

LAND TRANSACTION STATISTICAL REPORT 2021

DEPARTMENT OF LAND ADMINISTRATION AND MANAGEMENT



ཀྲུལ་ཡོངས་ས་ཆ་ལྷན་ཚོགས།

NATIONAL LAND COMMISSION SECRETARIAT
ROYAL GOVERNMENT OF BHUTAN



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Introduction

Before the enactment of the Land Act, 2007, the National Land Commission Secretariat (NLCS) office was under the Ministry of Agriculture as the then Department of the Survey and Land Records (DoSLR). Following the Land Act, 2007, the NLCS was established as an autonomous agency.

Accordingly, the Department of Land Administration and Management (DoLAM) was established as one of the Departments under the NLCS. DoLAM mandates the management, administration, and regulation of private registered lands and State Reserve Forest Land (SRFL) and State Land (SL). The Department is compartmentalised into three divisions, namely, Rural Land Division (RLD, Urban Land Division (ULD), and Land Management Division (LMD).

This statistical report provides the disclosure of divisional output under the Department. It intends to unfold the achievement of the Divisions under the department and aspires to achieve transparency and accountability, thus, enhancing public service delivery towards prudent and sustainable land management practices. The report encompasses five chapters which include the departmental summary, the divisional outputs of the three divisions and a chapter depicting statistics at a glance.

Chapter One: Departmental summary**1.1. Overview of the number of total land transactions approved by Urban Land Division and Rural Land Division**

Types of Transaction		2019			2020			2021			Total		
		ULD	RLD	Total	ULD	RLD	Total	ULD	RLD	Total	ULD	RLD	GT
1	Sale/Purchase	549	2902	3451	505	3078	3583	751	4319	5070	1805	10299	12104
2	Inheritance	230	2528	2758	202	3756	3958	270	4022	4292	702	10306	11008
3	Exchange (within private landowners)	10	64	74	4	146	150	6	102	108	20	312	332
4	Gift	60	340	400	51	619	670	66	518	584	177	1477	1654
5	Court Verdict	39		39	36		36	41		41	116	0	116
6	Thram Ownership Change	20	91	111	25	94	119	43	128	171	88	313	401
7	Plot Segregation	9		9	18		18	18		18	45	0	45
8	Flat/building	113		113	73		73	104		104	290	0	290
9	Land Use Certificate	12		12	14		14	30		30	56	0	56
10	Correction	15	391	406	23	970	993	10	464	474	48	1825	1873
11	Plot Consolidation	6	0	6	5	10	15	10	84	94	21	94	115
12	Allotment	1		1			0	1		1	2	0	2
13	Government Land Acquisition	2	77	79	1	55	56		49	49	3	181	184
14	Kasho	2	34	36		16	16	3	5	8	5	55	60
15	Annulment		4	4	1	2	3		8	8	1	14	15
16	Change of Administrative Boundary		2	2	2	2	4		2	2	2	6	8
17	Institution to Institution Transfer		6	6		10	10	2	3	5	2	19	21
18	Omission		4	4		4	4	1	3	4	1	11	12

19	Land Type Conversion		144	144		244	244		377	377		765	765
20	Yojed (Donation to Religious Institution)		25	25		32	32		40	40		97	97
21	Dispute		2	2		3	3		1	1		6	6
22	Moratorium		1	1		0	0		1	1		2	2
	Total	1068	6615	7683	960	9041	10001	1356	10126	11482	3384	25782	29166

1.2. Overview of the divisional output of LMD

1.2.1. Acquisition of Private Kamzhing and Chuzhing acquisition- Satshab Section

	2016	2017	2018	2019	2020	2021	2021 (Gyalsung)	Total (acre)
Kamzhing (acre)	74.424	69.435	102.104	46.054	48.304	50.9	142.245	533.466
Chhuzhing (acre)	24.771	4.107	7.228	2.489	0.124	4.011	34.783	77.513
Total (acre)	99.195	73.542	109.332	48.543	48.428	54.911	177.028	610.979
Satshab Endorsed (acre)	98.655	59.866	107.433	46.261	33.207	47.538	176.753	569.713
Total (acre)	433.045	326.95	483.097	219.347	179.063	293.36	639.809	

1.2.2. Work overview of Lease Section

	2016-2017	2017-2018	2018-2019	2019-2020
No. of cases received:	182 cases	279 cases	160 cases	295 cases
No. of Land Lease Certificate Issued:	158	266	136	168
No. of cases Rejected:	14 cases	5 cases	9 cases	15 cases
No. of pending cases(documents incomplete):	10 cases	8 cases	15 cases	30 cases
No. of Stakeholder meeting conducted/ attended:	5 meetings	4 meetings	5 meetings	8 meetings
No. of Correspondences:	182 letters	279 letters (266+5+8)	160 letters	413 letters
Lease map prepared & printed:	158	266	140	168
Documents scanned	158 approved cases	266 approved cases	136 approved cases	168 approved cases

