



དངུལ་ཕྱི་སྒྲོན་པོ།
FINANCE MINISTER

དངུལ་ཕྱི་སྒྲོན་པོ།
ROYAL GOVERNMENT OF BHUTAN
MINISTRY OF FINANCE
TASHICHHO DZONG
THIMPHU



MoF/PPD-DMDF/NOTIFICATION/752

7th November, 2022

NOTIFICATION

Subject: Revision of PAVA Compensation Rates 2022

The Article 7.14 of the Constitution states that "A person shall not be deprived of property by acquisition or requisition, except for public purpose and on payment of fair compensation in accordance with the provisions of the law". Accordingly, as per Section 154 of the Land Act of Bhutan 2007 "The Property Assessment and Valuation Agency (PAVA) shall revise the compensation rate after every three years".

The Government to ensure fair compensation for acquisition of properties by the Government hereby revises the PAVA compensation rates based on the approval of the special Lhengye Zhungtshog held on 28th October, 2022. The revised PAVA compensation rates are as per the **Compensation Rates (CR) – 2022**, attached.

The following changes have also been made with the revision of the PAVA compensation rates:

1. For the valuation of Kamzhing, Chhuzhing and Orchard land, Chiwogs wise classification based on the distance from the municipal boundary, the use of Geographical Information System (GIS) and cadastral information with additional Class D has been considered.
2. An additional factor for 15% increase for Kamzhing, Chhuzhing and Orchard land with direct motor able road access has been considered.
3. Class A1 category has been included for Paro, Punakha and Wangdi Phodrang while Phuntsholing has been removed from the Class A1 category.
4. Areas covered under detailed Structure Plan and Local Area Plan has its compensation rates based on the precinct use.

Where property acquisitions have already taken place and compensation is pending or partly pending, the old compensation rates shall be applied.



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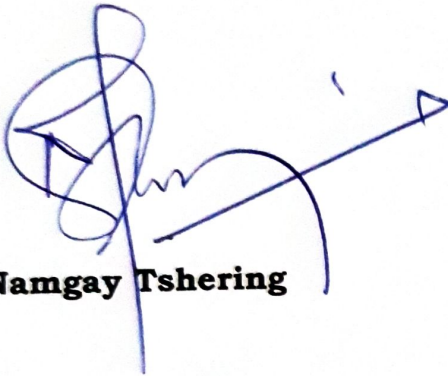


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FINANCE MINISTER

The revised PAVA Compensation Rates 2022 shall come into force from 1st November, 2022 and shall supersede all the earlier relevant rates and rules.

The details can also be found on the website www.mof.gov.bt



Namgay Tshering

Copy to:

1. Dasho Zimpon, Office of the Gyalpoi Zimpon, Thimphu.
2. Hon'ble Prime Minister, Gyalyong Tshokhang, Thimphu.
3. Hon'ble Ministers, All Ministries.
4. Dasho Governor, Royal Monetary Authority of Bhutan, Thimphu.
5. The Auditor General, Royal Audit Authority, Thimphu.
6. All Constitutional Heads, Government Secretaries, Dzongdags and Thrompons, Gups, Autonomous Bodies.
7. President, Bhutan Chamber of Commerce & Industry (BCCI) and Financial Institution Association of Bhutan.
8. CEOs of State Owned Enterprises.
9. Director, Department of Macro-fiscal and Development Finance, Ministry of Finance.