



LAND TRANSACTION STATISTICAL REPORT 2023-2024

Department of Land Administration and
Management



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Chapter 1: Department of Land Administration & Management

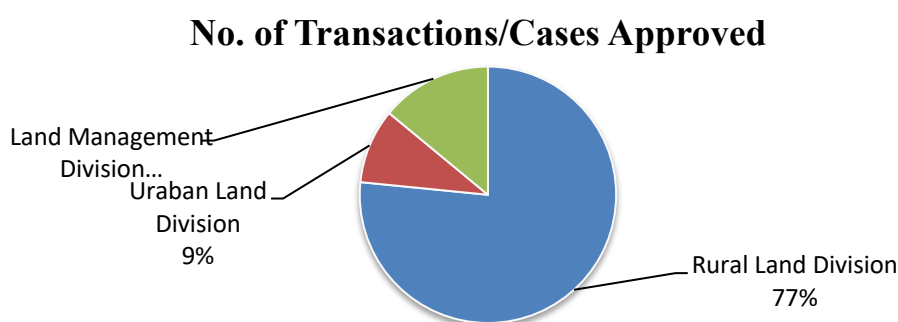
1.1 Introduction

The Department of Land Administration and Management (DoLAM) is one of the two departments under the National Land Commission Secretariat and oversees land administration, and management, ensuring effective and transparent processes in both rural and urban areas. It is responsible for managing, administering, and regulating both state and privately registered lands. The department comprises three divisions: the Rural Land Division, Urban Land Division, and Land Management Division.

This consolidated statistical report provides a comprehensive analysis of rural and urban land transactions across Dzongkhags and Thromdes, with the aim of understanding land dynamics. The quantitative analysis of land transaction approved by the three division thereby promotes transparency and accountability, and enhances public service delivery for sustainable land management. By analyzing transaction types and turnaround times, DoLAM identifies areas for improvement, particularly where administrative bottlenecks exist.

In summary, the three divisions enable the Department to effectively manage land resources, promote sustainable development, and ensure equitable land administration throughout Bhutan. The report includes four chapters: a departmental summary and the outputs of the three divisions in terms of land transaction for the financial year 2023-2024.

1.2 Statistical Summary



Graph 1.1: Approved Transaction by each Division

The Department of Land Administration and Management has approved 12,579 transactions, including the number of proposals received manually for the release of State land on lease for the fiscal year 2023-2024. To elucidate division-wise, the Rural Land Division approved the maximum number of transactions, with 9,632 approved transactions, followed by the Urban Land Division with 1,185 transactions, and the Land Management Division with 1,762 transactions and cases approved. The different types of transactions include sale/purchase, inheritance, court verdicts, Thram correction, land type conversion, plot realignment, acquisition of private land by government institutions and subsequent allotment of land substitutes, land exchange, and the release of State land on lease for commercial, mining, business, and agricultural purposes.

1.3: Overview of the number of total transactions approved by DoLAM in 2023-2024

Dzongkhag	RLD	LMD	ULD	Total
Bumthang	416	6	48	470
Chhukha	588	156	187	931
Dagana	591	51	4	646
Gasa	90	6	0	96
Haa	219	15	13	247
Lhuentse	111	69	10	190
Monggar	525	31	14	570
Paro	1299	32	6	1337
Pema Gatshel	198	55	6	259
Punakha	603	21	15	639
Samdrup Jongkhar	441	47	29	517
Samtse	1169	746	83	1998
Sarpang	919	351	197	1467
Thimphu	487	39	424	950
Trashiyangtse	200	34	33	267
Trashigang	373	8	16	397
Trongsa	120	39	11	170
Tsirang	740	23	38	801
Wangdphodrang	449	18	32	499
Zhemgang	94	15	19	128
Grand Total	9632	1762	1185	12579

Table 1.1: Total Transactions Approved by DoLAM

1.4: The Ratio of Total Land Transactions per Person in each Division

Division	Total Transactions Approved	Staffs	Ratio
RLD	9632	12	803
LMD	1762	7	252
ULD	1185	8	148

Table 1.2: Ratio of Total Land Transactions per Staff

Chapter 2: Rural Land Division

2.1 Introduction

This statistical report provides a comprehensive analysis of rural land transactions¹ across twenty Dzongkhags in Bhutan, covering the period from July, 2023 to June, 2024. The report aims to understand the trends, patterns, and dynamics of land transactions in rural areas during this period, addressing key questions such as:

- How has the rural land market evolved over the past year?
- Are there regional variations in land transaction patterns?
- Which types of land transactions were most prevalent during the period from 2023 to 2024?

By providing evidence-based insights into these questions, the report aims to:

- Facilitate informed decision-making within the Department of Land Administration and Management.
- Promote transparency in land transactions.
- Contribute to a deeper understanding of rural land dynamics.

The findings of this report will be valuable for various stakeholders, including:

- **The Division:** To understand the workload and resource allocation needs within each division.
- **The Department:** To make informed decisions regarding staff reshuffling, policy development, and resource allocation.
- **The Organization:** To gain a comprehensive understanding of land transactions across the country and inform broader policy decisions.

Given the recent increase in staff departures and the subsequent workload increase for remaining employees, this analysis is crucial. By examining the workload distribution across all Divisions within the Department, the report will help identify areas for potential improvement and ensure the optimal allocation of staff members to each Division. This will help alleviate the burden on employees and enhance overall efficiency and effectiveness within the Department.

This comprehensive analysis of rural land transactions will empower decision-makers with valuable insights, enabling them to make informed choices regarding patterns of rural land transactions, time taken to complete the land transaction, workload distribution, and staff shuffling.

¹ This report will analyze statistics generated from both the version 1 e-Sakor portal (July - October, 2023) and the revamped e-Sakor portal (November-June, 2024), focusing on land transactions.

2.2 About Rural Land Division

As per the decisions from the Divisional Meeting conveyed vide NLCS/DoLAM /RLD /B8 /2022 /007406 dated 12/09/2022, Section names were changed, which was intended for the landowners to be able to discern the Section they are visiting with a brief look on the

Section boards.

Old Section Name	Section Name Now
Sathram Section I	Rural Land Administration Section
Sathram Section II	Rural Land Conversion Section
Transaction Section I	Rural Land Registration and Transaction Section I
Transaction Section II	Rural Land Registration and Transaction Section II

Table 1. 1: Sections under Rural Land Division

Sl.No.	Nature of Responsibility
1	Rural Land Administration Section
i	Merging of Plots (Adjacent and owned by one individual)
ii	Thram verification and updation for Plot realignment cases for area change
iii	Plot area correction
iv	Omission Cases within 5 years
v	Omission Cases more than 5 years
vi	Court Verdict implementation
vii	NCRP/Spill Over residual Cases
viii	Willingly Surrendering Thram to/as Stateland
ix	Excess curve out
x	Deficit cases
xi	Thram Updation due Kappa Incomplete
xii	Thram Updation due Land Ceiling
xiii	Thram Updation due to TP plot to R 'Surveyed'
xiv	Administrative boundary change/update
xv	Kasho area correction
xvi	Tibetan Thram related issues (excluding land transaction and conversion)
xvii	Absconded/census related issues
xviii	Zhichhag/resettlement related issues
2	Rural Land Conversion Section
i	Chhuzhing to Khimsa Conversion
ii	Chhuzhing to Kamzhing Conversion
iii	Chhuzhing to Kamzhing Conversion
iv	Kamzhing to Khimsa
v	Other Conversion (Orchard to Kamzhing/ Khimsa, any other CC to Kamzhing)
vi	Correction of Land type (Chhuzhing to Kamzhing)
vii	Miscellaneous land cases concerning Land type conversion/ Adhoc Activities
3	Rural Land Registration Transaction Section 1 & 2
i	Sale/Inheritance/Gift (With Consolidation)

ii	Ownership type change from family to individual ownership
iii	Kasho
iv	Correction of Plot Location/Plot name
v	Inheritance
vi	Sale
vii	Gift
viii	Yojed (Donation)
ix	Private Land Exchange
x	Court Verdict (Sale, Inheritance, Gift)
xi	Correction (Thram details correction)
xii	Tibetan Thram land transaction (Late Name Change, Inheritance, etc)
xiii	Miscellaneous land cases concerning Land Transactions/ Adhoc Activities

Table 1.2: Nature of responsibilities

The report will primarily focus on the Rural Land Conversion Section and Rural Land Registration Sections 1 & 2, as these sections handle the majority of responsibilities related to e-Sakor land transactions. These sections manage the majority of land transaction processes.

