

ROYAL GOVERNMENT OF BHUTAN
MINISTRY OF FINANCE



COMPENSATION RATES – 2022

DEPARTMENT OF MACRO-FISCAL & DEVELOPMENT FINANCE
PROPERTY ASSESSMENT AND VALUATION AGENCY

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Refer Annexure for Chiwog-wise Rural rates Page 1-29

A. Land Compensation Rates 2022 for Kamzhing, Chhuzhing and Orchard land

1. For Kamzhing Land

Amount Nu. per Decimal

<u>Sl. No.</u>	<u>Dzongkhag</u>	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>	<u>Class D</u>
1	Bumthang	17,167.59	12,875.70	8,583.80	3,852.13
2	Chhukha	10,587.87	7,940.90	5,293.93	3,112.89
3	Dagana	8,981.53	6,736.15	4,490.76	2,934.90
4	Gasa	6,349.38	4,762.04	3,174.69	2,294.26
5	Ha	9,538.20	7,153.65	4,769.10	3,610.08
6	Lhuentse	8,840.13	6,630.09	4,420.06	3,617.09
7	Mongar	13,180.00	9,885.00	6,590.00	3,599.19
8	Paro	29,888.83	22,416.62	14,944.42	5,198.76
9	Pema Gatshel	9,823.55	7,367.67	4,911.78	3,097.41
10	Punakha	20,303.86	15,227.90	10,151.93	4,294.56
11	Samdrup Jongkhar	11,241.92	8,431.44	5,620.96	2,955.48
12	Samtse	15,623.04	11,717.28	7,811.52	2,860.52
13	Sarpang	13,030.69	9,773.02	6,515.35	2,767.33
14	Thimphu	42,455.43	31,841.58	21,227.72	5,355.78
15	Tsirang	13,698.73	10,274.05	6,849.36	2,901.33
16	Tashi Yangtse	11,146.21	8,359.66	5,573.10	3,570.94
17	Tashigang	12,736.92	9,552.69	6,368.46	3,627.60
18	Tongsa	11,427.79	8,570.84	5,713.90	3,063.25
19	Wangdue Phodang	15,372.34	11,529.25	7,686.17	4,566.79
20	Zhemgang	9,523.35	7,142.51	4,761.68	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 KM and less than or equal to 9 KM from the municipal boundary.

Class D Land: More than 9 KM from the municipal boundary.

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

2. For Chhuzhing Land

Amount Nu. per Decimal

<u>Sl. No.</u>	<u>Dzongkhag</u>	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>	<u>Class D</u>
1	Bumthang	10,300.56	9,012.99	6,867.04	3,466.92
2	Chhukha	6,352.72	5,558.63	4,235.15	2,801.60
3	Dagana	5,388.92	4,715.30	3,592.61	2,641.41
4	Gasa	3,809.63	3,333.43	2,539.75	2,064.83
5	Ha	5,722.92	5,007.55	3,815.28	3,249.07
6	Lhuentse	5,304.08	4,641.07	3,536.05	3,255.38
7	Mongar	7,908.00	6,919.50	5,272.00	3,239.27
8	Paro	17,933.30	15,691.64	11,955.53	4,678.88
9	Pema Gatshel	5,894.13	5,157.37	3,929.42	2,787.67
10	Punakha	12,182.32	10,659.53	8,121.54	3,865.10
11	Samdrup Jongkhar	6,745.15	5,902.01	4,496.77	2,659.93
12	Samtse	9,373.83	8,202.10	6,249.22	2,574.47
13	Sarpang	7,818.42	6,841.11	5,212.28	2,490.60
14	Thimphu	25,473.26	22,289.10	16,982.17	4,820.20
15	Tsirang	8,219.24	7,191.83	5,479.49	2,611.20
16	Tashi Yangtse	6,687.73	5,851.76	4,458.48	3,213.85
17	Tashigang	7,642.15	6,686.88	5,094.77	3,264.84
18	Tongsa	6,856.67	5,999.59	4,571.12	2,756.93
19	Wangdue Phodang	9,223.40	8,070.48	6,148.93	4,110.11
20	Zhemgang	5,714.01	4,999.76	3,809.34	2,505.40

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 KM and less than or equal to 9 KM from the municipal boundary.

Class D Land: More than 9 KM from the municipal boundary.

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

3. For Cash Crop Land
Amount Nu. per Decimal

<u>Sl. No.</u>	<u>Dzongkhag</u>	<u>Class A</u>	<u>Class B</u>	<u>Class C</u>	<u>Class D</u>
1	Bumthang	17,171.66	12,878.74	8,585.83	3,862.65
2	Chhukha	10,700.89	8,025.66	5,350.44	3,405.64
3	Dagana	9,217.51	6,913.13	4,608.76	3,546.16
4	Gasa	6,573.86	4,930.39	3,286.93	2,875.71
5	Ha	9,531.18	7,148.39	4,765.59	3,591.91
6	Lhuentse	8,891.76	6,668.82	4,445.88	3,750.84
7	Mongar	13,229.39	9,922.05	6,614.70	3,727.14
8	Paro	29,996.52	22,497.39	14,998.26	5,477.69
9	Pema Gatshel	10,014.59	7,510.94	5,007.29	3,592.24
10	Punakha	20,376.07	15,282.05	10,188.03	4,481.59
11	Samdrup Jongkhar	11,397.42	8,548.06	5,698.71	3,358.25
12	Samtse	15,915.18	11,936.39	7,957.59	3,617.24
13	Sarpang	13,431.13	10,073.35	6,715.57	3,804.58
14	Thimphu	42,568.44	31,926.33	21,284.22	5,648.50
15	Tsirang	13,961.61	10,471.21	6,980.81	3,582.27
16	Tashi Yangtse	11,288.25	8,466.19	5,644.12	3,938.86
17	Tashigang	12,887.30	9,665.47	6,443.65	4,017.13
18	Tongsa	11,620.77	8,715.57	5,810.38	3,563.11
19	Wangdue Phodang	15,378.14	11,533.61	7,689.07	4,581.83
20	Zhemgang	9,779.01	7,334.26	4,889.51	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 KM and less than or equal to 9 KM from the municipal boundary.

