



GUIDELINE FOR LAND SERVICES

February 2026 | Version 1

National Land Commission Secretariat

**Department of Land Administration and Management
(DoLAM)**

FORWARD

Land is one of the most valuable and sensitive resources of our nation. Ensuring its fair, transparent, and lawful transactions is crucial not only for protecting individual rights but also for safeguarding national interests.

This guideline is developed to provide clear guidance on the key issues and requirements pertaining to land transactions. It is intended to harmonise practices across all levels of administration, reduce ambiguity, and promote accountability and efficiency in service delivery.

Officials, landowners, and stakeholders are expected to strictly adhere to these guidelines to maintain consistency and integrity in land administration. Where interpretation is required, the concerned authority shall provide clarification in line with prevailing laws and regulations.

The guideline is also designed to serve as a guiding tool for addressing generic requirements and for incorporating procedural changes introduced through notifications issued over time. Hence, the document will be reviewed periodically to ensure relevance.

By implementing this guideline, we aim to uphold the values of fairness, transparency, and service excellence in all land-related matters.

This Guideline is approved by the 12th PPPCM meeting



Tshering Gyaltshen Penjor
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ACRONYM

ACC- Anti-Corruption Commission
CID- Cadastral Information Division
CRA- Corporate Regulatory Authority
CSO/A-Civil Society Organisation/Authority
DCRC- Department of Civil Registration and Census
DHS- Department of Human Settlement
DLGDM- Department of Local Government and Disaster Management
DoCDD- Department of Culture and Dzongkha Development
DRC- Department of Revenue and Customs
ECB- Election Commission of Bhutan
FDI- Foreign Direct Investment
FN1: Family No Objection-1
FN2- Family No Objection -2
GMC- Gelephu Mindfulness City
HQ- Headquarters
LAP- Local Area Plan
LCR- Land Compensation Rates
LG- Local Government
LMS- Land Mortgage System
LUC- Land Use Certificate
NCRP-II- National Cadastral Resurvey Program-II
NLUZ- National Land Use Zoning
NOC- No Objection Certificate
OAG- Office of the Attorney General
OGZ- Office of the Gyalpoi Zimpon
PTTA- Property Ownership Transfer Tax
RBP- Royal Bhutan Police
SOP- Standard Operating Procedure

1. Rationale

The implementation of the Land Rules and Regulations 2007, formulated under the Land Act 2007, has encountered challenges across different levels of local governments due to varying interpretations by officials, resulting in a lack of uniformity in land transaction procedures.

This guideline intends to serve as a comprehensive reference tool to address common requirements and integrate procedural updates introduced through official notifications over time. Accordingly, the document will be reviewed periodically to maintain its relevance and ensure consistency in implementation.

2. Legal Provisions

- a) Land Act, Section 6(a) Laying down the policies, programmes, regulations and guidelines in accordance with the provisions of this Act for implementation by the National Land Commission Secretariat.
- b) Section 10 (h): Either on its own or in coordination with relevant agencies, where necessary, shall prescribe formats and rules pursuant to this Act and amend them as and when deemed necessary.
- c) Section 316: The Commission shall, where necessary for the implementation of this Act, either on its own or in coordination with relevant agencies, make rules from time to time to carry out the provisions of this Act. The rules shall be subject to the endorsement of the Government.

3. Short Title and Commencement

- a) These Guidelines shall be called the " Guideline for Land Services, 2026";
- b) These Guidelines shall come into force from the 5th day of February, 2026, corresponding to the 19th day of the Twelfth Month of the Fire Male Horse Year.

4. Repeal

These Guidelines shall supersede all prior notifications, circulars, instructions and directives that are inconsistent with the provisions of these Guidelines.

5. Objective

The objectives of this guideline are to:

- a) Develop a standardised framework for the management and processing of land transactions
- b) Promote transparency, accountability, and efficiency in the delivery of services.

- c) Provide clear guidance to officials and stakeholders on the required documentation, verification process and procedural requirements.
- d) Minimise disputes and discrepancies in land records and transactions.
- e) Ensure that land transaction processes comply with the Land Act, relevant regulations, and national policies.
- f) Provide clarity and practical guidance on the existing procedures and practices that have been adopted through notifications, Terms of Reference, and endorsed meeting minutes with the relevant agencies.

Scope Covers services under the land administration function at the Dzongkhag/Thromde level and aligns with NLCS standards.