2.3 Overview of land transactions approved in Version 1 e-Sakor portal

Dzongkhags	Transaction No.	Sum of TAT	Average TAT
Bumthang	127	602	5
Chhukha	136	679	5
Dagana	181	799	4
Gasa	17	114	7
Haa	57	324	6
Lhuentse	18	82	5
Monggar	178	1611	9
Paro	236	832	4
Pemagatshel	63	367	6
Punakha	128	696	5
Samdrup Jongkhar	313	3131	10
Samtse	300	1850	6
Sarpang	469	1610	3
Thimphu	182	614	3
Trashigang	95	608	6
Trashigang	91	416	5
Trongsa	30	111	4
Tsirang	189	1218	6
Wangdue Phodrang	54	245	5
Zhemgang	24	74	3
Grand Total	2888	15983	

Table 1. 3: Overview of land transactions in Rural land division (Version 1 e-Sakor portal)

The "Transaction No." column represents the number of land transactions received and approved for each specific Dzongkhag. The "Sum of TAT" column indicates the total Turnaround Time for all transactions in each Dzongkhag. Turnaround Time refers to the time taken to complete a transaction. The "Average TAT" column represents the average Turnaround Time for transactions in each Dzongkhag.

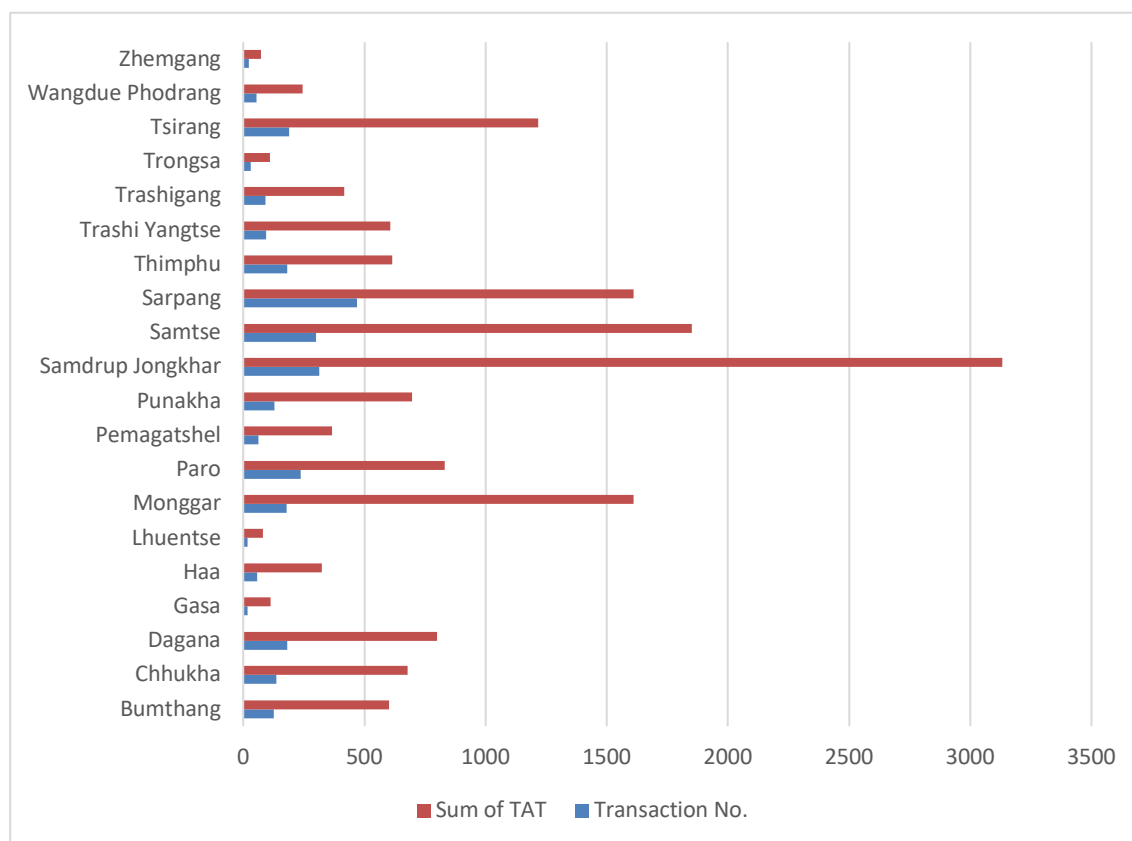


Figure 1.1: Graph for total land transactions approved Dzongkhag-wise and its TAT (Version 1 e-Sakor portal)

The "Grand Total" row provides the total number of land transactions received across all 20 Dzongkhags, which is 2,888 from July 2023 till June 2024. The sum of Turnaround Time (TAT) for all transactions combined is 15,983. Therefore, the average Turnaround time taken to complete a transaction is 5 days. *(Total no. of days to complete transactions (15983) / Total no. of transactions (2888)).*

According to the analysis of Table No. 3, the following insights can be drawn regarding the overall land transactions received in the 20 Dzongkhags from July 2023 till October 2023 in the version 1 e-Sakor portal:

The data shows that Sarpang Dzongkhag recorded the highest number of land transactions at 469, while also maintaining the lowest average turnaround time of 3 days. This indicates exceptional efficiency in Sarpang's land transaction processing. Similarly, Paro Dzongkhag managed a substantial volume of 236 transactions, with a low average turnaround time of 4

days. This demonstrates high efficiency in Paro's land transaction handling. In contrast, SamdrupJongkhar Dzongkhag handled 313 transactions but had a higher average turnaround time of 10 days. This suggests a need for efficiency improvements in SamdrupJongkhar's land transaction processes, despite the high transaction volume.

Gasa Dzongkhag received only 17 land transactions, yet had the highest average turnaround time of 7 days. This suggests significant room for efficiency improvement in Gasa's land transaction processing. In comparison, Lhuentse Dzongkhag recorded 18 land transactions with an average turnaround time of 5 days. Meanwhile, Zhemgang Dzongkhag managed 24 land transactions with a turnaround time of 3 days, indicating a high level of efficiency.

Monggar Dzongkhag had 178 land transactions with a high average turnaround time of 9 days. In contrast, Trongsa Dzongkhag recorded a lower volume of 30 land transactions and managed to maintain an average turnaround time of 4 days.

Conclusion

The Table 3 analysis highlights that Sarpang Dzongkhag is the most efficient with the lowest average TAT of 3 days, even with the highest number of transactions. Paro Dzongkhag also shows high efficiency with a low TAT and substantial transaction volume. Conversely, Gasa Dzongkhag has the highest TAT of 7 days despite low transaction numbers, indicating a need for process improvement. Most Dzongkhags exhibit moderate performance with average TATs between 5 to 7 days. The data indicates that there are opportunities for many Dzongkhags to streamline their land transaction processes and improve efficiency further.

2.4 Overview of total land transaction type approved Version 1 e- Sakor portal

Dzongkhags	Transaction No.	Sum of TAT	Average TAT
Change of Ownership Type	51	212	4
Correction	21	189	9
Exchange (Between Private and Private)	19	63	3
Gift	101	614	6
Inheritance	1369	8037	6
Kasho	1	2	2
Land Type Conversion	358	1766	5
Plot Consolidation	18	118	7
Realignments	38	687	18
Sale/Purchase	899	4204	5
Yojed (Donation to Religious Institution)	13	91	7
Grand Total	2888	15983	

Table 1.4: Type of land transactions approved (Version 1 e-Sakor portal)

Table 4 provides a breakdown of various transactions in different categories, along with the

count of transactions, the sum of Turnaround Time (TAT), and the average TAT for each category.

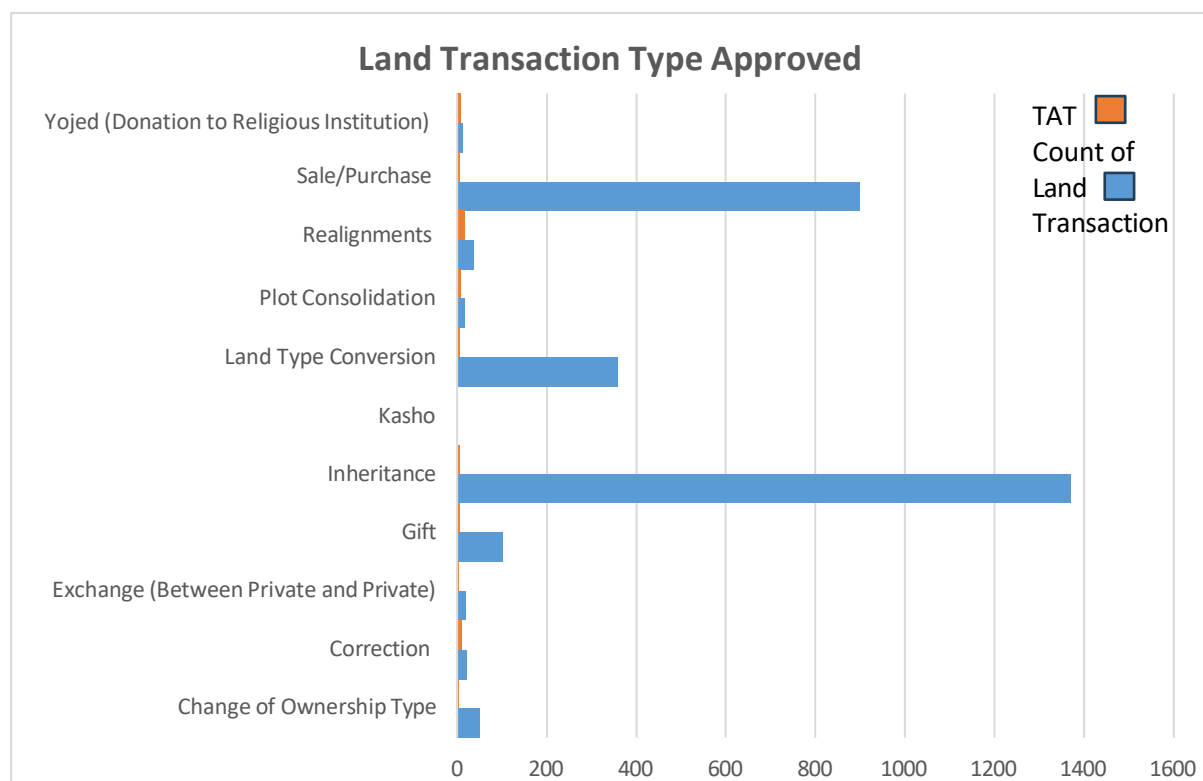


Figure 1. 2: Land Transaction Type Approved (Version 1 e-Sakor Portal)