Class D Land: More than 9 KM from the municipal boundary.

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

4. For Land Close to Municipal Centers as Listed Below (Class A1)

Sl. No.	Class A1 Rural Land	Kamzhing Rate (Nu./decimal)	Chhuzhing Rate (Nu./decimal)
1	Rural Land \leq 2 KM from Thimphu Thromde boundary	287,496.00	100,623.60
2	Rural Land \leq 1 KM from Gelephu Thromde boundary	41,164.20	14,407.47
3	Rural Land \leq 1 KM from Paro Thromde boundary	58,000.00	20,300.00
4	Rural Land \leq 1 KM from Punakha Throm boundary	55,756.80	19,514.88
5	Rural Land \leq 1 KM from Wangdue Phodrang Throm boundary	49,426.66	17,299.33

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

Factors to be Taken into Account when Determining Compensation Rates for Kamzhing, Chhuzhing and Orchard 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 15% if the location of the land under assessment is directly connected to 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.

B. Land Compensation Rates for Different Throms -2022

1. For Thimphu 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	2,654,005.17
2		Sub Precinct 1	2,700,161.78
3		Sub Precinct 2	2,469,378.72
4		Sub Precinct 2A	2,469,378.72
5		Sub Precinct 2B	2,353,987.19
6		Sub Precinct 3	2,353,987.19
7		Sub Precinct 4	2,353,987.19
8		Sub Precinct 4A	2,353,987.19
9	Urban Hub / Neighborhood Node	Pockets from Babesa to Taba	1,146,490.48
10		Dechencholling	870,754.97
11	Urban Village	UV - 1	795,326.58
12		UV2-MD	733,513.64
13		UV2-I	733,513.64
14		UV2-II	733,513.64
15		UV2-LD	659,338.10
16		UV - 3	614,008.60
17	Endowment	EN	733,513.64
18	Institutional	I	725,271.91
19	Environmental	E - 1	309,064.73
20		E- 2	342,031.64
21		E - 3	449,174.08
22		E - 4	486,261.85
23	Heritage	H	651,096.37
24	Dzong	D	548,074.79
25	Royal	R	548,074.79
26	Defence	M	675,821.55
27	Traditional Village	TV	688,184.14
28	Green Spaces	G1 AND G2	510,987.03

Notes:

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.

2. For Phuentsholing Thromde

Sl. No.	Land Use As Per Phuntsholing Structure Plan (PSP - 2013-2028)		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
			Phuntsholing (Covers Core area, Rinchending, Khariphu, Kabraytar, Dhamdara, Amochhu, Chamkuna & Toorsatar)		Phuntsholing Extended (Covers Ahlay, Pekarzhang, Pasakha & Pasakha Industrial area)	
1	Urban Village	UV-1	1678.50	731,154.73	835.00	363,726.00
2		UV-2 (HD)	1316.67	573,540.54	655.00	285,318.00
3		UV-2 (LD)	1005.09	437,817.20	500.00	217,800.00
4	Urban Core & Neighborhood Node	UC	5104.17	2,223,377.02		
5		NH	1457.81	635,022.25	772.50	336,501.00
6	Institutional	I	1407.13	612,944.09	700.00	304,920.00
7	Heritage	H	673.41	293,337.53	335.00	145,926.00
8	Environmental	E-1	331.68	144,479.68	165.00	71,874.00
9		E-4	824.17	359,010.11	410.00	178,596.00
10	Green Open Spaces	G-1	924.68	402,791.83	460.00	200,376.00
11		G-2 (a)	472.39	205,774.09	235.00	102,366.00
12		G-2 (b)	834.22	363,388.28	415.00	180,774.00
13	Special Economic Zone	SE-2	1372.89	598,030.67	727.50	316,899.00
14		SE-3	1132.28	493,221.17	600.00	261,360.00
15		SE-4 (P)	1599.35	696,674.90	847.50	369,171.00
16		SE-4 (NP)	891.67	388,411.67	472.50	205,821.00
17	Royal Uses	R	1135.75	494,733.44		

Notes:

1. For details on uses allowed under each land-use category, please refer to PSP 2013-2028.

3. For Gelephu Thromde

Sl. No.	Land Use As Per Gelephu Structure Plan (GSP) 2005	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	
1	Urban Village	UV - 1	669.28	291,538.37
2		UV - 2	641.39	279,390.94
3		UV - 3	576.70	251,208.89
4		UV - 4	510.88	222,540.95
5	Urban Core	UC - 1	1402.88	611,094.53
6		UC - 2	613.51	267,243.50
7	Institutional	I - 1	587.85	256,067.87
8		I - 2	632.47	275,503.76
9	Environmental	E - 1	334.64	145,769.18
10		E - 2	362.53	157,916.62
11		E - 3	449.53	195,816.60
12		E - 4	390.41	170,064.05
13		E - 5	505.31	220,111.47
14		E - 6	477.42	207,964.04
15		E - 7	468.50	204,076.86
16		E - 8	483.00	210,393.52
17	Heritage	H	483.00	210,393.52
18	Special Economic Zone	SE - 1	675.92	294,430.75
19		SE - 2	601.12	261,847.87
20		SE - 3	636.48	277,250.69
21		SE - 4	771.12	335,899.87
22	Royal Use	R	549.93	239,547.36
23	Defence	D	522.04	227,399.93