6. Inheritance Land Transaction

“Inheritance land transaction” means the transfer of ownership of land from a registered landowner to his or her lawful heir(s), in accordance with the applicable laws and prescribed procedures. An inheritance land transaction shall be subject to verification and processed in accordance with the procedures set out hereunder.

6.1 Verification of Relationship

- a) All relationships must be verifiable through the Department of Civil Registration and Census (DCRC) data.
- b) No relationship verification is required if all parties involved are listed in the same census record.
- c) Immediate family members include Spouse, Children, and Parents.

6.2 Relationship verification for family members in different census records

If an inheritance land transaction involves parties listed under different census records, only the cases specified below shall be eligible for the inheritance transaction, especially on Kasho land and protected Chhuzhings. Any relationships not included in the list shall not be considered for inheritance transactions. ↔ Indicates both ways:

- a) Parent ↔ Child
- b) Grandparent ↔ Grandchild
- c) Spouses (Marriage Certificates)
- d) Siblings (Children having one or both parents in common)

- e) Parent ↔ Legally adopted child (requires proof of legal adoption)
- f) Parent-in-law ↔ Son/Daughter-in-law
- g) Uncle/Aunt (siblings) ↔ Niece/Nephew (children of first generation)
- h) Within First cousins (children of brother/sister)

7. Requirement of No Objection Certificate (NOC)

The following transactions shall require NOC from the affected members:

7.1 Family Ownership Transactions

- a) Family No objection (FN1) is required for all transactions related to family ownership from members who are above 18 years. The age of the members of a family will be determined based on the individual's age at the time of **accepting** the transaction.
- b) The parties involved in a transaction may have the option to use the FN1 form provided by NLCS or any other written format, provided it contains the required information and the necessary endorsement.
- c) Regardless of the format submitted by the parties FN1, a competent witness is required
- d) If multiple transferees are involved in the same land transaction and have signed a single common internal agreement, they do not need to submit separate NOCs for each transferee.

7.2 Individual Ownership Transactions

- a) FN1 is not required if the transaction is from a **living owner**.
- b) FN1 form is not required for the transfer of property from a deceased owner to **immediate family members**, as they are already involved in the transactions.
- c) If the **deceased** owner is the sole member in the census, FN1 is required from other immediate family members registered in a **different census**.
- d) The submission of Form FN1 shall suffice, and no undertaking from the transferee is required.

7.3 Sale-purchase transaction of land of a deceased

In the absence of immediate family members, a sale-purchase transaction of land of a deceased may only be executed under the following conditions:

- a) Through a court order
- b) Wills duly notarised by the Judiciary shall also be acknowledged.

- c) In the absence of a court order or a will, the land will be declared as Tsatong in accordance with the Land Act.

7.4 For inheritance transactions involving a deceased and a non-immediate relative:

For inheritance transactions involving a deceased and a non-immediate relative:

- a) A relationship certificate from DCRC is mandatory.
- b) If unavailable, a Court Verdict is required.
- c) In the absence of both, the transaction shall be declared as Tsatong.

8. Requirement of FN2

- a) FN2 is required to change the ownership type from family to individual.
- b) If the internal agreement does not explicitly state otherwise, a FN2 form is required for inheritance or gift transactions involving family-owned landed properties. The FN2 is required from the transferee's family members.
- c) Not required for transactions from joint ownership to individual ownership, regardless of whether it is mentioned in the agreement.

9. Land Transaction-related Documents from Overseas

- a) Individuals residing overseas may submit their documents, such as a Power of Attorney or NOC (FN1, FN2), via email to the concerned dealing official at the LG.
- b) A competent witness must duly support all such documents

10. Representative for the Deceased Land owner.

- a) For transactions such as Inheritance from the deceased, if all the family members are the receiving parties, there is no need for a representative for the deceased.
- b) For sale and purchase transactions involving a deceased landowner, an immediate family member shall act as the representative, regardless of whether they are listed under the same census.

11. Undertaking Forms for land transaction

11.1 Chhuzhing Undertaking

- a) The buyer shall submit the *Chhuzhing* Undertaking Form, duly filled out with all relevant details.
- b) As per the Undertaking, the remarks and encumbrances shall be clearly recorded against the *Chhuzhing* plot. These encumbrances shall remain intact and shall not be removed or altered during subsequent transactions, including Inheritance.

11.2 GMC Undertaking

- a) All sale and purchase transactions under the GMC shall require an endorsement duly issued by the relevant GMC Authority.