The land transaction type 'Inheritance' category has the highest number of land transactions (1,369), with a total TAT of 8,037 days, resulting in an average TAT of 6 days. The high volume indicates that inheritance-related transactions are quite common and form a significant part of the workload. Sale/Purchase with 899 transactions and a total TAT of 4,204 days, the average TAT is 5 days. This category also sees a high volume of activity, reflecting the frequent buying and selling of land.

The Land Transaction type 'Kasho' Thram registration category has only 1 transaction with a TAT of 2 days, making it the category with the lowest activity and the quickest average TAT. This suggests that Kasho transactions are very rare and straightforward.

The 'Realignment' category stands out with an average turnaround time (TAT) of 18 days, despite having a relatively low transaction count of 38. This extended TAT is noteworthy as realignment transactions do not fall under the primary mandates of the Rural Land Division. Instead, they are typically handled by the Cadastral Information Division of the Department of Survey and Mapping, provided there is no change in the land area. During the initial version 1 of the e-Sakor portal, all realignment transactions were routed through the Rural Land Division, leading to the observed increase in TAT. This routing decision was likely made due to the system's limitations or procedural requirements at the time.

The prolonged TAT for realignment transactions can be attributed to the fact that officials in the Rural Land Division were primarily focused on processing land transactions within their

core responsibilities. As realignment transactions were not their primary focus, they were likely given lower priority, resulting in longer processing times.

Exchange (Between Private and Private) and Change of Ownership Type, categories have lower average TATs of 3 and 4 days, respectively, indicating that such transactions are relatively straightforward and efficient to process.

Conclusion

The data reveals that most transactions fall into a few high-volume categories like inheritance and sale/purchase, which generally have moderate average TATs of around 5-6 days. However, categories like realignments, despite their lower volume, have significantly higher average TATs, pointing to greater complexity. On the other end of the spectrum, rare transactions like Kasho are completed very quickly, reflecting their simplicity.

Overall, the analysis suggests that while the system handles a large number of transactions efficiently, certain types of transactions require more time and effort, possibly due to their complexity or the specific requirements involved. Understanding these patterns can help in optimizing processes and allocating resources more effectively to improve overall efficiency.

2.5 Overview of land transactions approved in the Revamped e-Sakor Portal

Dzongkhags	TransactionCount	Sum of TAT	Average TAT
Bumthang	289	2105	7
Chhukha	452	3866	9
Dagana	410	3111	8
Gasa	73	660	9
Haa	162	1153	7
Lhuentse	93	1141	12
Monggar	347	2380	7
Paro	1063	9731	9
Pemagatshel	135	2493	18
Punakha	475	2605	5
Samdrup Jongkhar	128	2213	17
Samtse	869	9680	11
Sarpang	450	5430	12
Thimphu	305	1792	6
Trashigang	105	1691	16
Trashigang	282	4149	15
Trongsa	90	1409	16
Tsirang	551	7043	13
Wangdiphodrang	395	3653	9
Zhemgang	70	1560	22
Grand total	6744	67865	

Table 1. 5: Overview of land transactions approved (Revamped e-Sakor portal)

The table provides insights into the transaction numbers and Turnaround Time (TAT) for various Dzongkhags in Bhutan, revealing significant variations in the average TAT across different Dzongkhags.

Overall, the total number of transactions across all Dzongkhags is 6,744, and the total sum of TAT is 67,865. The overall average TAT, calculated by dividing the total sum of TAT by the total number of transactions, is approximately 10.06.

However, individual Dzongkhags show distinct differences. Some Dzongkhags, such as Punakha, Thimphu, Bumthang, Haa, and Monggar, have lower average TATs, ranging from 5 to 7, indicating relatively efficient transaction processing. In contrast, Zhemgang has the highest average TAT of 22, followed by Pemagatshel at 18, and Samdrup Jongkhar at 17, highlighting areas where processing times are significantly longer.

An important factor contributing to the higher TAT in Sarpang Dzongkhag is the moratorium on the sale and purchase of land transactions announced in 2023, which was recently lifted in June 2024. This moratorium had caused delays, resulting in an increased number of TATs for land transactions. Additionally, the moratorium on land conversion from Chhuzhing to Khimsa, which is still in place, further contributes to these delays. Land conversion from Chhuzhing to Kamzhing is only processed as recommended by the Department of Agriculture and must be approved by the Chhuzhing Khimsa Conversion Committee as per the recent delegation of roles and responsibilities endorsed by the Hon'ble Secretary. Furthermore, transactions involving the sale and purchase of Chhuzhing land are also under moratorium, exacerbating the delays.

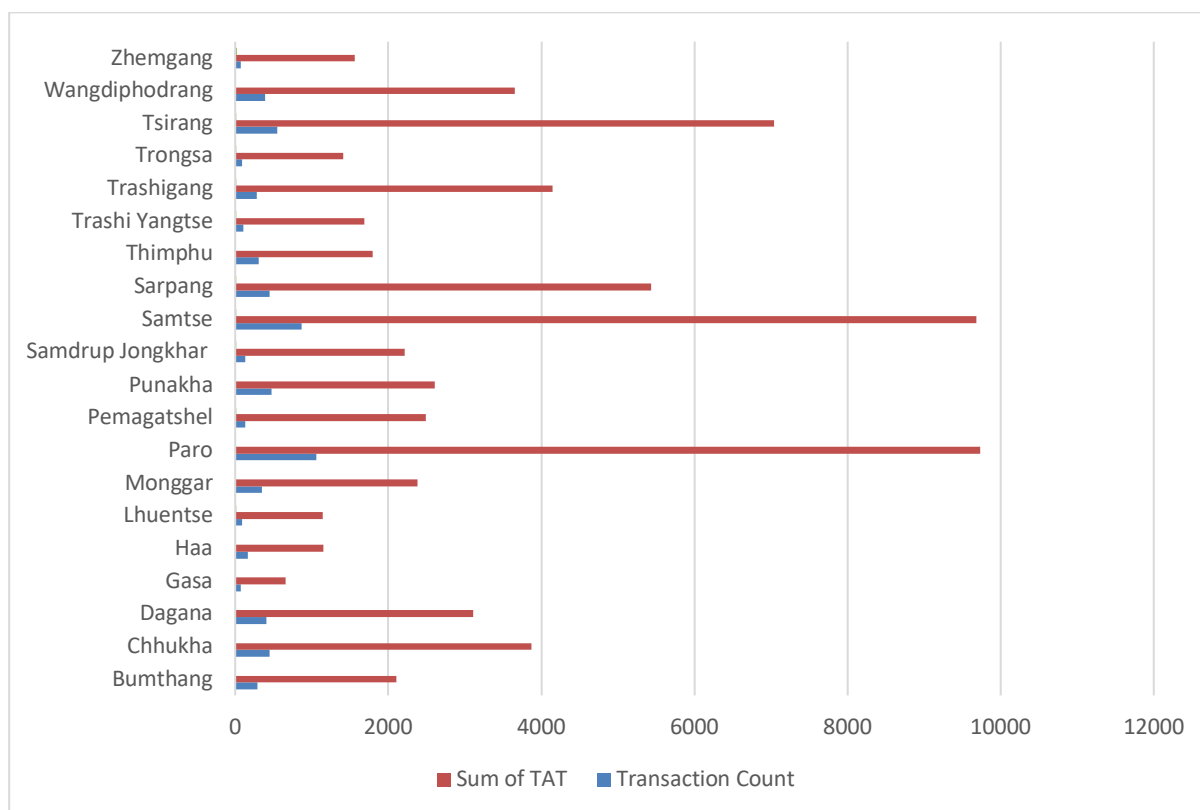


Figure 1. 3: Graph for over view of land transactions received in revamped e-Sakor portal

Additionally, the TAT for land transactions has increased due to recent fraudulent land transactions that have come to light. Some of these fraudulent activities were reported, leading to numerous in-house meetings to determine a way forward, as well as meetings with the Judiciary. During this period, cases were reported to the police for investigation, and the related transactions were not processed, further increasing the TAT. Officials have been directed to report any red flags in land transactions and to strictly notify the Local Government, reminding them of their accountability and responsibility in processing land transactions and forwarding them to headquarters for approval.