Notes:

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

4. For Samdrup Jongkhar 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	1044.90	455,157.48
2		UC -2	351.45	153,091.49
3	Inner Town Residential	R -1	434.96	189,469.67
4	Periphery Residential	R -2	175.72	76,545.74
5	Urban Periphery Enclave	UPE	375.81	163,701.79
6	Institutional	INST	379.29	165,217.55
7	Recreational	RC	173.99	75,787.87
8	Service and Industrial	SI	399.14	173,863.47
9	Highway Corridor	HC	96.04	41,834.90
10	Environmental Conservation	EV – 1	173.99	75,787.87
11	Vegetated slopes with low density development permissible	EV- 2	219.22	95,492.71
12	Neighbourhood Node	NN	337.53	147,028.46
13	Heritage	H	233.14	101,555.74
14	Dzong	D	233.14	101,555.74
15	Military	M	233.14	101,555.74
16	Royal Use	R	233.14	101,555.74

Notes:

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

5. For Bumthang Dzongkhag Throm

Sl. No.	Land Use Precincts	Code	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
			Chamkhar LAP		Dekiling/Jalikhhar LAP	
1	URBAN CORE	UC	325.00	141,570.00	250.00	108,900.00
2	URBAN VILLAGE 1.1	UV-1	233.33	101,640.00	200.00	87,120.00
3	URBAN VILLAGE 1.2					
4	URBAN VILLAGE 2.1	UV-2	186.67	81,312.00	160.00	69,696.00
5	URBAN VILLAGE 2.2					
6	ENVIRONMENTAL PRECINCT	E-1, 2, 3	51.33	22,360.80	44.00	19,166.40
7	SERVICES PRECINCT	S1, S2	167.50	72,963.00	135.00	58,806.00
8	DZONG	D	70.00	30,492.00	60.00	26,136.00
9	OPEN SPACE 1	OS-1	93.33	40,656.00	80.00	34,848.00
10	OPEN SPACE 2	OS-2	70.00	30,492.00	60.00	26,136.00
11	INSTITUTIONAL	I	140.00	60,984.00	120.00	52,272.00
12	TRADITIONAL VILLAGE	TV	116.67	50,820.00	100.00	43,560.00
13	AREA WITHIN THROM BOUNDARIES & OUTSIDE LAP	Comm	191.47	83,404.33		
		Resd	111.24	48,456.14		

Notes:

1. For details on land-use category, please refer to Bumthang Valley Development Plan, Chamkhar, Dekiling and Jalikhhar LAP 2015-2030.

6. For Gasa Dzongkhag Throm

Sl. No.	Land use As Per Gasa Development Plan (2015-2017)		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	CENTRE ZONE	CZ	60.59	26,393.00
2	MAIN DEVELOPMENT ZONE	MDZ	30.75	13,394.48
3	SCATTERED SETTLEMENT ZONE	SSZ	21.87	9,527.09
4	HISTORIC VILLAGE	HV	21.87	9,527.09
5	SERCIVE ZONE	SV	26.95	11,738.98
6	INSTITUTIONAL ZONE	I	21.87	9,527.09

Notes: 1.For details on land-use category, please refer GDP 2017.

7. For Haa Dzongkhag Throm

Sl. No.	Land Use Precincts	Categories of Plot Area	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN CORE	UC	268.04	116,758.22
2	Urban Village (UV) - Medium Density	UV - MD	211.99	92,342.84
3	INSTITUTIONAL PRECINCT	I	116.96	50,945.60
4	SERVICE PRECINCT (S-1 and S-2)	S	131.29	57,189.92
5	GREEN PRECINCT	OS-1	103.96	45,284.98
6	AREA WITHIN THROM BOUNDARIES & OUTSIDE	Comm	158.99	69,257.13
7	LAP	Resd.	116.96	50,945.60

Notes: 1.For details on land-use category, please refer to Haa LAP 2018.

8. For Lhuentse Dzongkhag Throm

Sl. No.	Land Use Precincts as per Lhuentse Structure Plan	CODE	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN CORE	UC	271.38	118,214.58
2	URBAN VILLAGE 1	UV-1	131.78	57,401.63
3	URBAN VILLAGE 2	UV-2	96.36	41,974.94
4	SERVICES PRECINCT	S1, S2	175.31	76,365.41
5	INSTITUTIONAL PRECINCT	I	82.36	35,876.02
6	HERITAGE PRECINCT	H	96.09	41,855.35
7	RECREATIONAL	R	79.89	34,799.74
8	ENVIRONMENTAL	E	27.45	11,958.67

Notes:

1. For details on land-use category, please refer to Lhuentse Structure Plan.

9. For Mongar Dzongkhag Throm including Kideykhhar

Sl. No.	Precinct		Land Value (Nu/Sq. ft)	Land Value (Nu / Decimal)	Land Value (Nu/Sq. ft)	Land Value (Nu / Decimal)
			Mongar		Kidekhar	
1	URBAN CORE (UC-1)	UC-1	980.00	435,600.00		
2	URBAN CORE (UC-2)	UC-2	549.79	239,488.52	150.00	65,340.00
3	URBAN VILLAGE	UV - 1	484.41	211,006.82	104.50	45,520.20
4		UV-2	254.95	111,056.22	55.00	23,958.00
5	INSTITUTIONAL	I	368.26	160,414.54	79.44	34,606.00
6	ENVIRONMENTAL	E-1	147.87	64,412.61	31.90	13,895.64
7		E-4	170.82	74,407.67	36.85	16,051.86
8	CHILD CARE PRECINCT		237.95	103,652.47		
9	SERVICE PRECINCT	S	381.56	166,206.57		
10	DZONG	D	170.82	74,407.67		
11	GREEN SPACE SYSTEM	OS	193.76	84,402.73	41.80	18,208.08

Notes:

1.For details on land-use category, please refer to MSP 2016.

