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DEPARTMENT OF LAND ADMINISTRATION & MANAGEMENT
Land Management Division

"Spatially Enabled Nation with Par Excellence Land Governance"



NLCS/DoLAM/LMD-Lease(B12)2024-25/004888

30th October, 2024

Notification no: NLCS/2024/05

In continuation to earlier letter no. **NLCS/DoLAM/LMD-Lease (B12)/2023-24/000261 dated 15/01/2024** with regard to **notification no. NLCS/2024/02** for the implementation of revised State Land Lease Rates, 2023, the NLCS is pleased to circulate the new rates 2024, which shall supersede the old rates of 2023.

Following the above circular the BCCI on behalf of the Private Sector, appealed expressing concerns that the revised rates were excessively high.

Subsequently, the relevant agencies (NLCS, MoICE, MoF, MoENR, MoAL, BCCI and Private Sector) were engaged in several meetings to discuss and finalize the rates. After multiple meetings and deliberations, a consensus was reached on revised rates that were acceptable to all stakeholders, which was endorsed for implementation, effective from 1st November, 2024.

The updated lease rates will be implemented with effect from November 1, 2024. In order to ensure smooth implementation, following clarifications is also provided:

Case 1: Those who have already paid lease rent prior to January 2024 will continue until the end of their one-year lease cycle.

Case 2: Those who have already paid lease rent after January 2024 will also continue with the payment already made until the end of their one-year lease cycle.

Case 3: Those who have not yet paid the lease rent will pay the 2023 rates until the end of their one-year lease cycle, with **no penalties** applied.

Case 4: Any rent applicable from November 1, 2024, onward will be based on the updated approved rates as of October 2024.

Anticipating your continued cooperation and commitment to the successful implementation of the revised State Land Lease Rates 2024.

Note: Enclosed herewith are the revised State Land Lease Rates 2024 for implementation effectively from 1st of November, 2024.

Secretary

Director 02 321743/324259	Chief Land Registrar 02 324993	State Land Exchange and Land Acquisition 02 328837	State Land Lease 02 323024	LUC 02 336552
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Cc:

1. The Gyalzim, Office of the Gyalpoi Zimpon (OGZ) for kind information.
2. The Secretary, Cabinet Secretariat for kind information.
3. The Secretary, Ministry of Finance for kind information and reference.
4. The Secretary, Ministry of Industry, Commerce and Employment for information and implementation.
5. The Secretary, Ministry of Energy and Natural Energy for information and implementation.
6. The Secretary, Ministry of Infrastructure and Transport for kind information and reference.
7. The Secretary, Ministry of Agriculture and Livestock for kind information and reference.
8. The Dzongdag/Executive Secretary, Dzongkhags/Thromdes for immediate implementation.

Director	Chief Land Registrar	State Land Exchange and Land Acquisition	State Land Lease	LUC
02 321743/324259	02 324993	02 328837	02 323024	02 336552