11.3 Planning Moratorium Undertaking

- a) When LAP preparation is underway, the transaction under the LAP boundary is normally put under an embargo. The plots under the LAP shall be shared with the dealing officials, both at LG and HQ.
- b) Based on the approval of DHS, a solid plot transfer will be allowed for transactions with an undertaking.
- c) Undertaking Forms signed by the transferee must be submitted, accepting any form of land pooling contribution or any relocation in the process.

12. Endorsement of Documents by LG

- a) Except for the sale deed or the internal agreement, the rest of the supporting documents for the transaction of the property, such as NOC or undertakings, shall not require endorsement from LG.

13. Application of Tax Exemption

13.1 General Principle

- a) Tax exemption shall be determined based on the relationship between transferor and transferee, in accordance with the Property Ownership Transfer Tax Act (PTTA) 2020, **not on the type of transaction**.
- b) Private land exchange shall be liable for the Property transfer tax for both parties, unless they fall within the exemptions provided under the PTTA.

13.2 Eligible for Tax Exemption

The following shall be exempted from paying 3% property ownership transfer tax:

- a) Inheritance as per relationship types **(a-e)** in Section 1.2.
- b) Family members within the same census, regardless of relationship.
- c) Land split as an individual share from joint ownership (tax applies only on the additional area).
- d) Land transferred to:
 - o Registered religious organisations (as per Choedhey Lhentshog, DCDD)
 - o All registered Civil Society Organisations (CSOs) under the Civil Society Organisations Act.

13.3 Not Eligible for Tax Exemption

The following shall be liable to pay the 3% property ownership transfer tax at the time of accepting the transaction:

- a) Inheritance under relationship types **(f-h)** in Section 1.2.
- b) Sale Purchase between Siblings in different census.
- c) Transfer from an individual to a private company and vice versa
- d) Company amalgamation or merger.
- e) Transfer in the name of an individual Trulku (religious reincarnate individual).

14. Transactions in the Name of a Company

To register land in the name of a company, the following conditions must be fulfilled:

- a) The company must be registered under the Companies Act of Bhutan.
- b) A Certificate of Incorporation is mandatory (Trade license will not suffice).
- c) Sole proprietorship companies are not eligible to hold land as per the Companies Act of the Kingdom of Bhutan. *For example, Enterprises.*
- d) 100% foreign-owned FDI companies are not eligible for freehold Thram ownership. This must be verified through FDI data from the Corporate Regulatory Authority of Bhutan (CRA).
- e) Any transaction involving a private corporation has to be approved by the Hon'ble Secretary

- f) A transaction from a company to an individual shall require the consent of the majority of the shareholders or the directive of the Chairman of the Board.
- g) The full name, CID, and contact details of the representative signing on behalf of the company must be provided for verification and record purposes.

15. Transactions in the Name of a Religious Organisation

- a) The Religious organization must be registered under the Choedhey Lhentshog, Department of Culture and Dzongkha Development (DoCDD).
- b) A valid registration certificate is mandatory for landholding.
- c) Land cannot be transferred from the community Lhakhang to other religious bodies. Only the management of the Lhakhang shall be transferred.
- d) Land registered in the name of Private Lhakhangs under the ownership of RI, reflected as Yoejay or Choebul, cannot be transferred to individual ownership.
- e) For Private Lhakhang, not reflected as Choebul or Yoejay, name/ownership correction can be done with reference to the old Chazha Thram.
- f) The full name, CID, and contact details of the representative signing on behalf of the Religious Institutions must be provided for verification and record purposes.

16. Registration of Land for Civil Society Organisations (CSOs)

- a) Land shall be registered in the name of the CSOs based on the Certificate of Registration. A Bhutanese representative with a CID and a mobile number can sign on behalf of the PBO (Public Benefiting Organisation).
- b) All CSOs applying for a lease should first obtain a recommendation/clearance letter from CSOA to ensure that it is active and functional.
- c) Land acquired for CSOs under Royal Patronage shall be registered as Crown Property as per the Kasho dated 17/11/2023. Once registered, the Lagthram shall be handed over to the Office of the Gyalpoi Zimpon (OGZ) along with a forwarding letter for the execution of the lease agreement.
- d) The full name, CID, and contact details of the representative signing on behalf of the CSO must be provided for verification and record purposes.
- e) In the Dzongkhag column of plot remarks, include:

“Purpose: [Name of CSO] & [Use]”

Example: “Purpose: RENEW: community centre”

- f) In the event, the CSO is deregistered, the land will be taken over by the State.