10. For Paro Throm

Sl. No.	Land Use As Per Paro Valley Development Plan (PVDP) 2017-2027		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	TOWN CENTER	TC	1,400.00	609,840.00
2	NEIGHBORHOOD NODE (NN)	Bondey	825.00	359,370.00
		Shaba	394.17	171,700.45
		Lamgong	495.00	215,622.00
3	AIRPORT	AP	533.33	232,320.00
4	DZONG	D	466.67	203,280.00
5	INSTITUTIONAL	I	533.33	232,320.00
6	ENVIRONMENTAL SENSITIVE in town center	E	106.67	46,464.00
7	SERVICES PRECINCT	SP	766.67	333,960.00
8	ROYAL	R	400.00	174,240.00

Notes:

1. For details on land-use category, please refer to PVDV 2017 - 2027. For precincts other than those mentioned above, chiwogs rates shall apply.

11. For Denchi Throm

Sl. No.	Land Use As Per Denchi Structure Plan	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	
1	COMMERCIAL (URBAN CORE & VEGETABLE MARKET)	UC	201.26	87,668.86
2	RESIDENTIAL PRECINCT	UV-1	102.49	44,646.69
3		UV-2 a	94.82	41,304.16
4		UV-2 b	87.70	38,200.38
5	INSTITUTIONAL PRECINCT	I	80.57	35,096.60
6	SERVICES INFRASTRUCTURE PRECINCT	S1	72.29	31,489.79
7		S2	72.29	31,489.52
8	HERITAGE PRECINCT	H	36.72	15,996.41

Notes: For details on land-use category, please refer to Denchi Structure Plan.

12. For Punakha Dzongkhag Throm

Sl. No.	Land Use As Per Punakha Structure Plan (PSP) 2015-2050		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN CORE (UC-1)	UC-1	720.00	313,632.00
2	URBAN VILLAGE UV-1	LAP III	330.00	143,748.00
3	URBAN VILLAGE UV-1	LAP II	146.40	63,771.84
4	URBAN VILLAGE UV-2	LAP III	292.00	127,195.20
5	URBAN VILLAGE UV-2	LAPII	129.60	56,453.76
6	URBAN VILLAGE	Social Housing	278.00	121,096.80
7	INSTITUTIONAL	I	282.00	122,839.20
8	ENVIRONMENTAL	E-1	44.80	19,514.88
9		E-2	44.80	19,514.88
10		E-3	44.80	19,514.88
11	SERVICE PRECINCT	S -1	362.40	157,861.44
12		S-2	266.40	116,043.84
13	HERITAGE	H	180.00	78,408.00
14	GREEN SPACE SYSTEM	OS-1	156.00	67,953.60

Notes:

1.For details on land-use category, please refer to PSP 2015-2050.

13. For Samtse Dzongkhag Throm

Sl. No.	Land Use As Per Samtse Strcutre Plan (SSP) 2004	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	
1	Urban Village	UV - 1	304.12	132,474.67
2		UV - 2	291.45	126,954.89
3		UV - 3	262.05	114,149.01
4		UV - 4	232.14	101,122.33
5	Urban Core	UC - 1	650.00	283,140.00
6	Institutional	I - 1	267.12	116,356.92
7		I - 2	287.39	125,188.57
8	Environmental	E - 1	152.06	66,237.34
9		E - 2	164.73	71,757.11
10		E - 3	204.27	88,978.82
11		E - 4	177.40	77,276.89
12		E - 5	229.61	100,018.38
13		E - 6	216.94	94,498.60
14		E - 7	212.88	92,732.27
15		E - 8	219.47	95,602.55
16	Heritage	H	219.47	95,602.55
17	Special Economic	SE - 1	309.22	134,694.85
18		SE - 2	275.00	119,788.98
19		SE - 3	291.17	126,835.39
20		SE - 4	352.77	153,665.96
21	Defence	D	237.21	103,330.24

Notes:

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

14. For Sarpang Dzongkhag Throm (Shechamthang/Tar)

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	114.27
2		UV-2	85.28
3		UV-3	56.35
4	Urban Hub	UC-1	216.71
5		UC-2	195.00
6	Institutional	I	82.26
7	Environmental	E-1	13.02
8		E-2	19.67
9		E-3	53.67
10		E-4	77.67
11		E-5	55.32
12		E-6	48.81
13		E-7	29.41
14	Heritage	H	68.55
15	Special Economic Zone	SE-2	102.42
16		SE-4	95.63
17	Royal Uses	R	82.26

Notes:

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

15. For Tsirang Throm (Damphu)

Sl. No.	Land Use As Per Damphu Structure Plan (DSP) 2004	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	
1	Urban Village	UV - 1	321.96	140,245.78
2		UV - 2	308.55	134,402.20
3		UV - 3	277.42	120,845.11
4		UV - 4	245.76	107,054.28
5	Urban Hub	UC - 1	644.96	280,944.58
6	Institutional	I - 1	247.01	107,599.68
7		I - 2	286.37	124,740.83
8		I - 3	231.81	100,976.96
9	Environmental	E - 1	160.98	70,122.89
10		E - 2	174.40	75,966.46
11		E - 3	216.25	94,198.41
12		E - 4	198.54	86,484.90
13		E - 5	243.08	105,885.56
14		E - 6	229.66	100,041.99
15		E - 7	225.37	98,172.04
16	Heritage	H	232.35	101,210.70
17	Services	SP-1	274.03	119,367.47
18		SP-2	274.03	119,367.47
19	Royal	R	264.54	115,235.28