1. State Land Lease Rate inside Thromdes in Nu./sq.ft./annum

SN	Urban Center	Business (B)			Residential (R)			Institutional (I)	
		Trading	Manufact./ Production	Services	Long Term	Short Term	Temporary	Non Social	Social
1	Thimphu Thromde	49.73	18.90	18.90	7.03	8.78	10.98	2.81	1.41
2	Phuntsholing Thromde	46.54	17.69	17.69	6.67	8.34	10.43	2.67	1.33
	Phuntsholing Thromde (Extd.)	23.27	8.84	8.84	3.34	4.17	5.22	1.33	1.00
3	Gelephu Thromde	10.02	3.81	3.81	2.00	2.50	3.13	1.00	0.50
4	Samdrup Jongkhar Thromde	42.00	3.32	3.32	2.00	2.50	3.13	2.00	1.00
	Samdrup Jongkhar Thromde (Outside Core Area)	8.74	3.32	3.32	2.00	2.50	3.13	2.00	1.00
5	Bumthang Throm	2.52	1.00	1.00	2.00	2.50	3.13	1.00	0.50
6	Tsimasham Throm	1.47	1.00	1.00	2.00	2.50	3.13	1.00	0.50
7	Dagana Throm	1.38	1.00	1.00	1.00	1.25	1.56	1.00	0.50
8	Gasa Throm	1.26	1.00	1.00	1.00	1.25	1.56	1.00	0.50
9	Haa Throm	1.80	1.00	1.00	2.00	2.50	3.13	1.00	0.50
10	Lhuntse Throm	2.04	1.00	1.00	0.50	0.63	0.78	1.00	0.50
11	Mongar Throm	8.12	1.00	1.00	2.00	2.50	3.13	1.00	0.50
12	Paro Thromde	10.00	3.80	3.80	2.00	2.50	3.13	1.00	0.50
13	(Denchi) P/Gatshel Throm	1.51	1.00	1.00	0.50	0.63	0.78	1.00	0.50
14	Punakha Throm	6.24	2.37	2.37	2.00	2.50	3.13	1.00	0.50
15	Samtse Throm	8.19	3.11	3.11	2.00	2.50	3.13	1.00	0.50
16	Sarpang Throm	1.83	1.00	1.00	2.00	2.50	3.13	1.00	0.50
17	Trashigang Throm	5.65	2.15	2.15	2.00	2.50	3.13	1.00	0.50
18	T/Yangtse Throm	2.68	1.02	1.02	2.00	2.50	3.13	1.00	0.50
19	Trongsa Dzongkhag Throm	3.81	1.45	1.45	2.00	2.50	3.13	1.00	0.50
20	(Dampfu) Tsirang Dzo. Throm	5.28	2.01	2.01	2.00	2.50	3.13	1.00	0.50
21	W/Phodrang Throm	5.57	2.12	2.12	2.00	2.50	3.13	1.00	0.50
22	Zhemgang Throm	1.17	1.00	1.00	2.00	2.50	3.13	1.00	0.50
23	Chumey, Bumthang	1.00	1.00	1.00	2.00	2.50	3.13	1.00	0.50
24	Gedu, Chukha	3.66	1.39	1.39	2.00	2.50	3.13	1.00	0.50

Urban Land Lease Rates 2024 (Nu. / Sq. ft./ Annum)

Annexure - 8.i

SN	Urban Center	Trading	Manufact./ Production	Services	Long Term	Short Term	Temporary	Non Social	Social
25	Darla, Chukha	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
26	Lhamoyzingkha, Dagana	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
27	Dagapela, Dagana	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
28	Drujaygang, Dagana	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
29	Sunkosh, Dagana	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
30	Damji, Gasa	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
31	Jyenkana, Haa	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
32	Autsho, Lhuntse	2.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
33	Gorgan, Lhuntse	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
34	Yadi, Mongar	1.10	1.00	1.00	1.00	1.25	1.56	1.00	0.50
35	Kidekhar, Mongar	1.10	1.00	1.00	1.00	1.25	1.56	1.00	0.50
36	Lingmethang, Mongar	1.74	1.00	1.00	1.00	1.25	1.56	1.00	0.50
37	Dremetse, Mongar	1.00	1.00	1.00	0.50	0.63	0.78	1.00	0.50
38	Gyelposhing, Mongar	4.18	1.59	1.59	1.00	1.25	1.56	1.00	0.50
39	Jitsiphu, Paro	1.41	1.00	1.00	1.00	1.25	1.56	1.00	0.50
40	Beteykha, Paro	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
41	Nganglam, Pema Gatshel	1.77	1.00	1.00	1.00	1.25	1.56	1.00	0.50
42	Old Dzong Area, Pema Gatshel	1.29	1.00	1.00	1.00	1.25	1.56	1.00	0.50
43	Lobeysa, Punakha	2.24	1.00	1.00	1.00	1.25	1.56	1.00	0.50
44	Thinleygang, Punakha	1.50	1.00	1.00	1.00	1.25	1.56	1.00	0.50
45	Samdrupcholing, S/Jongkhar	2.11	1.00	1.00	1.00	1.25	1.56	1.00	0.50
46	Jomotshangkha, S/Jongkhar	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
47	Narphung, S/Jongkhar	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
48	Gomtu, Samtse	2.03	1.00	1.00	1.00	1.25	1.56	1.00	0.50
49	Sipsu (Gola Bazar), Samtse	1.84	1.00	1.00	1.00	1.25	1.56	1.00	0.50
50	Jigmecholling, Sarpang	1.00	1.00	1.00	1.00	1.25	1.56	1.00	0.50
51	Khasadrapchu, Thimphu	3.72	1.41	1.41	1.00	1.25	1.56	1.00	0.50
52	Debsi, Thimphu	8.27	3.14	3.14	1.63	2.04	2.55	1.00	0.50
53	Kabisa, Thimphu	8.27	3.14	3.14	1.42	1.78	2.22	1.00	0.50