17. Witness and Thumb Impression

- a) Any person who has attained the age of eighteen years may serve as a witness to an agreement, including immediate family members.
- b) A clear thumb impression, showing visible ridges, is required for the document to be considered valid.
- c) The thumb impression should be placed in an empty area of the document, and not on the legal stamps.
- d) Thumb impressions should not overlap with each other.
- e) Until a systematic method for verifying thumb impressions is established, any thumb impression that is unclear or appears doubtful shall be authenticated by contacting one of the signatories

18. Plot Segregation

- a) Plot segregation for freehold areas shall be permitted in accordance with applicant requests, provided that the minimum plot size requirements as stipulated in the Land Act and Local Area Plan (LAP)/Structure Plans are maintained.
- b) Kasho areas that have been established for a period of less than ten (10) years shall not be eligible for segregation. Such Kasho areas shall remain an integral part of the parent plot in any segregation process.
- c) No objection is required from family members/co-owners for segregating plots under family/joint ownership, respectively.
- d) If the plot to be segregated is mortgaged, financial clearance must be furnished by the Bank.

19. LUC Segregation

- a) As per the Private LUC rules and regulations 2025, LUC Kasho granted as part of NCRP II Kidu, a freehold area of up to 50 decimals can be segregated per plot. The land owner will be allowed to determine the freehold area of up to 50 decimals based on the ground reality (the freehold area need not necessarily be 50 decimals)
- b) The landowner may choose the location of the freehold portion; however, such discretion shall not result in the creation of multiple plots unless necessitated by existing infrastructure such as roads, drains, water canals, etc.

- c) The land owner shall be allowed to either carve out or maintain the balance LUC area of less than 10 decimals
- d) The encumbrance (Freehold area has been segregated) shall be tagged to the balance LUC area
- e) The segregation can be accepted on a case-by-case basis and forwarded through mylcs to HQ until the system addresses it.

20. Chhuzhing to Khimsa Conversion Applications

- a) Individuals who have previously received approval for Chhuzhing-to-Khimsa conversion are **not eligible** for a second conversion. The dealing official shall verify whether the proponent has previously received approval for the conversion of land from *Chhuzhing to Khimsa* by reviewing the transaction history and searching transactions by CID in the e-Sakor system.
- b) The official must determine whether the proposed conversion is based on an Inheritance, sale-purchase or any other type of transaction.
- c) Only Inherited *Chhuzhing* plots are eligible for conversion to *Khimsa*.
- d) Conversion shall not be permitted for inherited chhuzhing where any encumbrance exists
- e) Gifted *Chhuzhing* plots shall be treated as non-inherited and are therefore not eligible for conversion.
- f) The official shall also verify whether the proposed conversion area falls within any protected or regulated *Chhuzhing* zones by utilizing the NLUZ data.
- g) Conversions in such zones must be handled in accordance with applicable laws and policies.

21. Kamzhing/Orchard to Khimsa conversion

- a) Kamzhing/orchard land containing permanent structures shall be eligible for Khimsa conversion based on the application by the landowner, and such conversion shall be processed without the requirement for ground verification.
- b) Kamzhing to Khimsa conversion applications shall be processed for landowners intending to construct, following the submission of their letter of intent for construction to the respective LG.
- c) Temporary structures such as cow sheds, storage houses etc. shall not require land type conversion.
- d) Orchard to Kamzhing/ Khimsa conversion shall be processed through the Gewog with field verification by the agriculture extension Officers.

- e) No area restrictions shall apply to Kamzhing/orchard to Khimsa conversions, provided all other regulatory requirements are met.

22. Land Ceiling

- a) Concerned officials shall verify the land ceiling before registering any Kasho/soelra plots.
- b) If a household exceeds the land ceiling limit, the excess land must be disposed of within one year from the date the ceiling is crossed, which may occur during census transfer.
- c) LUC plots are excluded from ceiling calculations
- d) In the event that a ceiling is detected, the concerned officials shall notify the landowner to dispose of the excess land. Until such time, no land-related services shall be provided
- e) HQ shall verify land ceiling status annually and share it with LGs for enforcement

23. Default of mortgage

- a) A court order is mandatory to transfer land on default of the mortgage.
- b) A letter issued by an agency duly authorised to conduct auctions for the purpose of financial recovery shall be accepted as a valid basis for the transfer of landed property.
- c) Kasho land on default of the mortgage need not wait for 10 years to transfer, if there is a court order.

