

ROYAL GOVERNMENT OF BHUTAN  
MINISTRY OF FINANCE



AMENDED LAND COMPENSATION RATES – 2023

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

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## A. Land Compensation Rates 2023 for Kamzhing, Chhuzhing and Orchard land

### 1. For Kamzhing Land

<b>Amount Nu. per Decimal</b>					
<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 MIT

## 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 MIT

### 3. For Cash Crop Land

#### Amount Nu. per Decimal

Sl. No.	Dzongkhag	Class A	Class B	Class C	Class D
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 MIT

**4. For Land Close to Dzongkhag Throms as Listed Below (Class A1)**

<b>SN.</b>	<b>Class A1 Rural Land</b>	<b>Kamzhing Rate (Nu./decimal)</b>	<b>Chhuzhing Rate (Nu./decimal)</b>
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 MIT.

## **5. Factors when determining Compensation Rates for Rural**

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 4 Dzongkhag Thromdes -2023

### 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	6092.76
2		Sub Precinct 1	6198.72
3		Sub Precinct 2	5668.91
4		Sub Precinct 2A	5668.91
5		Sub Precinct 2B	5404.01
6		Sub Precinct 3	5404.01
7		Sub Precinct 4	5404.01
8		Sub Precinct 4A	5404.01
9	Urban Hub / Neighborhood Node	Pockets from Babesa to Taba	2631.98
10		Dechencholling	1998.98
11	Urban Village	UV - 1	1825.82
12		UV2-MD	1683.92
13		UV2-I	1683.92
14		UV2-II	1683.92
15		UV2-LD	1513.63
16		UV – 3	1409.57
17	Endowment	EN	1683.92
18	Institutional	I	1665.00
19	Environmental	E – 1	709.52
20		E- 2	785.20
21		E – 3	1031.16
22		E – 4	1116.30
23	Heritage	H	1494.71
24	Dzong	D	1258.21
25	Royal	R	1258.21
26	Defense	M	1551.47
27	Traditional Village	TV	1579.85
28	Green Spaces	G1 AND G2	1173.06
29	Services	S	1665.00

**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/sft)	Land Value (Nu/Dec)	Land Value (Nu/sft)	Land Value (Nu/Dec)	Land Value (Nu/sft)	Land Value (Nu/decimal)
			Phuntsholing Core (Covers Core area, PTDP Zone 1 and Amochhu LAP)		Phuntsholing Periphery - Rinchening, Khariphu, Kabraytar, Dhamdara, Chamkuna and Pasakha Industrial Area )		Phuntsholing Extended - Covers Toorsatar, Ahlay, Pekarzhang, and Pasakha LAP	
1	Urban Village	UV1, UV1A	1678.50	731,154.73	835.00	363,726.00	334.00	145,490.40
2		UV1 B	1524.39	664,022.76	758.33	330,330.00	303.33	132,132.00
3		UV-2 (HD)	1316.67	573,540.54	655.00	285,318.00	262.00	114,127.20
4		UV-2 (LD)	1005.09	437,817.20	500.00	217,800.00	200.00	87,120.00
5	Urban Core & Neighborhood Node	UC1	5104.17	2,223,377.02				
6		UC2	4839.28	2,107,992.18				
7		NH	1457.81	635,022.25	772.50	336,501.00	288.40	125,627.04
8	Institutional	I	1407.13	612,944.09	700.00	304,920.00	280.00	121,968.00
9	Heritage	H	673.41	293,337.53	335.00	145,926.00	134.00	58,370.40
10	Environmental	E-1	331.68	144,479.68	165.00	71,874.00	66.00	28,749.60
11		E-4	824.17	359,010.11	410.00	178,596.00	164.00	71,438.40
12	Green Open Spaces	G-1	924.68	402,791.83	460.00	200,376.00	184.00	80,150.40
13		G-2 (a)	472.39	205,774.09	235.00	102,366.00	94.00	40,946.40
14		G-2 (b)	834.22	363,388.28	415.00	180,774.00	166.00	72,309.60
15	Special Economic Zone	SE-2, S1, S2	1372.89	598,030.67	727.50	316,899.00	271.60	118,308.96
16		SE-3, S3	1132.28	493,221.17	600.00	261,360.00	224.00	97,574.40
17		SE-4 (P)	1599.35	696,674.90	847.50	369,171.00	316.40	137,823.84
18		SE-4 (NP)	891.67	388,411.67	472.50	205,821.00	176.40	76,839.84
19	Royal Uses	R	1135.75	494,733.44	565.00	246,114.00	226.00	98,445.60