Urban Land Lease Rates 2024 (Nu. / Sq. ft./ Annum)

SN	Urban Center	Trading	Manufact./ Production	Services	Long Term	Short Term	Temporary	Non Social	Social
54	Hontsho, Thimphu	3.51	1.33	1.33	0.71	0.89	1.11	1.00	0.50
55	Rangjung, Trashigang	1.94	1.00	1.00	1.00	1.25	1.56	1.00	0.50
56	Khaling, Tashigang	1.87	1.00	1.00	0.50	0.63	0.78	1.00	0.50
57	Kanglung, Tashigang	2.70	1.03	1.03	2.00	2.50	3.13	1.00	0.50
58	Wamrong, Tashigang	1.21	1.00	1.00	0.50	0.63	0.78	1.00	0.50
59	Reserboo, Trashigang	1.10	1.00	1.00	0.50	0.63	0.78	1.00	0.50
60	Duksum, Trashy Yangtse	1.10	1.00	1.00	0.50	0.63	0.78	1.00	0.50
61	Kuengarabten, Trongsa	1.00	1.00	1.00	0.50	0.63	0.78	1.00	0.50
62	Taktsi, Trongsa	1.00	1.00	1.00	0.50	0.63	0.78	1.00	0.50
63	Mendrelgang, Tshirang	1.00	1.00	1.00	0.50	0.63	0.78	1.00	0.50
64	Nobding, Wangdue Phodrang	1.00	1.00	1.00	0.50	0.63	0.78	1.00	0.50
65	Rurichu, Wangdue Phodrang	1.00	1.00	1.00	0.50	0.63	0.78	1.00	0.50
66	Panbang, Zhemgang	1.00	1.00	1.00	0.50	0.63	0.78	1.00	0.50
67	Tingtibi, Zhemgang	1.00	1.00	1.00	0.50	0.63	0.78	1.00	0.50

Note: Lease rate for sports facilities and recreational parks will be continued at a token fee of Nu. 0.10 per Sq. ft. per annum. This shall not be applicable to anything of commercial ventures.

B - Business (Related to any of the commercial activities falling as per the license categorization viz. Trading, Manufacturing / Production and Services)

R - Residential (Living quarters area and shall include areas given for accommodation of construction workers and store for building construction. Shall be in terms of Long Term (above 3 years), Short Term (up to 3 years) and Temporary (up to 6 months).)

I - Institutional (Related to any areas occupied by an Organization and shall be in terms of Social and Non-social use. Social shall cover areas occupied by CSO's, Schools*, Hospitals, Religious Bodies, Rehabilitation Centers, Orphanages, etc. Non-social use shall cover areas occupied by Government, Corporate Offices and Utilities Service Structures *eg. substation/electric DP/ Fiber Cabinet/Telecommunications .)*

*Land lease rates for Schools in Thimphu to be maintained status quo with provisions for 10% increase every two years.

*Monopole(electric/mobile tower) to be lumpsum negotiated amount and under cable duct not required to be leased. .