Despite some Dzongkhags handling a high number of transactions efficiently, like Paro with 1,063 transactions at an average TAT of 9 and Samtse with 869 transactions at an average TAT of 11, others like Tsirang, with 551 transactions and an average TAT of 13, show that high transaction numbers can still coincide with higher processing times.

Also, some delays can be attributed to the newly revamped e-Sakor portal. The implementation of this portal brought about various bug fixes and technical issues that required ICT attention, further contributing to the increased TAT for land transactions.

This analysis underscores that while the volume of transactions is a factor, procedural and regulatory elements, such as moratoriums, measures to address fraudulent activities, and technical issues with new systems, significantly impact the efficiency of transaction processing. Improving efficiency in Dzongkhags with higher TATs, particularly by addressing regulatory delays and enhancing oversight, could enhance overall performance.

2.6 Overview of total land transaction type approved (Revamped e- Sakor portal)

Dzongkhags	Transaction No.	Sum of TAT	Average TAT
Annulment	1	2	2
Change of Thram Ownership Type	278	2401	9
Correction	41	596	15
Court Verdict	127	1531	12
Exchange (Between Private and Private)	27	290	11
Flat Transfer	10	64	6
Gift	126	1548	12
Inheritance	2459	34147	14
Kasho Registration	1	2	2
Land Conversion	1903	10816	6
Plot Consolidation and Segregation	114	629	6
Sale/Purchase	1637	15502	9
Yojed (Donation to Religious Institution/Gerab Dratshang)	20	337	17
Grand Total	6744	67865	

Table 1.6: Type of land transactions approved (Revamped e-Sakor portal)

The table presents data on various land transaction types, their corresponding transaction numbers, total Turnaround Time (TAT), and average TAT. In total, there are 6,744 transactions with a cumulative TAT of 67,865, leading to an overall average TAT of approximately 10.06. Certain transaction types, such as Annulment and Kasho Registration, exhibit the lowest average TAT of just 2, though each had only one transaction, indicating high efficiency in these specific cases. Land Conversion and Plot Consolidation and Segregation also show low average TATs of 6, with Land Conversion having a substantial volume of 1,903 transactions, suggesting effective processing in these categories.

Conversely, some transaction types face significant delays. Yojed (Donation to Religious Institution/Gerab Dratshang) has the highest average TAT of 17 despite having only 20 transactions, indicating possible procedural complexities or delays.

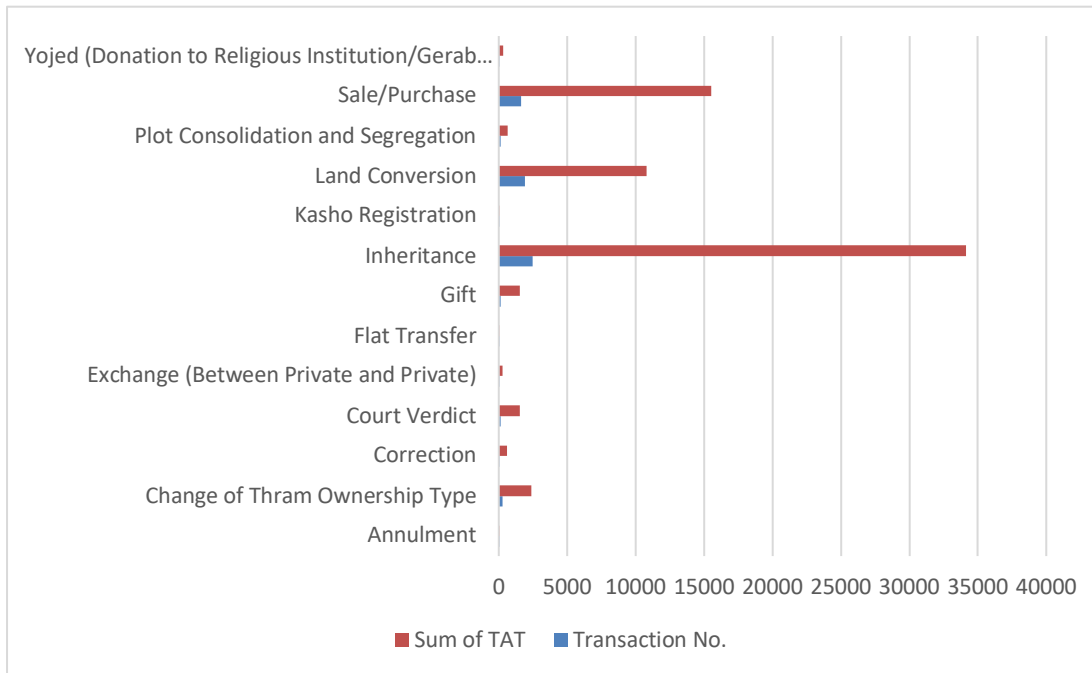


Figure 1. 4: Graph for over view of land transaction type received in revamped e-Sakor portal

Additional factors have further contributed to increased TATs. Recent fraudulent land transactions led to heightened scrutiny, numerous in-house and judiciary meetings, and police investigations, during which many transactions were not processed promptly. This increased vigilance was necessary to address the fraudulent activities and to establish a way forward, resulting in delays. The moratorium on land transactions in Sarpang Dzongkhag, lifted on mid of June this year, and the ongoing moratorium on land conversion from Chhuzhing to Khimsa, have also caused delays.

Moreover, technical issues associated with the newly revamped e-Sakor portal have contributed to the delays. The implementation of this portal required significant ICT attention to resolve bugs and technical issues, further impacting the efficiency of transaction processing.

In conclusion, while some transaction types are processed efficiently, others experience delays due to procedural complexities, regulatory moratoriums, technical issues, and increased scrutiny from fraudulent activities. Improving efficiency in high TAT categories, addressing technical issues with the e-Sakor portal, and ensuring stringent measures against fraudulent activities are crucial steps to reduce TAT across all transaction types and enhance overall performance

1.6 Concluding insights from the overall TAT for e-Sakor portal (Version 1 e-Sakor portal + Revamped e-Sakor portal)

Sl.No.	Total Land transactions received	Transaction No.	Sum of TAT
1	Version 1 e-Sakor portal	2888	15983
2	Revamped e-Sakor portal	6744	67865
	Total	9632	83848

Table 1. 7: Overall Land Transactions received and TAT (Version 1 e-Sakor portal and revamped e-Sakor portal)

In the Version 1 e-Sakor portal, a total of 2,888 Land Transactions were received in version 1 e-Sakor portal with Sum TAT of 15,983. Thus, the average TAT is approximately 5.54 (calculated by dividing the Sum of TAT by the Transaction No.) In the revamped e-Sakor portal, a total of 6,744 Land Transactions were received with a Sum TAT of 67,865. Thus, the average TAT is approximately 10.06 (as previously calculated).

The combined Total Land Transactions Received is 9,632 with a sum TAT of 83,848. The overall Average TAT is approximately 8.70 (calculated by dividing the combined Sum of TAT by the total number of transactions).

Conclusion

The data indicates a significant increase in the number of transactions processed through the revamped e-Sakor portal compared to Version 1. Specifically, the revamped portal handled 6,744 transactions, a considerable increase from the 2,888 transactions processed by Version 1. However, this increase in transaction volume is accompanied by a notable rise in the total TAT, with the revamped portal recording a Sum of TAT of 67,865 compared to 15,983 for Version 1.

The average TAT for transactions processed through Version 1 is approximately 5.54, whereas the revamped portal has a higher average TAT of approximately 10.06. This suggests that, despite handling a higher volume of transactions, the revamped portal experiences longer processing times on average.

Several factors could contribute to this increase in TAT for the revamped e-Sakor portal. The implementation of the revamped portal likely brought about various technical issues and bugs that required ICT attention, leading to delays. Additionally, heightened scrutiny due to recent fraudulent land transactions necessitated numerous in-house and judiciary meetings, as well as police investigations, further impacting processing times. Moreover, regulatory moratoriums on certain types of transactions,

such as those in Sarpang Dzongkhag and specific land conversions and transactions, contributed to the delays.

In conclusion, while the revamped e-Sakor portal has significantly increased the capacity for processing land transactions, it has also faced challenges resulting in higher average TATs. Addressing technical issues, streamlining processes, and ensuring robust measures against fraudulent activities are crucial for improving the efficiency of the revamped portal and reducing TAT across all transaction types.

Chapter 3: Urban Land Division

3.1 Introduction:

This statistical report provides a comprehensive analysis of property transactions managed by the Urban Land Division across various Dzongkhags and Thromdes in Bhutan for the fiscal year 2023-2024. The aim is to evaluate and analyze the efficiency of transaction verification and approval processes, with a focus on average Turnaround Times (TAT) and the volume of transactions.

