



2,652

Land Transactions

2,546

Approved (96%)

68

New Leases · 158.61 ac

38

Lease Revisions

31

LUC Cases

10

State Land Exchanges

4

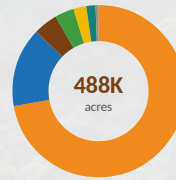
Private Land Acquisitions

## Rural Land Stock Snapshot

| Category                   | Thrams  | Plots   | Area (ac) |
|----------------------------|---------|---------|-----------|
| Rural (Private/Registered) | 278,160 | 710,950 | 488,330   |
| Tsamdro (Grazing)          | 1,760   | 4,190   | 316,620   |
| Tibetan                    | 318     | 1,450   | 423       |

Grand total across 20 dzongkhags: 278,538 thrams · 710,957 plots · 488,332 ac, of which 154,525 ac is Kidu land. Sarpang has the most thrams (31,332); Trashigang the largest area; Gasa the smallest footprint.

## Rural Land by Type (% of area)

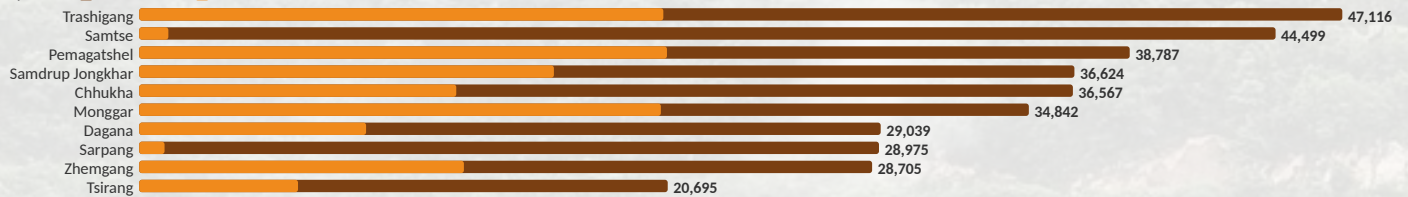


|                        |                 |
|------------------------|-----------------|
| Kamzhing (Dry)         | 352,100 (72.1%) |
| Chhuzhing (Wet)        | 72,747 (14.9%)  |
| Institutional          | 22,089 (4.5%)   |
| Residential            | 17,530 (3.6%)   |
| Oranges                | 11,800 (2.4%)   |
| Cardamom               | 8,470 (1.7%)    |
| Industrial/Apple/Other | 3,562 (0.7%)    |

## All 20 Dzongkhags – Registered Rural Land

| #  | Dzongkhag        | Thrams | Plots  | Area (ac) | Kidu (ac) | #  | Dzongkhag        | Thrams | Plots  | Area (ac) | Kidu (ac) |
|----|------------------|--------|--------|-----------|-----------|----|------------------|--------|--------|-----------|-----------|
| 1  | Trashigang       | 26,398 | 82,549 | 47,116    | 20,523    | 11 | Trashy Yangtse   | 11,054 | 37,926 | 20,441    | 10,723    |
| 2  | Samtse           | 28,237 | 67,078 | 44,499    | 1,145     | 12 | Wangdue Phodrang | 11,434 | 34,670 | 19,683    | 3,659     |
| 3  | Pemagatshel      | 14,280 | 43,415 | 38,787    | 20,671    | 13 | Bumthang         | 7,040  | 19,981 | 19,257    | 1,229     |
| 4  | Samdrup Jongkhar | 15,407 | 44,054 | 36,624    | 16,238    | 14 | Paro             | 20,959 | 47,045 | 18,947    | 3,438     |
| 5  | Chhukha          | 15,766 | 41,650 | 36,567    | 12,418    | 15 | Lhuentse         | 6,571  | 25,284 | 16,201    | 5,794     |
| 6  | Monggar          | 19,749 | 45,492 | 34,842    | 20,428    | 16 | Punakha          | 11,669 | 29,628 | 15,144    | 2,032     |
| 7  | Dagana           | 15,232 | 32,492 | 29,039    | 8,883     | 17 | Trongsa          | 4,890  | 20,833 | 13,006    | 3,282     |
| 8  | Sarpang          | 31,332 | 47,111 | 28,975    | 994       | 18 | Thimphu          | 9,261  | 13,924 | 9,788     | 955       |
| 9  | Zhemgang         | 9,908  | 30,464 | 28,705    | 12,716    | 19 | Haa              | 3,745  | 15,350 | 8,404     | 2,661     |
| 10 | Tsirang          | 13,902 | 27,755 | 20,695    | 6,223     | 20 | Gasa             | 1,704  | 4,256  | 1,613     | 515       |