2. Industrial Parks Land Lease Rates
LEASE RATE IN NU. PER SQ.FT PER ANNUM

SN	Name of Place	Nu.
1	Jemina Industrial Estate, Thimphu	3.20
2	Pasakha Industrial Estate, Phuntsholing	10.00
3	Norbugang Industrial Park, Samtse	3.20
4	Motanga Industrial Park, S/Jongkhar	3.20
5	Dhamdhum Industrial Park, Samtse	3.20
6	CSI Estate, Changchey, Tsirang	2.00
*Based on Infrastructure Development cost and parameters set		
Notes- 1. The lessees at the Industrial Estate already paying higher rent from the above proposed rent will continue with their current rent and shall be subject to 10% increase every two years in line with the Tenancy Act 2015 while the earlier incremental conditions shall be superseded. 2. An increment rate of 10% every after three years has been proposed and agreed upon for these Industrial Parks.		

3. Tsamdro and Sokshing

3.1 Lease reates for Tsamdro/pasture development & Sokshing		
	Nu. Per acre/year)	
1.a) Lease rate for individual lease	120.00	90% rebate to domicile individuals or communities and no rebate for non-domicile people
1.b) Lease rate for community lease	85.00	
3.2 Sokshing Lease Rate	Nu. 10 per acre per year	

4. State Lease reates for Mining Activities

Nu. 2300 per acre per annum

5. Commercial Agriculture/Livestock Farm Land Lease Rate

SN	Dzongkhags	Rate per acre per annum
1	Bumthang	1393
2	Chhukha	1245
3	Dagana	1245
4	Gasa	1109
5	Ha	1274
6	Lhuentse	1327
7	Mongar	1360
8	Paro	1642
9	Pema Gatshel	1269
10	Punakha	1554
11	Samdrup Jongkhar	1229
12	Samtse	1284
13	Sarpang	1303
14	Thimphu	1666
15	Tsirang	1266
16	Tashi Yangtse	1332
17	Tashigang	1332
18	Tongsa	1265
19	Wangdue Phodang	1544
20	Zhemgang	1258

6. State Land Lease Rate for Business Activities outside Industrial Park & Thromdes in Nu./sq.ft./annum		
SN	Dzongkhag	Rate (Nu)
1	Bumthang	0.30
2	Chhukha	0.19
3	Dagana	0.17
4	Gasa	0.12
5	Ha	0.18
6	Lhuentse	0.17
7	Mongar	0.24
8	Paro	0.52
9	Pema Gatshel	0.18
10	Punakha	0.36
11	Samdrup Jongkhar	0.20
12	Samtse	0.27
13	Sarpang	0.23
14	Thimphu	0.72
15	Tsirang	0.24
16	Tashi Yangtse	0.21
17	Tashigang	0.23
18	Tongsa	0.21
19	Wangdue Phodang	0.28
20	Zhemgang	0.17

7. State Land Lease Rate for Development Activities (Government and Non-profit CSO's, excluding government corporations)	
SN	Development Activities
1	Camp sites for geo-scientific investigation/survey/research
2	RNR research activities (eg. Trial fields for High altitude rice/medicinal and aromatic plants, etc.)
3	CSO's (non-profit oriented)
4	Forestry Plantations
5	Any other government development initiatives/activities.

SN	Dzongkhag	Nu. Per acre/annum
1	Bumthang	266.00
2	Chhukha	168.00
3	Dagana	145.00
4	Gasa	104.00
5	Ha	157.00
6	Lhuentse	147.00
7	Mongar	208.00
8	Paro	453.00
9	Pema Gatshel	158.00
10	Punakha	312.00
11	Samdrup Jongkhar	177.00
12	Samtse	238.00
13	Sarpang	201.00
14	Thimphu	631.00
15	Tsirang	211.00
16	Tashi Yangtse	179.00
17	Tashigang	202.00
18	Tongsa	180.00
19	Wangdue Phodang	245.00
20	Zhemgang	151.00