**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	Urban Core	UC - 1	1402.88	611,094.53
5		UC - 2	613.51	267,243.50
6	Institutional	I - 1	587.85	256,067.87
7		I - 2	632.47	275,503.76
8	Environmental	E - 1	111.55	48,589.73
9		E - 2	111.55	48,589.73
10		E - 3	122.70	53,448.70
11		E - 4	111.55	48,589.73
12		E - 5	111.55	48,589.73
13		E - 6	111.55	48,589.73
14		E - 7	133.86	58,307.67
15	Heritage	H	483.00	210,393.52
16	Special Economic Zone	SE - 1	675.92	294,430.75
17		SE - 2	601.12	261,847.87
18		SE - 3	636.48	277,250.69
19		SE - 4	771.12	335,899.87
20	Royal Use	R	549.93	239,547.36
21	Defense	D	522.04	227,399.93
22	Airport	A1	133.86	58,307.67
23		A2	401.57	174,923.02

**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
2		UC -2	698.82
3		UC-2 (Deothang)	349.41
4	Inner Town Residential	R -1	434.96
5	Periphery Residential	R -2	233.14
6		R-2 (Deothang)	174.85
7	Urban Periphery Enclave	UPE	441.92
8		UPE (Deothang)	147.31
9	Institutional	INST	379.29
10	Recreational	RC	173.99
11	Service and Industrial	SI	460.75
12	Highway Corridor	HC	97.43
13	Environmental Conservation	EV – 1	104.39
14	Vegetated slopes with low density development permissible	EV- 2	208.78
15	Neighborhood Node	NN	445.35
16	Heritage	H	233.14
17	Dzong	D	233.14
18	Military	M	233.14
19	Royal Use	R	233.14

**Notes:**

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

**C. Land Compensation Rates for Urban Centers with plans - 2023**  
**1. For Bumthang 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.

## 2. For Gasa Throm

Sl. No.	Land use As Per Gasa Development Plan (2015-2017)		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	CENTRE ZONE Commercial	CZ	60.59	<b>26,393.00</b>
2	MAIN DEVELOPMENT ZONE Residential	MDZ	30.75	<b>13,394.48</b>
3	SCATTERED SETTLEMENT ZONE	SSZ	21.87	<b>9,527.09</b>
4	HISTORIC VILLAGE (Traditional Village)	HV	21.87	<b>9,527.09</b>
5	SERCIVE ZONE	SV	26.95	<b>11,738.98</b>
6	INSTITUTIONAL ZONE	I	21.87	<b>9,527.09</b>
7	Open Space within Settlement Passive		18.79	<b>8,183.53</b>
8	Open Space within Settlement Active		18.79	<b>8,183.53</b>
9	Resort		26.83	<b>11,688.82</b>

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

## 3. For Haa 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	77.97	33,963.73
6	AREA WITHIN THROM BOUNDARIES & OUTSIDE	Comm	119.77	52,173.71
7	LAP	Resd.	88.11	38,379.02

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

#### 4. For Lhuentse Throm

Sl. No.	Land Use Precincts as per Lhuntse 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 Lhuntse Structure Plan.

### 5. For Mongar 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	989.62	431,079.34		
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	84.13	36,648.55	31.90	13,895.64
7		E-4	127.48	55,528.11	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	135.12	58,859.80	41.80	18,208.08

**Notes:**

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



## 6. 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
2	NEIGHBORHOOD NODE (NN)	Bondey	825.00
3		Shaba	394.17
4		Lamgong	495.00
5	RESIDENTIAL	Resd.	344.44
6	AIRPORT	AP	533.33
7	DZONG	D	466.67
8	INSTITUTIONAL	I	533.33
9	ENVIRONMENTAL SENSITIVE	E	106.67
10	SERVICES PRECINCT	SP	766.67
11	ROYAL	R	400.00

**Notes:**

1. For details on land-use category, please refer to PVDV 2017 - 2027.

### 7. For Pema Gatshel 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	<b>87,668.86</b>
2	RESIDENTIAL PRECINCT	UV-1	102.49	<b>44,646.69</b>
3		UV-2 a	94.82	<b>41,304.16</b>
4		UV-2 b	87.70	<b>38,200.38</b>
5	INSTITUTIONAL PRECINCT	I	80.57	<b>35,096.60</b>
6	SERVICES INFRASTRUCTURE PRECINCT	S1	72.29	<b>31,489.79</b>
7		S2	72.29	<b>31,489.52</b>
8	HERITAGE PRECINCT	H	36.72	<b>15,996.41</b>