24. Omitted land

- a) Omissions shall not be accepted unless they arise from a verified technical issue.
- b) Any Zero/X plots that remain un-surveyed and un-updated till now shall be deemed as non-genuine omissions.
- c) Omissions reported prior to the issuance of the NCRP Last Mile notification shall be verified and, if found genuine, duly processed.
- d) If a plot was surveyed during NCRP and found genuine but missed out in the Kidu list, it will be included in the genuine Kidu list and forwarded to OGZ
- e) The overall area deficit shall be considered as an omission and dealt with accordingly.

25. Transaction of Immovable Property

- a) Building Inspector and Surveyor shall verify if there are immovable properties, such as a house on the land, at the time of the transaction.
- b) If there are existing structures, they shall be updated in the e-sakor based on Zhichar data.
- c) Tax shall be levied for the immovable properties as per the PTT rate and the prevailing Land Compensation Rate. The valuation for the structure shall be conducted by the Engineering Division of the respective Dzongkhag/Thromde.
- d) Unless otherwise specified in the transaction deed, the immovable properties on the transacted land shall be deemed as belonging to the new landowner.

26. Withdrawal of Land Transaction

- a) If both parties wish to withdraw from a transaction, a joint application shall be submitted to the LG office.
- b) Until completion of the transaction cycle, the seller and the buyer concerned may, at their discretion, withdraw from the transaction for any reason. Objections raised by third parties shall not be entertained unless supported by an injunction order.
- c) Once approved, a transaction cannot be reverted unless a fresh transaction is executed

27. Transaction and Lagthram Fees

- a) Transaction registration fees shall apply to all types of transactions, except in cases of annulment, land acquisition, and change of administrative boundary.
- b) The transaction registration fee shall be levied per transaction and shall not be determined by the number of transferees.
- c) The Lagthram fee shall be levied per plot or flat, irrespective of whether such plot or flat is owned by the same or different owners.

28. Update and Release of Pending Thram

- a) Pending Thrams shall be updated based on the registered area, irrespective of land type. Any excess surveyed area shall be carved out accordingly.
- b) A pending Thram in the name of a deceased person shall not be updated unless it is first transferred to the legal heir.

- c) In cases of late name change for pending thram, the applicant shall furnish either a financial clearance or an undertaking confirming that the property is not mortgaged. For plots charged under the Land Mortgage System (LMS), a temporary lifting of the mortgage shall be deemed sufficient.
- d) Prior to the release of a Lagthram, the Department of Revenue and Customs (DRC) shall be notified to collect any outstanding property tax through the Property Tax System (PTS) for the period after 2023.

29. Land Share Update

- a) If no land share is updated for joint ownership, it is considered proportionate.
- b) Joint owners wishing to update the land share/PLR can do so by submitting the application through e-Sakor. The application shall be submitted by an agreement signed in the presence of a witness.
- c) If a land share is to be redefined, all co-owners must endorse and submit through e-Sakor
- d) In cases where individual land shares have not been defined, upon execution of a transaction involving a specified portion of the total landholding, the remaining co-owner (s) shall be required to specify the ownership shares over the remaining area.
- e) The land share must be specified in acreage and not expressed as a percentage, to ensure correct tax assessment.

30. Plot Correction

- a) Any technical errors in the NCRP shall be proposed for correction on the basis of ground verification and supporting documents, without the levy of any charges.
- b) The LGs shall submit a detailed ground report to HQ
- c) HQ shall review and, if deemed necessary, process for correction
- d) If the correction pertains to changes in the Thram area, the parties involved shall enter into a written agreement. In cases where the parties are unwilling to sign, the land officials shall prepare a statement of correction, which must be endorsed by the Gup and the Tshogpa.

31. Plot Name Correction

- a) Plot name corrections shall be entertained only under the following circumstances:

- i. **Established errors:** Corrections may be processed when an error is clearly verified against the old Chhazhag Thrams.
- ii. **Genuine Y-plots received as Kidu:** Plot name corrections for such cases shall be carried out based on the applicant's request.

32. Area Discrepancy/Correction

- a) If the Thram area is less than the map area, the map area will be corrected as per the Thram area. The excess shall be carved out.
- b) If the Thram area is more than the map area, and if there is no scope of adjustment, the Thram area will be corrected as per the map area
- c) If there is an area discrepancy between the Thram data at different stages, the overall area should be verified with the Kasho granted. If the excess area is not reflected in the Kidu list, it shall be either carved out or resubmitted for Kidu if unavoidable and genuine.