Notes:

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

16. For Trashigang Dzongkhag Throm

Sl. No.	Land Use As Per Trashigang Structure Plan (TSP) : 2018 - 2038		Proposed value (Nu/sq. ft)	Proposed Value (Nu/decimal)
1	URBAN CORE (UC-1)	UC - 1	693.45	302,066.82
2	URBAN CORE (UC-2)	UC - 2	421.19	183,470.02
3	URBAN VILLAGE	UV - 1	353.12	153,820.81
4		UV - 2	339.39	147,838.89
5		UV - 3	327.62	142,711.53
6	INSTITUTIONAL	I - 1	351.16	152,966.25
7		I - 2	317.81	138,438.73
8	ENVIRONMENTAL	E - 1	82.40	35,891.52
9		E - 2	84.36	36,746.08
10	SERVICE PRECINCT	S - 1	365.03	159,007.35
11		S - 2	393.11	171,238.68
12	SPIRITUAL PRECINCT		64.74	28,200.48
13	DZONG	D	64.74	28,200.48
14	GREEN OPEN SYSTEM	OS	64.74	28,200.48

Notes:

1.For details on land-use category, please refer to TSP 2018-2038.

17. For Trashi Yangtse Dzongkhag Throm

Sl. No.	Land Use As Per Trashi Yangtse Structure Plan (TYSP) : 2014 - 2040	Proposed value (Nu/sq. ft)	Proposed Value (Nu/decimal)
1	URBAN CORE	UC	329.22
			143,406.78
2	INTENSIVE DEVELOPMENT	ID	162.82
			70,922.94
3	URBAN VILLAGE 2	UV-2	130.25
			56,738.35
4	URBAN VILLAGE 1	UV-1	110.72
			48,227.60
5	ENVIRONMENTAL, AGRICULTURE, RIVER FRONT	E	48.85
			21,276.88
6	SERVICES PRECINCT	S1, S2	147.61
			64,298.92
7	DZONG PRECINCT	D	65.13
			28,369.18
8	SENSITIVE DEVELOPMENT	SD	81.41
			35,461.47
9	MILITARY	OS-1	65.13
			28,369.18
10	HERITAGE	OS-2	65.13
			28,369.18
11	INSTITUTIONAL	I	97.69
			42,553.76

Notes:

1.For details on land-use category, please refer to TYSP 2014-2040.

18. For Trongsa Dzongkhag Throm

Sl. No.	Land Use As Per Trongsa Urban Development Plan 2003-2023 and Sherubling LAP 20152030	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	
1	COMMERCIAL	Comm.	452.55	197,130.78
2	RESIDENTIAL	Resd.	243.20	105,937.92
3	CONSERVATION	Consv.	121.60	52,968.96
4	INDUSTRIAL	Indus.	208.73	90,920.61
5	UTILITY/SERVICES	U/S	208.73	90,920.61
6	URBAN CORE	UC-1	250.00	108,900.00
7	URBAN VILLAGE 2	UV-2	128.33	55,902.00
8	URBAN VILLAGE 1	UV-1	140.00	60,984.00
9	INSTITUTIONAL	G-2	140.00	60,984.00
10	COMMUNITY GREEN	CG	105.00	45,738.00
11	ENVIRONMENTAL CONSERVATION	EC	35.00	15,246.00

Notes:

1.For details on land-use category, please refer to TUDP 2003-2023 and SLAP 2015-2030.

19. For Wangdue Phodrang Dzongkhag Throm

Sl. No.	Land Use As Per Wangdue Phodrang Structure Plan: 2015-2035		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	COMMERCIAL (URBAN CORE & VEGETABLE MARKET)	UC	691.54	301,234.82
2	RESIDENTIAL PRECINCT	UV-1	271.88	118,430.58
3		UV-2	250.33	109,042.79
4		UV-3	228.78	99,655.00
5		UV-4	213.86	93,155.76
6		SERVICES PRECINCT	SP	260.29
7	MILITARY PRECINCT	MP	180.70	78,713.01
8	SPECIAL DEVELOPMENT PRECINCT	SDP	205.81	89,652.39
9	INSTITUTIONAL PRECINCT	I	286.80	124,929.82
10	ENVIRONMENTAL PRECINCT	E-3	39.71	17,299.33
11	DZONG PRECINCT	D	228.78	99,655.00

Notes:

1. For details on land-use category, please refer to WSP 2015-2035.

20. For Zhemgang Dzongkhag Throm and Tingtibi

Sl. No.	Land Use As Per Wangdue Phodrang Structure Plan: 2015-2035		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN CORE	UC	150.92	65,739.30
2	URBAN VILLAGE 1	UV-1	98.33	42,834.00
3	URBAN VILLAGE 2	UV-2	78.67	34,267.20
4	URBAN VILLAGE 3	UV-3	66.87	29,127.12
5	ENVIRONMENTAL PRECINCT	E	29.50	12,850.20
6	SERVICES PRECINCT	S1, S2	74.78	32,571.99
7	CULTURAL PRECINCT 1	D	29.50	12,850.20
8	CULTURAL PRECINCT 2	TV	49.17	21,417.00
9	RECREATIONAL PRECINCT 1	OS-1	39.33	17,133.60
10	RECREATIONAL PRECINCT 2	OS-2	29.50	12,850.20
11	INSTITUTIONAL	I	59.00	25,700.40

Notes: For details on land-use category, please refer to ZSP 2020-2040 and TSP 2020-2040.