By examining trends, patterns, and dynamics of urban land transactions, the report seeks to:

1. Understand the complexities and procedural requirements of different transaction types.
2. Offer data-driven recommendations for policymakers and administrators to optimize processes.
3. Facilitate effective human resource allocation and the implementation of administrative reforms to reduce turnaround times and enhance service delivery.

The Urban Land Division staff juggle multiple responsibilities, managing both correspondence and transaction work, in addition to field visits to resolve pending cases and assist with Local Area Plans in urban regions. This versatile nature of their work is critical for maintaining service quality and efficiency.

Ultimately, the report seeks to promote transparency in the land administration process by providing a clear overview of current practices and performance, thereby enhancing accountability and fostering trust among stakeholders. Through these objectives, the report contributes to a more efficient, equitable, and transparent land ownership transaction supporting sustainable land administration and management.

3.2 About Urban Land Division:

The **Urban Land Division** was formed in 2008 in accordance with the enactment of the Land Act 2007 for the management and administration of land in urban areas. Before the enactment of the Land Act 2007, these responsibilities were vested with the concerned Thromdes and the Ministry of Works and Human Settlement. Each Thromde had its own Thram formats and land conveyance procedures. In due course, the Urban Land Division has standardized all urban Thrums and land conveyance procedures in line with the Land Act of Bhutan 2007. Presently, the ULD functions under two regions looking after both transactions and correspondences.

3.3 Employee Details within Urban Land Division

SL.NO	Name	Dealing Dzongkhags/Thromdes
Chief's Office	Mr. Sangay Tenzin	N/A
	Ms. Tshering Zam	
Region 2	Ms. Tandin Wangmo	Region Head
	Ms. Pema Yangden	Bumthang, Samtse & Samdrup Jongkhar Thromde,
	Ms. Leki Yangzom	Zhemgang, Trashiyangtse, Lhuentse, Dagana & Pemagatshel

	Ms. Karma Wangzom	Mongar, Trashigang, Trongsa, Punakha & Wangdiphodrang
	Ms. Sonam Choden	Phuentsholing Thromde, Gasa, Chukha, Gelephu Thromde, & Sarpang
Region 1	Ms. Thinley Yangdon	Region Head
	Mr. Lungten Tenzin	Thimphu (Zilukha, Pamtso, Dechencholing, Taba, Hejo Samtenling, Jungshina, Kawang Jangsa, Kawang Damisa)
	Ms. Kinzang Lhamo	Thimphu (Simtokha, Lungtenphu, Changzamtok, Changbangdue, Yangchenphu, ChangBardo, Changkhorlo)
	Ms. Chimi Lhaden	Thimphu
	Ms. Pranita Ghalley	Thimphu(Babesa, Chang Ganey, Chang Gumji, Core, Kawang Dajo), Tsirang, Paro & Haa

Table 2 1: Employee Details

3.4 Nature of Responsibilities:

Sl.No.	Correspondences	Transaction Types
1	Plot Area Correction	Sale/Purchase
2	Thram Detail Correction	Inheritance
3	Precinct Correction	Change of Thram Ownership Type
4	Updating Proportionate Land Right for Strata Units	Flat Transfer
5	Update Building Information	Gift
6	Omission Cases within 5 years	Plot Consolidation and Segregation
7	Omission Cases beyond 5 years	Correction
8	Plot Merging/Consolidation	Court Verdict
9	Thram Verification for Plot Realignment cases	Realignment/Relocation
10	KAPPA pending Cases (Thram Updates)	Yojed (Donation to Religious Institution)
11	Deficit Cases (Thram Updates)	Kasho Registration
12	Excess cases (Thram Updates)	
13	Administrative Boundary Change/update	
14	Tibetan cases (Issuance of Concern letter/updates)	
15	Case Study and Report Submission to OGZ, ACC, etc.,	
	Court Verdict Implementation	

16	Validation of Local Area Plan	
17	Thram and Plot detail updates for LAP	
18	Bulk printing and issuance of Lagthram during LAP validation	
<p>Note: While both Regions I and II under Urban Land Division perform similar roles, they are assigned multiple Dzongkhags as detailed under point 2.2. Additionally, they handle both correspondence and transactions and manage numerous walk-in clients. This report excludes actions related to correspondences received via myNLCS cases, NCRP backlog cases, field visits and verification, and other ad-hoc activities.</p>		

Table 2: Nature of Responsibilities of ULD

3.5 Executive Summary

The report provides a comprehensive analysis of transactions verified and approved by the Urban Land Division during the fiscal year 2023-2034 and average Turnaround Times (TAT) across various Dzongkhags and Thromdes, highlighting both efficient and challenging aspects of the land conveyances process. Thimphu and Phuentsholing stand out for their high transaction volumes and remarkably short TAT of 2 days, underscoring their streamlined administrative processes and effective resource management. In contrast, Dzongkhags like Bumthang, Lhuentse, Trashiyangtse, and Haa exhibit longer TATs despite lower transaction volumes, pointing to potential inefficiencies such as administrative bottlenecks or insufficient staffing. Notably, Gasa reported no transactions during the period.

The analysis further categorizes transaction types, with sale/purchase transactions dominating at 34.4%, reflecting robust economic activity and property investments in urban areas. Inheritance transactions follow closely at 31.5%, indicating the cultural significance of familial land transfers. Flat transfers are increasingly prominent in larger thromdes like Thimphu and Phuentsholing, but their processing complexity results in an average TAT of 7 days, the longest among transaction types analyzed. Other transaction categories such as plot consolidation, court verdicts, and corrections vary in TAT, with inheritance and ownership changes averaging 4 days, and court verdicts requiring 6 days due to the need for verification from a legal authority.

In conclusion, the report identifies disparities in transaction approval efficiency across regions and transaction types. To enhance overall efficiency, targeted interventions focusing on process optimization, resource reallocation, and administrative reforms are recommended, particularly in Dzongkhags with longer TATs. This approach aims to reduce turnaround times, improve service delivery, and ensure transparent and timely land administration throughout the country.

3.6 Overview of Property Transactions Approved by ULD

Dzongkhag/Thromde	Number of transactions approved	Average TAT
Thimphu	424	2
Phuentsholing	169	2
Gelephu	152	4
Samtse	83	2
Bumthang	48	16
Sarpang	45	2
Tsirang	38	3
Trashiyangtse	33	7
Wangdiphodrang	32	2
Samdrup Jongkhar	29	5
Zhemgang	19	7
Chukha	18	1
Trashigang	16	7
Punakha	15	1
Mongar	14	5
Haa	13	8
Trongsa	11	3
Lhuentse	10	10
Paro	6	3
Pemagatshel	6	5
Dagana	4	8
Gasa	0	0
Total	1185	5

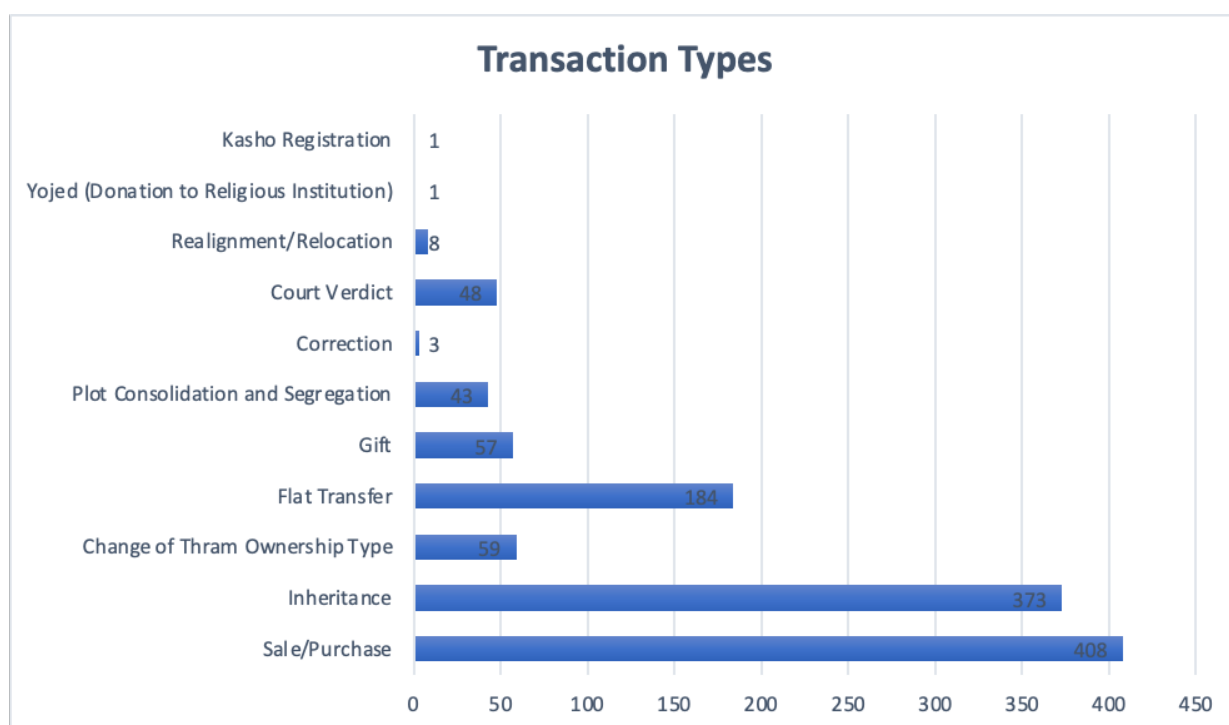
Table 3: Overview of transactions approved

The table above provides a comprehensive overview of approved transactions and the average turnaround time (TAT) across various Dzongkhags and Thromdes. Thimphu is notable for having the highest number of approved transactions at 424 with an impressively short average TAT of 2 days, indicating an efficient system capable of handling a high volume of transactions promptly. Similarly, Phuentsholing also demonstrates high efficiency with 169 transactions approved within an average of 2 days. This indicates that these two regions have more streamlined processes and efficient and sufficient workforce and resource allocation.