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

## 8. For Punakha 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
2	URBAN VILLAGE UV-1	LAP III	330.00
3	URBAN VILLAGE UV-1	LAP II	146.40
4	URBAN VILLAGE UV-2	LAP III	292.00
5	URBAN VILLAGE UV-2	LAPII	129.60
6	URBAN VILLAGE	Social Housing	278.00
7	INSTITUTIONAL	I	282.00
8	ENVIRONMENTAL	E-1	59.40
9		E-2	59.40
10		E-3	59.40
11	SERVICE PRECINCT	S -1	362.40
12		S-2	266.40
13	HERITAGE	H	180.00
14	GREEN SPACE SYSTEM	OS-1	120.60

**Notes:**

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

## 9. For Samtse Throm

Sl. No.	Land Use ss Per Samtse Structure 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	86.17	37,534.49
9		E – 2	86.17	37,534.49
10		E – 3	182.47	79,484.80
11		E – 4	167.27	72,861.07
12		E – 5	182.47	79,484.80
13		E – 6	86.17	37,534.49
14		E – 7	172.33	75,068.98
15		E – 8	167.27	72,861.07
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	Buffer Zone	BZ	86.17	37,534.49
22	Defense	D	237.21	103,330.24
23	Services	S1	205.32	89,435.21
24		S2	205.32	89,435.21
25		S3	205.32	89,435.21

**Notes:**

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

### 10. For Sarpang 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	49,777.25
2		UV-2	85.28	37,146.31
3		UV-3	56.35	24,545.23
4	Urban Hub	UC-1	216.71	94,398.88
5		UC-2	195.00	84,942.00
6	Institutional	I	82.26	35,832.46
7	Environmental	E-1	13.02	5,673.47
8		E-2	19.67	8,569.93
9		E-3	53.67	23,380.68
10		E-4	77.67	33,831.81
11		E-5	55.32	24,097.33
12		E-6	48.81	21,260.59
13		E-7	29.41	12,810.10
14	Heritage	H	68.55	29,860.38
15	Special Economic Zone	SE-2	102.42	44,616.02
16		SE-4	95.63	41,658.05
17	Royal Uses	R	82.26	35,832.46

**Notes:**

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

### 11. 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	107.32	46,748.59
10		E – 2	120.74	52,592.17
11		E – 3	150.25	65,448.03
12		E – 4	144.88	63,110.60
13		E – 5	160.98	70,122.89
14		E – 6	163.66	71,291.60
15		E – 7	150.25	65,448.03
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.

## 12. For Trashigang 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	64.74	28,200.48
9		E – 2	64.74	28,200.48
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.

### 13. For Trashi Yangtse 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	UV-1, UV-2	130.25	56,738.35
4	RECREATIONAL	R	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	M	65.13	28,369.18
10	HERITAGE	H	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.



#### 14. For Trongsa Throm

Sl. No.	Land Use as Per Trongsa Urban Development Plan 2003-2023 and Sherubling LAP 2015-2030	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	70.00	30,492.00
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.

### 15. For Wangdue Phodrang Bajo 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	113,383.90
7	MILITARY PRECINCT	MP	180.70	78,713.01
8	INSTITUTIONAL PRECINCT	I	286.80	124,929.82
9	ENVIRONMENTAL PRECINCT	E-3	54.71	23,830.54
10	DZONG PRECINCT	D	228.78	99,655.00

**Notes:**

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

### 16. For Zhemgang Throm and Tingtibi

Sl. No.	Land Use as Per ZSP 2015-2035 and TSP 2020-2040	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)	
1	URBAN CORE	UC	150.92	65,739.30
		UC Tingtibi	100.20	43,647.12
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	TV	29.50	12,850.20
8	CULTURAL PRECINCT 2	D	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.

### 17. For 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.

### 18. For 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:** For details on land-use category, please refer to Lhamoizingkha Structure Plan 2020-2040.

### 19. For Autsho, Lhuntse

Sl. No.	Land Use as Per Autsho Structure Plan:		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	URBAN CORE	UC	163.48	71,211.89
2	URBAN VILLAGE 1	UV-1	84.04	36,607.82
3	URBAN VILLAGE 2	UV-2	70.17	30,567.53
4		E	28.15	12,263.62
5	SERVICES PRECINCT	S	86.63	37,736.90
6	RECREATIONAL PRECINCT	OS	42.02	18,303.91
7	INSTITUTIONAL	I	55.89	24,344.20

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

## 20. For Gyelposhing, Mongar

Sl. No.	Land Use as Per Gyelposhing Plan: 2015		Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	DEVELOPMENT PRECINCT	Mixed	613.78	267,363.29
2		Residential	452.69	197,190.50
3		Resd. Hostel	613.78	267,363.29
4		Resd. Resort	613.78	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.