21. For rest of the Dzongkhag Throm

Sl. No.	Dzongkhags	Commercial		Residential	
		Land Value (Nu/Sq. ft)	Land Value (Nu./decimal)	Land Value (Nu/Sq. ft)	Land Value (Nu./decimal)
1	Tshimasham	117.49	51,178.64	60.19	26,218.76
2	Dagana	110.38	48,081.53	60.64	26,414.78

22. For Specific Throms

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	48.80	21,257.28	25.31	11,025.04
2	Chhukha	Gedu	292.96	127,613.38	142.65	62,138.34
3	Mongar	Yadi	88.12	38,385.07	52.12	22,703.47
4	Mongar	Lingmithang	139.00	60,548.40	57.33	24,972.95
5	Paro	Jitsiphu	112.81	49,140.04	59.96	26,118.58
6	Pema Gatshel	Old Dzong Area	103.32	45,006.19	56.00	24,393.60
7	Punakha	Lobeysa	179.10	78,015.96	102.39	44,601.08
8	Samtse	Gomtu	162.77	70,902.61	85.21	37,117.48
9	Thimphu	Khasadrapchu	297.72	129,686.83	172.42	75,106.15
10	Thimphu	Kabisa	661.97	288,354.13	443.33	193,114.55
11	Trashigang	Rangjung	155.32	67,657.39	92.45	40,271.22
12	Trashigang	Kanglung	215.95	94,067.82	126.62	55,155.67
13	Trashigang	Wamrong	96.43	42,004.91	71.73	31,245.59
19	Wangduephodrang	Nobding	52.34	22,799.30	26.60	11,586.96

23. For Specific Throm – Dagapela, Dagana

Sl. No.	Land Use As Per Dagapala Structure Plan: 2018	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	
1	COMMERCIAL (URBAN CORE & VEGETABLE MARKET)	UC	101.80	44,344.08
2	URBAN HUB	UH	62.49	27,219.77
3	RESIDENTIAL PRECINCT	UV-1-I	52.66	22,938.70
4		UV-1-II	29.23	12,730.98
5		UV-2	49.76	21,677.07
6	AGRO BASE	E4	29.23	12,730.98
7	INSTITUTIONAL PRECINCT	I	43.97	19,153.81
8	SERVICES	S	38.12	16,604.06
9	OPEN SPACE		17.64	7,684.46
10	ENVIRONMENTAL COSERVATION	E1	17.64	7,684.46
11	AGRICUTURE	E3	17.64	7,684.46
12	ENDOWMENT		17.64	7,684.46

Notes: For details on land-use category, please refer to Dagapela Structure Plan - 2018.

24. For Specific Throm – Lhamoizingkha, Dagana

Sl. No.	Land Use As Per Lhamoizingkha Structure Plan: 2020-2040		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN CORE	UC	90.10	39,247.56
2	URBAN VILLAGE 1	UV-1	50.00	21,780.00
3	URBAN VILLAGE 2	UV-2	40.00	17,424.00
4	ENVIRONMENTAL PRECINCT	E	11.00	4,791.60
5	SERVICES PRECINCT	S1, S2	42.03	18,308.27
6	INDUSTRIAL	Ind.	56.04	24,411.02
7	RECREATIONAL 1	R-1	20.00	8,712.00
8	RECREATIONAL 2	R-2	15.00	6,534.00
9	INSTITUTIONAL/CULTURAL	I/C	30.00	13,068.00
10	SPECIAL ZONE ENDOWMENT	SZE	30.00	13,068.00
11	AGRICULTURE	A	10.00	4,356.00

Notes:

1.For details on land-use category, please refer to Lhamoizingkha Structure Plan 2020-2040.

25. For Specific Throm – Nganglam, Pema Gatshel

Sl. No.	Land use as per Nganglam LAP 2018 - 2028		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	COMMERCIAL (URBAN CORE & VEGETABLE MARKET)	UC	273.06	118,944.94
2	RESIDENTIAL PRECINCT	UV-1(MD)	149.75	65,231.10
		UV-1(LD)	120.59	52,529.00
		UV-2	110.48	48,125.09
3	ENVIRONMENTAL PRECINCT	E-4	72.48	31,572.29
4	INSTITUTIONAL PRECINCT	I	101.09	44,034.80
5	SERVICES PRECINCT	S1	122.75	53,469.90
		S2	118.10	51,444.36

Notes:

1.For details on land-use category, please refer to Nganglam LAP 2018-2028.

26. For Specific Throm – Samdrupcholling (Bangtar), Samdrup Jongkhar

Sl. No.	Land use as per Samdrupcholling Development Plan 2014-2029	Code	Land Value (Nu./Sq. ft)	Land Value (Nu./Decimal)
1	COMMERCIAL	C	283.33	123,420.00
2	MIXED USE	MU	170.00	74,052.00
3	INSTITUTIONAL	I	133.33	58,080.00
4	SERVICES (Fire station, Bus station)	S	135.00	58,806.00
5	PARKS	P	33.33	14,520.00
6	OPEN SPACES	OS	33.33	14,520.00

Notes: For details on land-use category, please refer to Samdrupcholling Development Plan 20142029.

27. For Specific Throm – Jomotshangkha (Daifam), Samdrup Jongkhar

Sl. No.	Land use as per Jomotshangkha Urban Development Plan 2015-2040	Code	Land Value (Nu./Sq. ft)	Land Value (Nu./Decimal)
1	COMMERCIAL	C	133.33	58,080.00
2	RESIDENTIAL	R	80.00	34,848.00
3	INSTITUTIONAL	I	53.33	23,232.00
4	SERVICE AMENITIES	S	60.00	26,136.00
5	OPEN SPACES	E	13.33	5,808.00
6	CHHUZHING	A	26.67	11,616.00

Notes: For details on land-use category, please refer to JUDP 2015-2040.