In contrast, some Dzongkhags show significantly longer TATs despite handling fewer transactions, which could point to underlying human resource constraints. Bumthang, for instance, has only 48 transactions approved but with a notably long average TAT of 16 days. ***It is important to note that the approval for transactions of Bumthang Dzongkhag was delayed due to the precinct issue prior to the update of the precinct data in the eSakor system by the Department of Human Settlement as provided in the remark section by the approving official.*** Other regions like Lhuentse (10 transactions, 10 days TAT), Trashiyangtse (33 transactions, 7 days TAT), and Haa (13 transactions, 8 days TAT) also exhibit longer processing duration. These delays could be due to a variety of factors such as administrative bottlenecks, insufficient staffing, or more complex verification processes like precinct issues as mentioned that need addressing to improve overall efficiency. Gasa did not receive any transactions.

In a nutshell, the statistical report reveals a disparity in the efficiency of thram approval within the region. While regions like Thimphu and Phuentsholing exemplify high performance with fast processing times and high transaction volumes, areas such as Bumthang and Lhuentse highlight significant room for improvement. To enhance the overall efficiency of the Thram approval process, targeted interventions in Dzongkhags with higher TAT are necessary. This could involve process optimization, resource reallocation, and administrative reforms to reduce turnaround times and improve service delivery.

3.7 Approved Transaction Types by ULD



Graph 1: Different types of transactions approved

The above bar graph highlights the number of transactions across various transaction types, offering valuable insights into the dynamics of land ownership changes in urban areas of Bhutan. Sale/purchase transactions dominate with 408 transactions approved. This type represents 34.4% of the total transactions, underscoring the economic activity and investment in property in urban areas. Inheritance transactions follow closely with 373 cases, comprising 31.5% of the total.

Flat transactions are gaining momentum in urban areas especially in bigger thromdes such as Thimphu and Phuentsholing, accounting for 184 transactions (15.5%). Dealing officials frequently report that the procedures for processing flat transactions are often lengthy and time-consuming due to several factors, such as:

1. Multiple strata owners within the building owning non-identical flats
2. Complexity of Proportionate Land Right (PLR) Calculation
3. Limited knowledge of PLR and its calculation amongst the property owners, resulting in an increased number of walk-in clients.

Change of Thram ownership type, with 59 transactions (5%), indicates shifts in how properties are owned, possibly reflecting changes from joint or Family ownership to Individual ownership.

Other types of transactions constitute 57 gift transactions (4.8%), 43 plot consolidations and segregation, 48 court verdict transactions, and 8 realignments.

3.8 TAT for Different Types of Transactions

Transaction Type	Count	Average TAT
Sale/Purchase	408	6
Inheritance	373	4
Change of Thram Ownership Type	59	4
Flat Transfer	184	7
Gift	57	6
Plot Consolidation and Segregation	43	2
Correction	3	8
Court Verdict	48	6
Realignment/Relocation	8	3
Yoied (Donation to Religious Institution)	1	4
Kasho Registration	1	4
Total	1185	5

Table 4: TAT for different types of transactions

The above table shows the average Turnaround time for different types of property transactions and insights into the efficiency and processing times of various types of transactions. Across different transaction types, the average TAT varies, reflecting the administrative complexities and procedural requirements for different types of transactions. Plot consolidation and segregation transactions emerge as the quickest to process, with an average TAT of 2 days. This efficiency likely stems from the straightforward nature of boundary adjustments, which involve simpler administrative tasks. Realignment/relocation transactions also share this short TAT of 2 days. Following, Inheritance transactions, thram ownership type and Kasho registration follow closely with an average TAT of 4 days.

Moving to longer average TATs, sale/purchase and gift transactions both average 6 days, although these are common types of transactions. Transactions resulting from court verdicts have an average TAT of 6 days, reflecting the complexity and legal intricacies involved in implementing judicial decisions related to land ownership disputes or settlements. Corrections to Thram records have a notably longer average TAT of 8 days, highlighting the detailed document verification processes required to rectify details in land ownership.

The transaction type with the longest average TAT is flat transfers with a TAT of 7 days. This longer processing time likely stems from the complexities involved in transferring ownership rights flats and the requirement of additional documents such as PLR forms as mentioned above.

3.9 Different Types of Transactions Approved for Thimphu

Transaction Type	Count
Sale/Purchase	123
Inheritance	95
Change of Thram Ownership Type	15
Flat Transfer	154
Gift	15
Plot Consolidation and Segregation	7
Correction	1
Court Verdict	13
Realignment/Relocation	0
Yojed (Donation to Religious Institution)	0
Kasho Registration	1
Total	424

Table 5: Different Transaction Types Approved for Thimphu

Given that Thimphu recorded the highest number of transactions during the period under review, an analysis of the various types of approved transactions is conducted. Property transaction statistics of Thimphu provide valuable insights, particularly in the realm of flat transfers. Out of a total of 424 transactions, flat transfers account for 154, representing approximately 36.32% of the total. This makes flat transfers the most common type of transaction, comprising over a third of all property activities. This high percentage of flat transfers indicates a robust demand for flats, suggesting trends such as urbanization, population growth, or a preference for investment in apartments. Similarly, the number of flat transactions in other Thromdes and Dzongkhags like Phuentsholing and Wangdiphodrang is also gaining momentum, thereby indicating the need for having robust Strata Transaction Act/ Rules and Regulations and subsequent training and awareness for both property owners and service providers across the country.

Comparatively, sale/purchase transactions are the next most frequent, with 123 transactions making up about 29% of the total, followed by inheritance transactions at 95, accounting for 22.4%. Other transaction types, including changes in thram ownership, gifts, plot consolidations, court verdicts, corrections, realignments, yojeds, and kasho registrations, collectively account for a smaller portion of the total.

Conclusion:

The statistical analysis of property transactions approved across various Dzongkhags and Thromdes by the Urban Land Division reveals significant differences in the number and turnaround of time for transaction approval. For example, Bumthang has a notably long average TAT due to a delay in transaction approval because of the mismatch of precinct mentioned internal agreement and precinct reflected in the eSakor system. Other Thromdes such as Gelephu, Thimphu, and Phuentsholing also faced challenges related to precinct mismatch. However, these issues were resolved on a case-by-case basis during transaction approval, with the help of data from the Urban Planning Division under the Department of Human Settlements at the Thromde Level. In contrast, Dzongkhags like Bumthang

encountered difficulties in providing precinct data, reportedly due to human resource constraints and other associated challenges.

The data also indicates the prominence of flat transfer transactions, particularly in urban areas like Thimphu and Phuentsholing. With flat transfers comprising a significant portion of the total transactions, there is a clear indication of robust demand for flats driven by trends such as urbanization and population growth. However, the longer TAT for flat transfers highlights the need for more efficient processing mechanisms, possibly through the development of a robust Strata Transaction Act and associated regulations, as well as appropriate training and awareness programs for property owners and service providers. By examining trends, patterns, and dynamics, the report offers valuable insights into the efficiency of transaction verification and approval processes.

Chapter 4: Land Management Division

4.1 Introduction

The Land Management Division (LMD), under the Department of Land Administration and Management, is responsible for overseeing state land leasing, private land exchanges with state land, acquisitions of private land and substitutions, and the allotment of state land to government institutions and government-owned corporations on Land Use Certificates, in compliance with the Land Act, Rules and Regulations, and other relevant laws. The Division comprises four key sections: the Land Use Certificate (LUC) Section, the Lease Section, the Exchange Section, and the Satshab Section.

To explicit the mandates of the four sections, the Lease Section is responsible for facilitating the provision of state land on lease for various purposes such as Commercial Agriculture, mining, and business activities. Its mandate includes serving the general public, State-owned Corporations, and Companies in accordance with the Land Act, Land Lease Rules and Regulations, and other relevant laws. Likewise, the Satshab Section is responsible for processing private land acquisition for the Government Institutions and Gerab Dratshang and subsequent allotment of a land substitute or cash compensation to the affected landowners.