## 21. For 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	
3		UV-1(LD)	120.59	52,529.00	
4		UV-2	110.48	48,125.09	
5	ENVIRONMENTAL PRECINCT	E-1	72.48	31,572.29	
6		E-2	72.48	31,572.29	
7		E-4	72.48	31,572.29	
8	INSTITUTIONAL PRECINCT		I	101.09	44,034.80
9	SERVICES PRECINCT	S1	122.75	53,469.90	
10		S2	118.10	51,444.36	

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

## 22. For 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 2014-2029.

## 23. For 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.

### 24. For Narphung, Samdrup Jongkhar

Sl. No.	Land Use as Per Narphung Development Plan: 2015-2035	Land Value (Nu/sq. ft)	Land Value (Nu/decimal)
1	MIXED USE	51.19	22,298.36
2	KAMZHING	29.83	12,993.95
3	GREEN ZONE	29.83	12,993.95

**Notes:** For details on land-use category, please refer to NDP 2015-2035.

### 25. For 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.



### 26. For 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	MD	1323.94	576,708.26
2	RESIDENTIAL LOW PRECINCT		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.

### 27. For 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.

## 28. For Kanglung, Trashigang

Sl. No.	Land Use as Per Kanglung Regional Hub Development Plan 2017	Land Value (Nu./Sq. ft)	Land Value (Nu./Decimal)
1	COMMERCIAL	215.95	94,067.82
2	RESIDENTIAL	118.18	51,478.63
3	PUBLIC SEMI PUBLIC SPACE	109.74	47,801.58
4	SPECIAL AREA	109.74	47,801.58
5	AIRPORT AREA	137.03	59,689.40
6	PRIMARY ACTIVITY AREA	137.03	59,689.40
7	TOURISM & HOSPITALITY	101.30	44,124.54
8	RECREATIONAL & RELIGIOUS AREA	64.72	28,190.68
9	NON DEVELOPMENT AREA	42.21	18,385.22
10	AGRICULTURE 1	42.21	18,385.22
11	AGRICULTURE 2	42.21	18,385.22

**Notes:** For details on land-use category, please refer to KRHDP-2017

## 29. For Khaling, Trashigang

Sl. No.	Land use as per Khaling Town Development Plan 2018-2036	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	37,570.50
6	OPEN SPACE	OS	51.94	22,625.06
7	ENVIRONMENTAL PRECINCT	E-1	45.16	19,671.70
8		E-3	27.10	11,804.76
9		E-4	56.46	24,593.98
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 Town Development Plan 2018-36.

### 30. For Rangjung, Trashigang

Sl. No.	Land Use as Per Rangjung Urban Development Plan - 2002	Land Value (Nu./Sq. ft)	Land Value (Nu./Decimal)
1	COMMERCIAL	188.65	82,175.94
2	RESIDENTIAL	89.39	38,940.32
3	INSTITUTIONAL	83.01	36,158.87
4	INDUSTRIAL	123.25	53,689.01
5	SERVICES	113.77	49,559.08
6	RECREATIONAL	48.95	21,324.46

**Notes:** For details on land-use category, please refer to RUDP - 2002

### 31. For Taktsi, Trongsa

Sl. No.	Land Use as Per Taktsi Action Area Plan 2018-2040	Code	Land Value (Nu./Sq. ft)	Land Value (Nu./Decimal)
1	Rural Commercial	RC	43.96	19,148.98
2	Rural Residential	RR	22.93	9,988.31
3	Service Precinct	S	24.37	10,613.76
4	Heritage	H	19.87	8,656.53
4	Open Space	OS	15.29	6,658.87
5	Environmental Precinct	E-1	7.64	3,329.44
7	Environmental Precinct	E-4	12.23	5,327.10

**Notes:** For details on land-use category, please refer to TAAP 2018-2040

### 32. For Nobding, Wangdue Phodrang

Sl. No.	Land Use as Per Nobding Structure Plan - 2018	Code	Land Value (Nu./Sq. ft)	Land Value (Nu./Decimal)
1	URBAN CORE	UC	59.01	25,704.76
2	URBAN VILLAGE 1	UV-1	29.93	13,037.51
3	URBAN VILLAGE 2	UV-2	25.93	11,295.40
4	SERVICES PRECINCT	S	37.05	16,140.80
5	INSTITUTIONAL PRECINCT	I	24.94	10,864.59
6	ENDOWMENT PRECINCT	H	19.95	8,691.67
7	RECREATIONAL	R	19.95	8,691.67
8	ENVIRONMENTAL Forest	E	9.98	4,345.84