28. For Specific Throm – Tashicholling (Gola Bazar, Samtse)

Sl. No.	Land Use As Per Gola Local Area Plan: 2012-2030	CODE	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN VILLAGE 1	UV-1	300.00	130,680.00
2	URBAN VILLAGE 2	UV-2	225.00	98,010.00
3	SERVICES	S	175.00	76,230.00
4	ENV. CONSERVATION	E-1	50.00	21,780.00
5	FOREST ENV.	E-2	50.00	21,780.00
6	FLOOD PRONE ZONE	E-4	50.00	21,780.00
5	LOCAL GREEN SPACE	E-6	50.00	21,780.00
6	INSTITUTIONAL	E-1	175.00	76,230.00
7	DEFENCE	D	125.83	54,813.00

Notes: For details on land-use category, please refer to GLAP 2012-2030.

29. For Specific Throm – Khaling, Trashigang

Sl. No.	Land use as per Khaling Structure Plan and LAP 2016-2036	Code	Land Value (Nu./Sq. ft)	Land Value (Nu./Decimal)
1	COMMERCIAL (URBAN CORE & VEGETABLE MARKET)	UC	149.28	65,026.37
2	RESIDENTIAL PRECINCT	UV-1	103.74	45,189.96
3		UV-2	88.07	38,363.58
4	INSTITUTIONAL PRECINCT	I	88.07	38,363.58
5	SERVICES & AMENITIES PRECINCT	S	86.25	37,570.79
6	OPEN SPACE	OS	58.71	25,575.72
7	ENVIRONMENTAL PRECINCT	E-1	51.94	22,624.68
8		E-3	33.87	14,755.22
9		E-4	63.23	27,543.08
10	TRADITIONAL VILLAGE PRECINCT	TV	76.78	33,445.17
11	FUTURE EXPANSION AREA		88.07	38,363.58

Notes: For details on land-use category, please refer to Khaling Structure Plan and LAP 20162036.

30. For Specific Throm – Duksum, Trashy Yangtse

Sl. No.	Land Use As Per Duksum Structure Plan (DSP) 2012	Code	Land Value (Nu./Sq. ft)	Land Value (Nu./Decimal)
1	COMMERCIAL (URBAN CORE & VEGETABLE MARKET)	UC	86.34	37,609.70
2	RESIDENTIAL PRECINCT	UV-1	45.16	19,671.70
3		UV-2	30.11	13,114.46
4	INSTITUTIONAL PRECINCT	I	37.63	16,393.08
5	SERVICES & AMENITIES PRECINCT	S	44.50	19,382.75
6	HERITAGE PRECINCT	H	15.05	6,557.23
7	ENVIRONMENTAL PRECINCT	E	15.05	6,557.23

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

31. For Specific Throm – Panbang&Sonamthang, Zhemgang

Sl. No.	Land Use As Per Panbang Structure Plan (PSP) 2017-2037 and Sonamthang Action Area Plan 2020-2040	Code	Land Value (Nu./Sq. ft)	Land Value (Nu./Decimal)
1	COMMERCIAL (URBAN CORE & VEGETABLE MARKET)	UC-1	80.00	34,848.00
2		UC-2	53.40	23,261.04
3	RESIDENTIAL PRECINCT	UV-1 MD	32.80	14,287.68
4		UV-1 LD	31.60	13,764.96
5		UV-2	30.40	13,242.24
6		UV-3	27.60	12,022.56
7	INSTITUTIONAL PRECINCT	I	27.60	12,022.56
8	SERVICES PRECINCT	SP	41.40	18,033.84
9	OPEN SPACE	OS	24.80	10,802.88
10	ENVIRONMENTAL PRECINCT	E-4	20.40	8,886.24

Notes: For details on land-use category, please refer to PSP 2017-2037 and SAAP 2020-2040.

32. For Specific Throm – Gyelposhing, Mongar

Sl. No.	Land Use As Per Gyelposhing Plan: 2015	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	DEVELOPMENT PRECINCT	Mixed	267,363.29
2		Residential	197,190.50
3		Resd. Hostel	267,363.29
4		Resd. Resort	267,363.29
5	INSTITUTIONAL PRECINCT	293.24	127,736.07
6	HERITAGE PRECINCT	266.58	116,123.70
7	SERVICES & AMENITIES PRECINCT	412.28	179,590.62
8	RECREATIONAL PRECINCT	106.63	46,449.48
9	ENVIRONMENTAL PRECINCT	106.63	46,449.48

Notes: For details on land-use category, please refer to GSP-2015.

33. For Specific Throm – Debsi-Phaka, Thimphu

Sl. No.	Land Use As Per Debsiphaka Structure Plan: 2012		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	COMMERCIAL SHOPS, BASIC AMENITIES & RESIDENTIAL MEDIUM PRECINCT	D-1	1323.94	576,708.26
2	RESIDENTIAL LOW PRECINCT	D-2	573.36	249,756.10
3	INSTITUTIONAL PRECINCT	I	686.66	299,109.10
4	NATURAL RESOURCE	G-2	230.03	100,201.55
5	ENVIRONMENTAL PRECINCT	E-2	230.03	100,201.55

Notes: For details on land-use category, please refer to Debsi Phaka Structure Plan 2012.

34. For rest of the Small Towns

Sl. No.	Small Towns	Commercial		Residential	
		Land Value (Nu/Sq. ft)	Land Value (Nu./decimal)	Land Value (Nu/Sq. ft)	Land Value (Nu./decimal)
1	Tala, Chukha	77.15	33,606.54	38.84	16,918.70
2	Sunkosh, Dagana	47.57	20,721.49	24.67	10,746.25
3	Drametse, Mongar	77.33	33,684.95	50.67	22,071.85
4	Thinleygang, Punakha	119.67	52,128.25	61.33	26,715.35
5	Narphung, S/Jongkhar	51.19	22,298.36	29.83	12,993.95
6	Hontsho, Thimphu	281.05	122,425.38	149.08	64,939.25
7	Reserboo, Trashigang	81.83	35,645.15	54.50	23,740.20
8	Rurichu, Wangduephodrang	73.92	32,199.55	38.41	16731.4

Factors consideration

The following factors shall be taken into account when calculating the throm 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.
4. No Access to sewerage facilities – The compensation rates shall decrease by 5% if there is no access to sewer line.

