total Area (A + B)	50 decimal		
	Area (A) Topg < 45°	40 decimal		
	Area (B) Topg ≥ 45°	10 decimal		

	Class of land	Class A1	Class A	Class B	Class C	% Addition	Amount (Nu)
	Distance from MB	≤ 1 Km	≤ 3 Kms	3 < L ≤ 6	C > 6 Kms		
A	Base Rate (Nu. per decimal) Tick the appropriate class						
B1	Distance from highway / feeder road	Land within half an hour walking distance				10%	
		Half hour < Land ≤ 1 hour walking distance				5%	
		More than an hour walking distance				0%	

B2	Water availability	Water availability within 1 km distance from source	0	
		No Water availability on land	-5%	

B3	Soil In-stability	Stable land	0	
		Unstable land	-10%	

B4	Scenic, cultural and historical value	Exist	5%	
		Regular	0	

Adjusted Rate (AR) = A + (B1 + B2 + B3 + B4)

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B5	Topography (Topg)*	Area (A)		1.00		
		Area (B)		-10.00%		

Therefore final value of land

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\* Land topography below 45 ° will be at par with the adjusted rate (AR). However, if a parcel or a portion of the land is equal to or more than 45°, the land compensation rate will reduce by 10% on pro rata basis.

#### Legend

Land Area (A)

Land Area (B)

MB

AR

Topg


Pertains to land that is less than 45 °

Pertains to land that is equal to or more than 45 °

Municipal Boundary

Adjusted Rate

Topography

		Agency :		Valuation Reference No.
A1	Name of owner			
A2	ID Number			
A3	Location of land			
A4	Plot No. / Thram No.			
A5	Geog			
A6	Dzongkhag			
A7	Land use as per structure plan			
A8	Area (sq.ft or decimal)			
A9	Land rate (Nu.)			
A10	Land value (A8 x A9) Nu.			
Secondary factors for consideration*				
B1	Road Connection	Road connection available	0%	
		Road connection not available	-5%	
B2	Soil stability	Stable land	0	
		Unstable land	-10%	
B3	Water avilabiity	Access to water service	0%	
		No access to water	-5%	
B4	Value adjustment of land under assessment (A10+B1+B2+B3) =			
Final value of land (B4 x A8)			=	