Top 10 by area ■ Total acres ■ Kidu acres

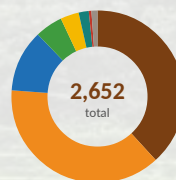


## Ownership Type (thrams)

|                    |         |
|--------------------|---------|
| Family Land        | 165,246 |
| Individual/Private | 97,060  |
| Joint Ownership    | 9,092   |
| Govt. Institutions | 3,210   |
| Religious Inst.    | 1,915   |
| Gerab Dratshang    | 494     |
| State Land         | 255     |
| Crown/Corp/Other   | 878     |

Family Land dominates: 347,827 ac across 504,766 plots. Govt. institutions hold 25,896 ac; Joint 16,057 ac; Religious 5,495 ac; Gerab Dratshang 3,698 ac; State Land 2,799 ac.

## Transactions by Type (Jul-Sep 2026)



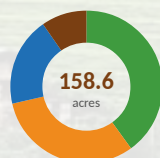
|                             |               |
|-----------------------------|---------------|
| Inheritance                 | 1,011 (38.1%) |
| Sale / Purchase             | 1,006 (37.9%) |
| Thram Ownership Type Change | 308 (11.6%)   |
| Plot Consol. & Segregation  | 137 (5.2%)    |
| Gift                        | 92 (3.5%)     |
| Court Verdict               | 50 (1.9%)     |
| Yojed (Donation)            | 13 (0.5%)     |
| Correction/Other            | 35 (1.3%)     |

Status: 2,546 Approved · 93 at Thram Approved · 13 awaiting map approval. Inheritance + Sale/Purchase = 76% of all cases.

## Land Conversion (cumulative)

| Conversion                      | Plots  | Area (ac) | Kasho (ac) |
|---------------------------------|--------|-----------|------------|
| Kamzhing → Residential          | 10,212 | 2,094.55  | 456.27     |
| Other than Chhuzhing → Other    | 1,082  | 806.38    | 77.09      |
| Chhuzhing → Khimsa              | 555    | 83.71     | 7.45       |
| Chhuzhing → Kamzhing            | 190    | 139.19    | 36.95      |
| Chhuzhing → Khimsa w/ Structure | 168    | 27.12     | 4.25       |
| Total recorded                  | 12,207 | 3,150.95  | 582.01     |

## New Leases by Activity



|                     |                      |
|---------------------|----------------------|
| Commercial Agri.    | (22) 63.4 ac (40.0%) |
| Business            | (38) 49.7 ac (31.3%) |
| Development (Solar) | (6) 30.0 ac (18.9%)  |
| Mining              | (2) 15.6 ac (9.8%)   |

## New Leases by Dzongkhag

|                  |    |
|------------------|----|
| Zhemgang         | 23 |
| Samtse           | 11 |
| Wangdue Phodrang | 8  |
| Thimphu          | 5  |
| Paro             | 4  |
| Monggar          | 2  |
| Punakha          | 2  |
| Chhukha          | 2  |

Not shown: Lhuentse (2), Trashigang (2) and 7 other dzongkhags (7 leases, 2.75 ac).

## Lease Highlights

- Zhemgang** leads: 23 leases / 59.4 ac – cardamom & orange plantations (16 leases, ~56.2 ac, 10-yr).
- 12.5 MW Solar**: 6 leases, ~30 ac, 25-yr, Thimphu & Paro.
- Mining**: Samtse stone quarry (14.46 ac, 10 yrs); Punakha quarry (1.1 ac, 2 yrs).
- Business (38)**: mobile towers (30-yr), crushing plants, workshop, spring-water, furniture, desho & bamboo pickle units, ecododge.
- Terms**: 10 yrs (37) · 30 yrs (14) · 25 yrs (6) · 20 yrs (3) · 5 yrs (4) · 2–3 yrs (4).