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.

C. Compensation rate of fruit trees - 2022

SN		YRT*	0	1	2	3	4	5
1	Apple	5	746.73	1,209.58	2,135.28	2,598.13	3,060.98	6,333.33
2	Apricot	5	765.25	1,314.50	1,863.74	2,412.99	2,962.24	4,389.36
3	Areca nut	5	265.37	499.88	672.68	993.58	1,487.29	2,167.68
4	Avocado	5	654.16	1,147.87	1,641.57	2,073.57	2,628.98	3,517.66
5	Banana	2	175.88	268.45	268.45	-	-	-
6	Cardamom	5	49.83	73.42	107.93	139.13	170.58	477.31
7	Guava	5	573.94	888.67	1,203.41	1,518.15	1,832.88	2,298.82
8	Jackfruit	5	999.75	1,690.95	2,382.13	3,073.33	3,764.51	5,569.63
9	Lemon	5	549.25	1,166.38	1,783.52	2,092.08	2,246.37	2,807.96
10	Lime	5	450.51	697.36	944.22	1,191.07	1,252.78	1,643.12
11	Litchi	5	956.56	1,647.74	2,338.94	3,030.12	3,721.32	5,129.92
12	Mango	5	746.73	1,579.86	2,412.99	3,246.12	4,079.25	6,140.47
13	Olive	5	703.53	1,444.09	2,184.65	2,925.21	3,665.77	5,507.91
14	Orange	5	802.27	1,437.92	2,073.57	2,709.22	3,344.86	4,543.64
15	Papaya	4	277.71	347.14	416.56	439.71	586.28	586.28
16	Peach	5	573.94	1,004.39	1,434.83	1,726.43	2,567.27	2,610.48
17	Pear	5	604.79	1,098.50	1,592.21	2,085.91	2,579.62	3,841.65
18	Plum	5	647.99	1,197.24	1,746.49	2,295.73	2,844.98	4,242.79
19	Pomegranate	5	444.33	826.96	1,209.58	1,592.21	1,789.69	2,406.82
20	Pomelo	5	581.65	708.78	1,417.55	2,126.33	2,835.10	3,543.89
21	Tree Tomato	4	167.39	334.80	502.19	669.59	669.59	669.59
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	24.00	50.00
24	Walnut	5	1,092.32	1,715.63	2,338.94	2,962.24	3,585.54	5,261.06
25	Coconut	5	1,432.90	1,845.30	2,157.57	2,369.75	2,481.81	3,583.00
26	Persimmon	5	1,464.28	1,816.90	2,079.88	2,253.20	2,336.87	3,351.41
27	Passion fruit	2	679.84	889.03	1,048.91	-	-	-
28	Tamerind	5	826.28	984.65	1,101.19	1,172.92	1,202.80	1,709.32
29	Sapota	5	930.86	1,080.28	1,187.86	1,250.61	1,271.53	1,795.99
30	Grapes	3	307.79	439.29	533.41	1,016.03	-	-
31	Sugarcane	1	17.85	17.85	-	-	-	-
32	Pineapple	1	23.57	23.57	-	-	-	-
33	Watermelon	1	64.04	64.04	-	-	-	-
34	Coffee	4	655.54	768.11	999.86	1,152.16	1,783.42	-
35	Hazelnut	4	329.29	376.97	427.09	430.40	721.98	-
36	Kiwi	4	3,423.37	3,718.03	4,148.43	4,800.66	7,270.52	-
37	Strawberry	2	17.65	17.65	17.65	-	-	-
38	Fodder Trees	5	110.36	441.56	772.52	1,103.60	1,434.68	1,699.54

- a) Compensation rate of Developed pasture = Nu. 30,680.00 per acre
- b) Land Development Cost of Chhuzhing = Nu. 2,392.60 per decimal.
- c) 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**

D. 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).


E. Valuation Format for Chiwogs



		Agency -				Valuation Reference No.	
1							
2	ID Number						
3	Location of land						
4	Plot No. / Thram No.						
5	Geog						
6	Dzongkhag						
7	Type of Land	Kamzhing	Chhuzhing	Orchard			
8	Total Area (A + B)						
	Area (A) Topg < 45°						
	Area (B) Topg ≥ 45°						
	Class of land	Class A1	Class A	Class B	Class C	Class D	
	Distance from MB	≤ 1 Km	≤ 3 Kms	3 < L ≤ 6	C > 6-9 Kms	C > 9 Kms	
A	Base Rate (Nu. per decimal) Tick the appropriate class						
					% Addition		
B1	Distance from highway / feeder road	Land within half an hour walking distance			15%		
		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)							
	Topography (Topg)*	Area (A)			1.00		
		Area (B)			-10.00%		
Therefore final value of land							
* Land topogrphay 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 for chiwog valuation							

format				
Land Area (A)	Pertains to land that is less than 45 °			
Land Area (B)	Pertains to land that is equal to or more than 45 °			
MB	Municipal Boundary			
AR	Adjusted Rate			
Topg	Topography			

F. Valuation Format for Throms

		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	Sewer line	Access to sewer line	0%		
		No access to sewer	-5%		
B5	Value adjustment of land under assessment (A10+B1+B2+B3+B4) =				
	Final value of land (B4 x A8)		=		