In addition, the Land Exchange Section is mandated with processing exchanges between private registered land and State land, as long as certain criteria are met. These criteria include private registered land that has been affected by natural calamities, falls within critical watershed areas, and is located in dotted or secluded areas. The Section ensures that exchanges are carried out in accordance with the criteria as specified in the Land Act and Rules and Regulations. Further, the Land Use Certificate (LUC) is a supplementary land tenure system issued to Government Institutions, Gerab Dratshang, Religious Institutions, and Individuals (under special circumstances). LUC practices began in 2015 with the aim of effectively managing vacant state land for the benefit of beneficiaries. In 2016, a comprehensive strategy was developed to establish the User Right System, which has since been renamed as the LUC system.

A separate LUC Section was created under the Land Management Division in August 2021 to handle the acquisition of state land by governmental agencies, while LUCs for individuals are granted through Royal Kidu. The LUC Section strives to fulfil His Majesty's vision of optimizing the use of limited arable state land through sustainable and economical approaches. Moving forward, LMD is actively involved in streamlining the release of state land through collaborations with both internal and external stakeholders, including the private sector. This effort integrates geospatial technology and other advanced technologies to enhance efficiency and effectiveness.

The Division is headed by the Chief Land Registrar. Currently, the Division has 12 staff members, excluding three employees who are on extended leave or study leave.

4.2 Objective of the Report

The objective of this publication is to highlight the accomplishments and progress made by the Land Management Division during the fiscal year 2023-2024. This report aims to provide a comprehensive overview of the Division's performance, promote transparency, inform decision-making, evaluate performance, support policy development, and facilitate learning from best practices. Additionally, it seeks to enhance organizational functioning, foster growth, improve efficiency, and elevate the quality of public service delivery.

However, this report does not include actions undertaken for correspondences (myNLCS cases), offline or backlog cases, field monitoring, and other ad hoc activities.

Sections	Name of the Staff	Remarks
Officiating. Chief	Ms. Karma Choden Tshering	
Land Use Certificate	Mr. Pema Dorji	
	Mr. Ugyen Dendup	
	Mrs. Thinley Dorji	
	Ms. Karma Zangmo	On EOL
Land Lease	Mr. Ganesh Pradhan	
	Mr. Tshering Norbu	
	Ms. Kuenlay Zangmo	
	Ms. Chencho Pem	On EOL
Land Exchange	Mr. Tshewang Gyeltshen	
	Mr. Dorji Wangdi	
	Mr. Sonam Zangpo	
Satshab	Mr. Dorji Wangdi	
	Mr. Tashi Chodeda	
	Ms. Tshewang Zangmo	
	Ms. Tshering Pelden	On Study Leave

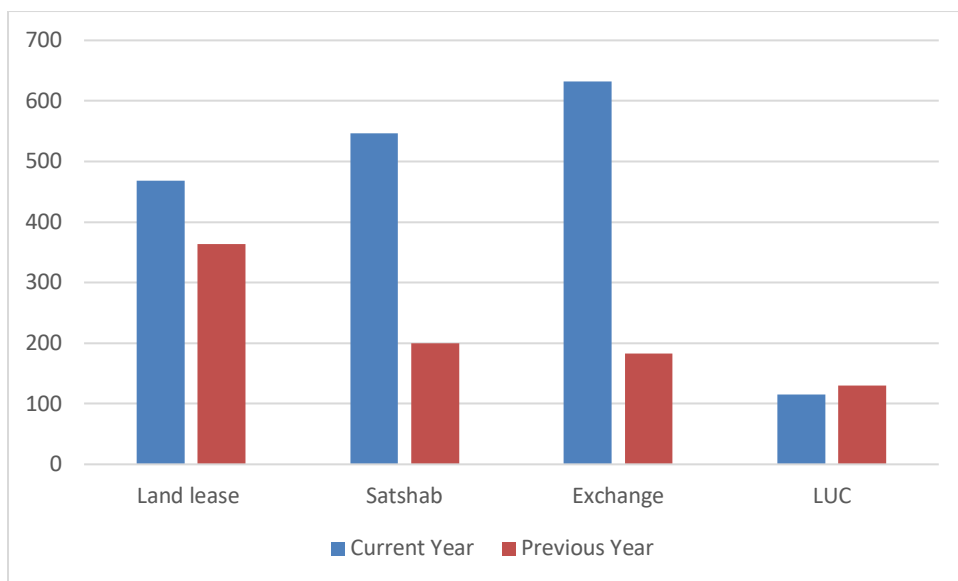
Table 4.1: Staff Details under LMD

4.3 Summary

The Land Management Division received approvals for 1,762 cases for various purposes such as land lease, acquisition and substitution, land exchange, and land use certificates. Compared to the previous year, the Division received exponentially increased cases for land lease, satshab, and land exchange, with 104, 347, and 449 more cases respectively. However, for LUC, the number of endorsed cases dropped by 15 compared to the previous year. In terms of acreage, 7,622.375 acres of State land were released in this fiscal year.

Sl.No	Current Year	Previous Year	Difference
Land lease	468	364	104
Satshab	547	200	347
Exchange	632	183	449
LUC	115	130	-15
Total	1762	877	885

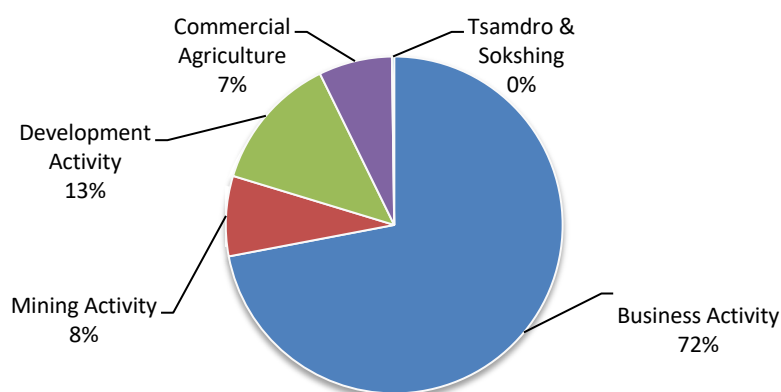
Table 4.2: Number of Transactions Approved



Graph 4.1: Comparison of approved cases with previous year

4.4 Land Lease

For the fiscal year 2023-2024, the Land Lease Section facilitated the release of Lease Certificates for 468 proposals. As tabulated below, of the total approved proposals, business activities constituted the highest number with 72% or 337 cases. Proposals for mining, developmental activities, and commercial agriculture accounted for 8%, 13%, and 7%, respectively. The total acreage of State land released on was 6,271.78 acres.



Graph 4.2: Approved Land Lease for different Activities

Number of Cases					Total cases	Total Area(in acres)
Business Activity	Mining Activity	Development Activity	Commercial Agriculture	Tsamdro & Sokshing		
337	36	61	33	1	468	6271.78

Table 4.3: Approved Land Lease for different Activities

Among the various activities, business activities dominated the proposals. In terms of Dzongkhags, the maximum proposals came from Chhukha and Samtse, with 53% (3,292.95 acres) and 39% (2,419.793 acres) respectively. While proposals from Chhukha were mainly for developmental activities, proposals from Samtse were primarily for business activities. Dagana, Pema Gatshel, Gelephu Thromde, and Phuntsholing Thromde also saw moderate numbers of proposals, with 24, 38, 27, and 39 cases respectively.

Land type		No. of cases	Area recommended
Chhuzhing (Acre)	Kamzhing (Acre)		
56.22	404.874	547	335.046

Table 4.4: No of Satshab cases approved

The Satshab Section facilitated the processing of land substitutes for 547 cases. Of the total 461.09 acres processed, 88% constituted kamzhing, while only 12% accounted for chhuzhing. The total area recommended for land substitutes accounts for 335.046 acres.

4.5 Land Exchange

Land Type	Chhuzhing	Kamzhing	Khimsa	Tshelzhing	Cardamom
Total No. of cases approved	Approved (Acre)	Approved (Acre)	Approved (Acre)	Approved (Acre)	Approved (Acre)
632	37.47	349.182	3.527	82.924	20.624
	4.642	5.541	0	0	0
	5.499		0.12	0.791	0
	47.611	354.723	3.647	83.715	20.624
Total Acreage					510.32

Table 4.5 : No of Land Exchange cases approved

For the fiscal year 2023-2024, the Land Management Division received endorsements for a total of 632 land exchange cases covering 510.32 acres. Among the different land type categories, Kamzhing had the highest proposal with 354.723 acres. Chhuzhing and Tshelzhing followed with proposals of 47.611 acres and 83.715 acres respectively, while Khimsa had the least land proposed and approved, with only 3.647 acres. Proposals were received from 14 Dzongkhags, with the highest number from Samtse Dzongkhag.