## Revisions · LUC · PLA · Exchange

- 38 lease revisions**: 36 terminations · 1 transfer (court judgment) · 1 surrender.
- LUC**: 31 approved (29 new registrations, 2 institute-to-institute).
- Private Land Acquisition**: 4 approved.
- State Land Exchange**: 10 processed.
- Cash crops**: ~21,136 ac (Orange 11,800 · Cardamom 8,470 · Apple 866).

## Key Issues &amp; Way Forward

- Zhemgang + Samtse = half of new leases, ~62% of leased area – monitor compliance.
- Clear “to update” lease records & 13 map-approval cases.
- Track terminated mining/business leases & restoration.
- Kamzhing→Residential: 10,212 plots – track quarterly.



196

Land Transactions

191

Approved (97.4%)

40

New Thromde Leases · 40.58 ac

5

LUC Cases

0

Private Land Acquisitions

22

Thromdes

## Urban Land Stock Snapshot

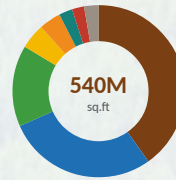
| Category    | Thrams | Plots  | Area                           | Kasho                      |
|-------------|--------|--------|--------------------------------|----------------------------|
| Urban (All) | 23,756 | 27,531 | 540.67 M sq.ft<br>(~12,412 ac) | 10.67 M sq.ft<br>(~245 ac) |

Samdrup Jongkhar holds 128.5 ac of Kasho – over half of the national urban Kasho (~245 ac). Gelephu (22.3 ac), Wangdue (27.1 ac) and Trashhi Yangtse (13.8 ac) also hold notable Kasho; Phuentsholing and Samtse report none.

## Thromde Facts

Thimphu alone has 6,683 thrams and 3,476.5 ac – 28% of all urban land – and recorded 72 of 196 transactions (37%).

## Urban Land by Ownership (area, M sq.ft)

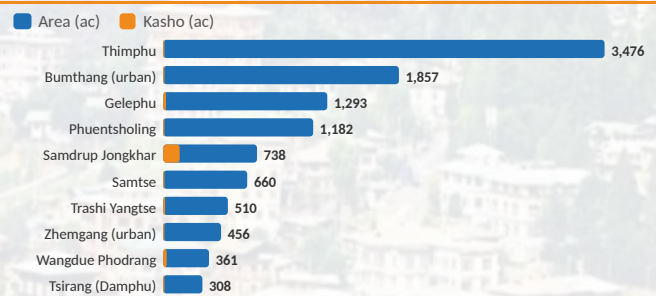


|                    |               |
|--------------------|---------------|
| Govt. Institutions | 216.8 (40.1%) |
| Individual         | 152.1 (28.1%) |
| Family             | 82.6 (15.3%)  |
| Joint              | 25.6 (4.7%)   |
| Crown Property     | 22.1 (4.1%)   |
| Corporations       | 13.6 (2.5%)   |
| Gerab Dratshang    | 12.3 (2.3%)   |
| Other (Rel./State) | 15.5 (2.9%)   |

## Major Thromdes Ranked by Area

| #                    | Thromde          | Thrams | Plots  | Area (ac) | Kasho (ac) |
|----------------------|------------------|--------|--------|-----------|------------|
| 1                    | Thimphu          | 6,683  | 7,343  | 3,476.5   | 8.5        |
| 2                    | Bumthang (urban) | 1,761  | 2,391  | 1,856.6   | 0.3        |
| 3                    | Gelephu          | 3,484  | 3,924  | 1,292.9   | 22.3       |
| 4                    | Phuentsholing    | 2,422  | 3,097  | 1,181.7   | 0.0        |
| 5                    | Samdrup Jongkhar | 985    | 1,219  | 737.8     | 128.5      |
| 6                    | Samtse           | 823    | 961    | 660.5     | 0.0        |
| 7                    | Trashhi Yangtse  | 944    | 1,336  | 509.6     | 13.8       |
| 8                    | Zhemgang (urban) | 611    | 913    | 455.8     | 0.3        |
| 9                    | Wangdue Phodrang | 552    | 627    | 360.9     | 27.1       |
| 10                   | Tsirang (Dampu)  | 710    | 767    | 308.4     | 0.0        |
| Grand Total (all 22) |                  | 23,756 | 27,531 | ~12,412   | ~245       |