33. Plot Merging

- a) If the plots are adjoining to each other, they can be merged even if the area to be merged is less than 10 decimals, thereby enhancing productivity. It should be supported by an agreement if the merger is between different Thram owners.
- b) Plot merging can be done within the same Thrams or different Thrams as long as the boundary is contiguous and the land type matches.
- c) In the course of plot merging, no resultant plot shall be reduced below the minimum prescribed plot size. However, where an existing plot is already undersized and requires the transfer of additional area through merging with an adjoining plot, such a request shall be considered.
- d) An exemption can be made to merge Kamzhing with Khimsa directly without having to convert. The resulting land type shall be Khimsa if there exist structures or if it is intended to be constructed. Otherwise, the land type will remain Kamzhing.

34. Freezing of plot(s)

Until the Standard Operating Procedure (SOP) for Thram Freeze is formally implemented, the following interim measures shall apply:

- a) Thram(s) shall be frozen for any transaction only upon written instruction from the Court, the Office of the Attorney General (OAG), Anti-Corruption Commission (ACC), or the Royal Bhutan Police (RBP) and shall be carried out by the concerned divisions.
- b) Apart from the above law-enforcing agencies, if officials require a Thram to be frozen for specific reasons, the request shall be made through an official note.
- c) In the case of Local Governments (LGs), requests to freeze plot(s) shall be submitted in writing to the Director General of DoLAM.
- d) Freeze by third parties shall not be entertained, for whatever reason, without a court order.
- e) Plot(s) shall be unfrozen strictly in accordance with the Freeze Protocol.

35. Administrative Boundary Change

The administrative boundaries for the Thromde shall be based on the Thromde Boundaries 2015, as approved by the 4th Parliament of Bhutan. For Dzongkhag and Gewog boundaries, the delineation shall follow the boundaries defined by the Department of Local Government and Disaster Management (DLDGM) and the Election Commission of Bhutan (ECB).

Updation of plots due to changes in administrative boundaries shall be guided by the following procedures:

- a) Where a plot is divided by a Dzongkhag, Thromde, or Gewog boundary line, the majority rule shall be applied to determine the correct administrative jurisdiction.
- b) If a plot is recorded under a different Dzongkhag, Thromde, or Gewog other than indicated by the official administrative boundary, the Thram and associated plot shall be migrated to the correct spatial boundary.
- c) When a plot registered under a rural area falls within a Thromde boundary, or vice versa, it shall be transferred to the corresponding database. This transfer shall be executed following joint endorsement from the concerned Gewog Administration and the Dzongkhag Engineering Division, represented by an Urban Planner. Concerned land owners should also be consulted and informed of the changes.
- d) In urban areas where adequate urban plans are not in place, migration shall be carried out only after the implementation of the Local Area Plan (LAP). In such cases, the NLCS shall notify the Department of Human Settlements to initiate the preparation of the requisite plans.
- e) Transfers of plots between Gewogs shall be carried out based on the endorsements of both concerned Gups.

- f) If the landowner does not hold any land in the receiving Thromde or Gewog, a new Thram shall be created for the plot. To ensure consistency with the Thromde or Gewog plot naming nomenclature, a new Plot ID shall be generated, accompanied by a remark referencing the old Plot ID.
- g) For mortgaged plots, once the migration is finalised, the updated plot details will be communicated to the Dzongkhags and the respective Financial Institutions for necessary updates. Until a confirmation is received from the FIs, these plots will be kept under freeze.
- h) Subsequently, the Dzongkhag and Financial Institutions shall inform NLCS once the updates are completed, after which the freeze on these plots will be lifted.
- i) For plots migrated from rural to urban areas, the precinct classification shall conform to the relevant Local Area Plan (LAP). In cases where the area is unplanned, the precinct shall be recorded as “unplanned”.
- j) For plots migrated from urban to rural areas, the land type shall remain as per the old Chazha Thram. Where a structure exists on the plot, it shall be classified as Residential Land (Khimsa).
- k) Until a common database is achieved for Rural and Urban, the data migration in the eSakor system shall be facilitated by the concerned dealing official with support from the ICT Division.

36. Updation of Precinct in Thram

- a) Any update to the precinct of a plot shall be carried out based on the recommendation of an Urban Planner or the Department of Human Settlements.
- b) The updated precinct information must be duly reflected in the prevailing Land Compensation Rate (LCR) list.
- c) If there is a significant deviation between the Development Control Regulations (DCR) of the existing and proposed precincts, the endorsement of the landowner shall be obtained prior to the implementation.
- d) In cases where the precinct to be updated is of lower value and the plot is under mortgage, a Financial Clearance from the concerned Financial Institution (FI) shall be secured before proceeding with the update.