4.6 Land Use Certificate

The Land Management Division facilitated the issuance of 115 plots of Land Use Certificates (LUC) to various institutions, including Government Institutions, Civil Society Organizations, Crown Property, Gerab Dratshang, and Community Land. Of the total allotment of state land, 63 plots were released in rural areas and 52 in urban areas. In terms of acreage, 323.503 acres of state land were released in rural areas, while 7,915,990 square feet of state land were released in urban areas

Dzongkhag	No. of Plots	Throms	No. of Plots
Chhukha	5	Dagana	18
Gasa	2	Lhuentse	12
Haa	3	Phuentsholing	2
Lhuentse	3	Samdrup Jongkhar	13
Monggar	3	Thimphu	5
Paro	4	Tsirang	2
Samtse	10	Total	52
Sarpang	3	Table 4.7: Approved LUC cases for LUC for Urban & Rural	
Thimphu	9		
Trashigang	4		
Tsirang	9		
Wangdue Phodrang	4		
Total	63		

Conclusion

Although Bhutan reportedly has only 3% of arable land, the National Land Commission Secretariat released about 7,622.375 acres this financial year alone solely for land lease, private land acquisition and exchange, and LUC. Therefore, as Bhutan witnesses rapid development across the districts, land management and administration tasks demand a comprehensive understanding of land governance, including best international practices and land sustainability, given the scarce land resources in Bhutan.

ANNEXURE

Land Lease

Dzongkhag/Thromde	No. of Cases				Tsamdr o & Sokshing	Total case s	Total Area(in acres)
	Busine ss Activity	Mining Activity	Developm ent Activity	Commerc ial Agricultur e			
Bumthang	3	1	0	1	0	5	4.95
Chhukha	8	5	44	1	0	58	3292.95
Dagana	21	0	0	3	0	24	43.879
Gasa	1	0	0	0	0	1	0.05
Haa	1	4	0	0	0	5	83.16
Lhuentse	3	0	0	0	0	3	0.505
Mongar	14	0	0	0	0	14	13.52
Paro	16	1	0	0	0	17	32.02
Pemagatshel	33	2	0	3	0	38	22.08
Punakha	5	0	0	5	0	10	3.071
Samdrupjongkhar	11	3	0	0	0	14	56.451
Samtse	64	16	17	2	0	99	2419.793
Sarpang	7	0	0	14	0	21	36.547
Thimphu	21	1	0	1	0	23	11.059
Trashigang	12	0	0	0	0	12	32.83
Trashiyangtse	1	1	0	1	0	3	4.7
Trongsa	13	1	0	0	1	15	91.561
Tsirang	10	0	0	0	0	10	2.73
Wangduephodrang	7	1	0	1	0	9	29.925
Zhemgang	12	0	0	0	0	12	7.667
Gelephu	27	0	0	0	0	27	12.551
Phuntsholing	38	0	0	1		39	68.502
Samdrupkongkhar Thromde	9	0	0	0	0	9	1.276
Thimphu Thromde	0	0	0	0	0	0	0
Total	337	36	61	33	1	468	6271.77

Satshab (Private Land Acquisition)

Dzongkhag	Land type		No. of cases	Area recommended
	Chhuzhing(Acre)	Kamzhing(Acre)		
Pemgatshel	0	11.459	17	11.459

Trongsa	6.523	0.093	2	3.497
Chhukha	0	0.226	1	0.226
Punakha	0	3.472	6	3.062
Thimphu	0	0.132	1	0.119
Monggar	0	0.171	1	0.171
T/Yangtse	0.859	0	4	0.859
Lhuentse	3.411	5.333	18	8.744
Sarpang	4.421	22.059	13	26.48
Monggar	1.145	0.121	8	1.266
Tsirang	0	1.19	1	1.19
Trashiyangtse	0	0.3	1	0.3
Paro	0	0.468	4	0.644
Dagana	0	0.236	1	0.236
Samdrup Jongkhar	1.3	2.368	3	3.668
Trongsa	0	1.772	6	1.749
Haa	0	0.513	1	0.513
Trongsa	0	3.52	5	3.022
Lhuentse	0	0.943	2	0.943
Trashiyangtse	0	0.1	1	0.226
Haa	0	0.474	3	0.474
Sarpang	1.567	1.824	2	3.391
Chhukha	0	1.884	1	1.884
Mongar	0	0.343	1	0.343
Gelephu Thromde	0	1.902	2	0.188
Zhemgang	0	0.843	2	0.843
Dagana	0	6.652	2	6.652
Trashigang	0	0.17	1	0.17
Samdrup Jongkhar	2.358	0.116	2	2.474
Gasa	0	0.64	1	0.64
Paro	0	0.059	2	0.059
Bumthang	0	0.38	1	0.38
Lhuentse	0.163	1.208	3	1.208
Paro	0	0.594	2	0.594
Trongsa	0	0.702	3	0.702
Samtse	0.423	0.267	3	0.69
Sarpang	0	1.885	1	1.885
Gasa	0	0.505	2	0.505
Haa	0	0	2	0
Trashiyangtse	0	0	2	0
Dagana	0	0	1	0

Samdrup Jongkhar	0.583	1.547	1	2.13
Chhukha	0	0.214	1	0.214
Dagana	0	1.245	5	1.245
Paro	0	0.714	2	0.714
Trongsa	0	0.26	1	0.26
Samtse	30.104	6.133	20	28.019
Trongsa	0.653	2.014	6	2.197
Monggar	0	1.606	3	1.606
Samtse	0	0.25	1	0.25
Chhukha	0	0.22	1	0.154
Sarpang	0	6.84	3	6.84
Samdrup Jongkhar	0	0.153	1	0.153
Samtse-Gyalsung	1.923	104.435	79	103.593
Sarpang-Airport	0	198.129	152	89.238
Sarpang-Gyalsung	0.787	6.19	136	6.977
Grand Total	56.22	404.874	547	335.046

Land Use Certificate

Rural				Urban			
Dzongkhag	No. of Plots	Plot ID	Area (Acres)	Thromde	No. of Plots	Plot ID	Area (Sq.ft)
Chhukha	5	CHP-4111	0.316	Dagana	18	DN1-38	225467
		CHP-4112	0.05			DN1-44	170015
		CHP-4113	1.376			DN1-59	89037
		DNG-2073	0.91			DN1-61	156468
		PLN-9631	0.214			DN1-62	9583
Gasa	2	LNU-1520	0.26			DN1-63	755069
		LNU-1527	0.146			DN1-69	836047
Haa	3	GAK-2465	0.5			DN1-70	86379
		SMA-1758	0.1			DN1-71	35850
		UES-3514	2.76			DN1-72	9757
Lhuentse	3	JAR-2161	1.605			DN1-73	127936

Monggar	3	KUR-3072	0.698	Lhuentse	12	DN1-75	37549
		KUR-3121	0.858			DN1-76	21432
		MON-5314	2			DN1-92	13329
		MON-5366	0.4			DN1-93	39640
		NGA-2842	0.149			DN1-94	9235
Paro	4	LUN-7539	0.35			DN1-95	44126
		SHA-9302	15			DN1-96	20604
		SHA-9372	0.35			FA1-47	26484
		SHA-9373	49.055			FA1-48	9888
Samtse	10	BRA-5957	0.13			FA1-49	48046
		CHE-2452	5.161			FA1-50	89489
		CHE-2586	1.586			FA1-51	209204
		DOK-7682	2.367			FA1-53	123770
		PAG-1521	10.639			FA1-54	123770
		PAG-1525	7.531			FA1-55	13887
		SIP-1966	0.519			FA1-56	83155
		SIP-5222	0.568			FA1-57	73020
		SIP-5280	0.12			FA1-58	12345
		TEN-5112	2.037			FA1-59	21645
Sarpang	3	BHU-5279	4	Pemagatshel	2	DE1-114	9060
		HIL-4307	12.42	P/ling		PGT-3822	655983
		LEO-9665	89.947			PGT-4303	2131
Thimphu	9	GNY-530	27.717	S/Jongkhar	13	SGT-5764	28777
		KAW-2478	0.96			SGT-5766	46236
		KAW-2494	5			SGT-5767	3365
		KAW-2545	0.03			SGT-5768	7272
		MEW-2718	15			SGT-5814	9147

		MEW-7890	2.453			SGT-5841	100754
		MEW-7891	0.42			SGT-5842	2449989
		MEW-7892	0.997			SGT-5843	276388
		MEW-8712	3.206			SGT-5844	53840
Trashi Yangtse	4	BUM-6289	0.08			SGT-5845	53840
		RAM-4884	0.316			SGT-5846	269201
		TRA-5829	3.802			SGT-5849	125042
		YAL-5247	0.05			SGT-5852	7000
T/gang	4	KHA-7076	0.632	Thimphu	5	DL1-467	65448
Trongsa		LNG-6578	0.057			DL1-468	24925
		NUB-6840	0.7			DL1-470	28730
		TAN-3806	0.006			GA1-101	18295
Tsirang	9	GOS-2734	0.7			TA1-768	14233
		PAT-1181	10.392	Tsirang	2	DP1-833	106419
		PAT-1195	5.348			DP1-838	37689
		PAT-2451	1.975	Grand Total	52		7915990
		PAT-585	4.9				
		PAT-693	11.905				
		RNG-1100	0.36				
		RNG-1101	0.44				
		SEM-2335	0.18				
W/ Phodrang	4	BJE-2436	0.856				
		BJE-2707	5.155				
		THE-4199	3.67				
		THE-4201	2.074				
Total	63		323.503				