## Area vs Kasho – Top 10 Thromdes



## Ownership Type (thrams)

|                 |        |
|-----------------|--------|
| Individual      | 13,899 |
| Family          | 5,211  |
| Joint           | 2,368  |
| Govt. Inst.     | 984    |
| Corporations    | 290    |
| Gerab Dratshang | 189    |
| Religious Inst. | 101    |
| Crown Property  | 48     |
| State/CSO/Other | 55     |

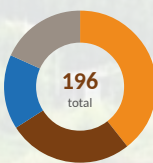
Government Institutions hold the largest area (216.76 M sq.ft) while Individuals lead thram counts (13,899 thrams · 15,598 plots · 152.10 M sq.ft).

## Thrams &amp; Plots by Precinct

| Precinct Group                    | Thrams  | Plots   | Area (sq.ft) |
|-----------------------------------|---------|---------|--------------|
| Institutional (I-1/I-2)           | ~679    | ~831    | ~147 M       |
| Urban Village Periphery / UV-2 MD | ~7,000+ | ~7,500+ | ~65+ M       |
| Unplanned                         | 1,724   | 2,286   | 45.70 M      |
| Agri-based / Agricultural         | ~1,477  | ~1,716  | ~42 M        |
| Environmental / Forest / EV       | ~1,100+ | ~1,400+ | ~30+ M       |
| Royal / Crown / Heritage          | ~100+   | ~150+   | ~23+ M       |
| Urban Core / Urban Hubs           | ~1,700+ | ~1,800+ | ~9–10 M      |
| Commercial / SEZ / Industrial     | ~800+   | ~850+   | ~8–10 M      |

Institutional land holds the largest single area share; peri-urban residential and unplanned zones dominate thram counts.

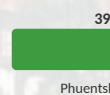
## Transactions (Jul-Sep 2026)



|                 |            |
|-----------------|------------|
| Sale / Purchase | 77 (39.3%) |
| Inheritance     | 52 (26.5%) |
| Flat Transfer   | 31 (15.8%) |
| Other types     | 36 (18.4%) |

191 Approved (97.4%) · 5 at Thram Approved.

## New Thromde Leases



| Thromde          | No. | Area (ac) | %     |
|------------------|-----|-----------|-------|
| Phuentsholing    | 39  | 40.462    | 99.7% |
| Samdrup Jongkhar | 1   | 0.120     | 0.3%  |
| Total            | 40  | 40.582    | 100%  |

## Lease Terms



|          |            |
|----------|------------|
| 3 years  | 34 (85.0%) |
| 10 years | 5 (12.5%)  |
| 5 years  | 1 (2.5%)   |

100% Business Activity · avg ≈ 1.01 ac per lease.

## Land Use Certification (5 approved)

| Thromde                     | Sub-Type              | Status   |
|-----------------------------|-----------------------|----------|
| Trashhi Yangtse (Yangthrom) | Institute → Institute | Approved |
| Pemagatshel (Dench)         | New LUC registration  | Approved |
| Wangdue (Bajo) ×2           | Institute → Institute | Approved |
| Thimphu (Core)              | New LUC registration  | Approved |

Private Land Acquisition: 0 cases · State Land Exchange: none reported.

## Lease Highlights

- Phuentsholing holds 39 of 40 new leases.
- Zone B (Toorsa) cluster: 3-year timber stockyards, veneer plants & wood-processing units.
- All 40 leases are **Business Activity** (40.582 ac).
- 36 of 40 records (90%) flagged "to update".

## Key Issues &amp; Way Forward

- Clear "to update" Thromde lease records & 5 Thram-Approved cases.
- Review Zone B (Toorsa) leases: occupancy, environment, renewal.
- Keep Kasho tracking in future extracts.
- Align rural-urban reporting calendars.

## Rural + Urban at a Glance – Q1 FY 2026-27

2,848

Total transactions

2,737

Approved (96.1%)

108

New leases

199.2 ac

Leased area

36

LUC cases

4

Private acquisitions