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

### 33. For 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-1	40.80	17,772.48
11		E-2	30.60	13,329.26
12		E-3	20.40	8,886.24
13		E-4	20.40	8,886.24

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

### D. Land Compensation Rates for Urban Centers without plans

SN.	Name of Dzongkhag	Throm	Commercial		Residential	
			Land Value Nu. Per sft.	Land Value Nu. Per dec.	Land Value Nu. Per sft.	Land Value Nu. Per dec.
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	Chukha	Tshimasham/ Tsimalakha	117.49	51,178.64	60.19	26,218.76
4	Chukha	Drala	77.15	33,606.54	38.84	16,918.70
5	Dagana	Dagana	110.38	48,081.53	60.64	26,414.78
6	Dagana	Sunkosh	47.57	20,721.49	24.67	10,746.25
7	Dagana	Drujeygang	40.90	17,816.04	23.00	10,018.80
8	Gasa	Damji	50.72	22,093.63	23.28	10,140.77
9	Haa	Jyenkana	57.12	24,881.47	29.26	12,745.66
10	Lhuntse	Gorgan	52.52	22,877.71	39.5	17,206.20
11	Mongar	Dramitse	77.33	33,684.95	50.67	22,071.85
12	Mongar	Yadi	88.12	38,385.07	52.12	22,703.47
13	Mongar	Lingmithang	139.00	60,548.40	57.33	24,972.95
14	Paro	Jitsiphu	112.81	49,140.04	59.96	26,118.58
15	Paro	Biteykha	41.06	17,885.74	25.03	10,903.07
16	Pema Gatshel	Old Dzong Area	103.32	45,006.19	56.00	24,393.60
17	Punakha	Lobeysa	179.10	78,015.96	102.39	44,601.08
18	Punakha	Thinleygang	119.67	52,128.25	61.33	26,715.35
19	Samtse	Gomtu	162.77	70,902.61	85.21	37,117.48
20	Sarpang	Jigmecholling	46.84	20,403.50	24.32	10,593.79
21	Thimphu	Khasadrapchu	297.72	129,686.83	172.42	75,106.15
22	Thimphu	Hontsho	281.05	122,425.38	149.08	64,939.25
23	Trashigang	Wamrong	96.43	42,004.91	71.73	31,245.59
24	Trashigang	Reserboo	81.83	35,645.15	54.50	23,740.20
25	Trongsa	Kuengarabten	47.16	20,542.90	24.18	10,532.81
26	Tshirang	Mendrelgang	49.85	21,714.66	25.01	10,894.36
27	Wangdue	Rurichu	73.92	32,199.55	38.41	16,731.40

## 1. Factors consideration for urban

The following factors shall be taken into account when calculating the through 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.

## E. 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.

## F. 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.

### G. Compensation rate of fruit trees – 2023

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	,103.60	,434.68	,699.54

## H. Compensation Rate for Developed pasture

Compensation rate of Developed pasture = **Nu. 30,680.00 per acre**

## I. Land Development Cost of Chhuzhing

Land Development Cost of Chhuzhing for people losing their Chhuzhing and opting to develop substitute land into a Chhuzhing again = **Nu. 2,392.60 per decimal**

## J. 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).



### K. Valuation Format for Rural land

		Agency -				Valuation Reference No.	
1	Name of owner	:					
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°						
	<b>Class of land</b>	<b>Class A1</b>	<b>Class A</b>	<b>Class B</b>	<b>Class C</b>	<b>Class D</b>	<b>Amount (Nu)</b>
	<b>Distance from MB</b>	<b>≤ 1 Km</b>	<b>≤ 3 Kms</b>	<b>3 &lt; L ≤ 6</b>	<b>C &gt; 6-9 Kms</b>	<b>C &gt; 9 Kms</b>	
A	<b>Base Rate (Nu. per decimal) Tick the appropriate class</b>						
						% 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	
	<b>Adjusted Rate (AR) = A + (B1 + B2 + B3 + B4)</b>						
	Topography (Topg)*	Area (A)				1.00	
		Area (B)				-10.00%	
	<b>Therefore final value of land</b>						
* 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.							
<b>Legend for chiwog valuation format</b>							
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		

### L. Valuation Format for urban centers



		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 availability	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)		=	