1.2.3. Overview of cases dealt by Exchange Section between 2016-2021

Land Type	Affected (acre)	Recommended area (acre)	Deferred (acre)	Dismissed (acre)
Chhuzhing	319.129	197.18	12.794	98.394
Kamzhing	1566.025	939.512	50.026	526.504
Khimsa	8.636	4.608	0.123	3.748
Tshelzhing	116.939	60.609	4.207	51.346
Cardamom	31.964	7.339	9.24	15.094
Apple	2.4	0.4	0	2
Total	2045.093	1209.648	76.39	697.086

1.2.4. Overview of LUCs issued as of 2021

LUC Recipients	Area (acre)		
	Rural		Urban
Gerab Dratshang	77.042		10.66
Crown Property	16.865		1.865
Government Institutions	20095.135		3086.671
Religious Institutions	182.089		60.574
Corporations	912.552		39.689
Community Land	148.709		0.394
Civil Society Organizations	80.534		5.447
Individuals	619.592		
Total	22132.518		3205.312

Chapter Two: Rural Land Division

2.1. About the Division

The Rural Land Division provides land administration services for rural land. It is one of the oldest divisions, having been formed sometime in the early 1960s. Prior to its merger with the then-Office of the Chief of Survey, this Division was under the Ministry of Finance. The Division is headed by Chief Land Registrar and 28 staffs including the section heads.

The Rural Land Division is divided into two main sections:

1. Sathram Section
2. Transaction Section

2.1.1. Sathram Section

All correspondence connected to field verifications for resolving discrepancies, implementing decisions of the commission, dispute resolution, land type conversion cases, and implementing directives received from the OGZ is handled by the Sathram Division.

2.1.2. Land Transaction Section

The Land transaction section carries out the change of title of ownership to a land by selling/purchasing of land, inheriting of land, exchanging of land, gifting/donating of land, order of Court of Competent Jurisdiction, and default of mortgage subject to the applicable laws. The section updates and maintains Chazhag Sathrams after the completion every transaction.

The statistical report for the above sections is provided based on the administrative data collected from the e-Sakor system database and provides the divisional output of the Division for the last three years (2019- 2021).

2.2. Total transactions approved in 2019

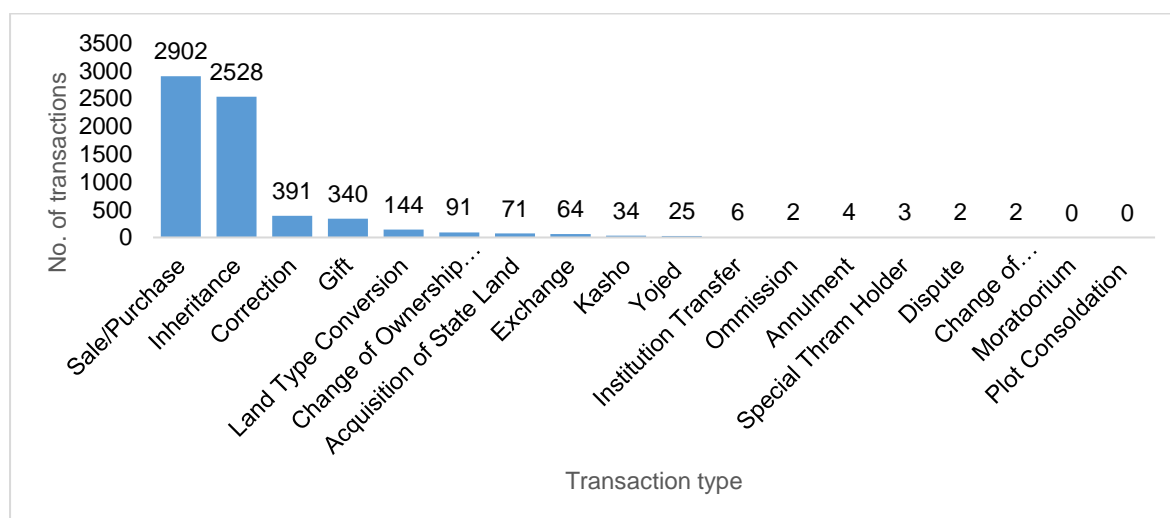


Figure 1 Types of Transactions approved in 2019

A total of 6609 transactions were approved in 2019 with the maximum number of transactions approved for the year was *Sale/Purchase* (n=2902) constituting about 44% of the total transactions followed by *Inheritance* (n=2528) which constituted about 38% of the total transactions. No transaction for *Plot Consolidation* and *Moratorium* was approved in e-Sakor system in 2019.

2.3. Turn Around Time (TAT): Transaction processing time at NLCS in 2019

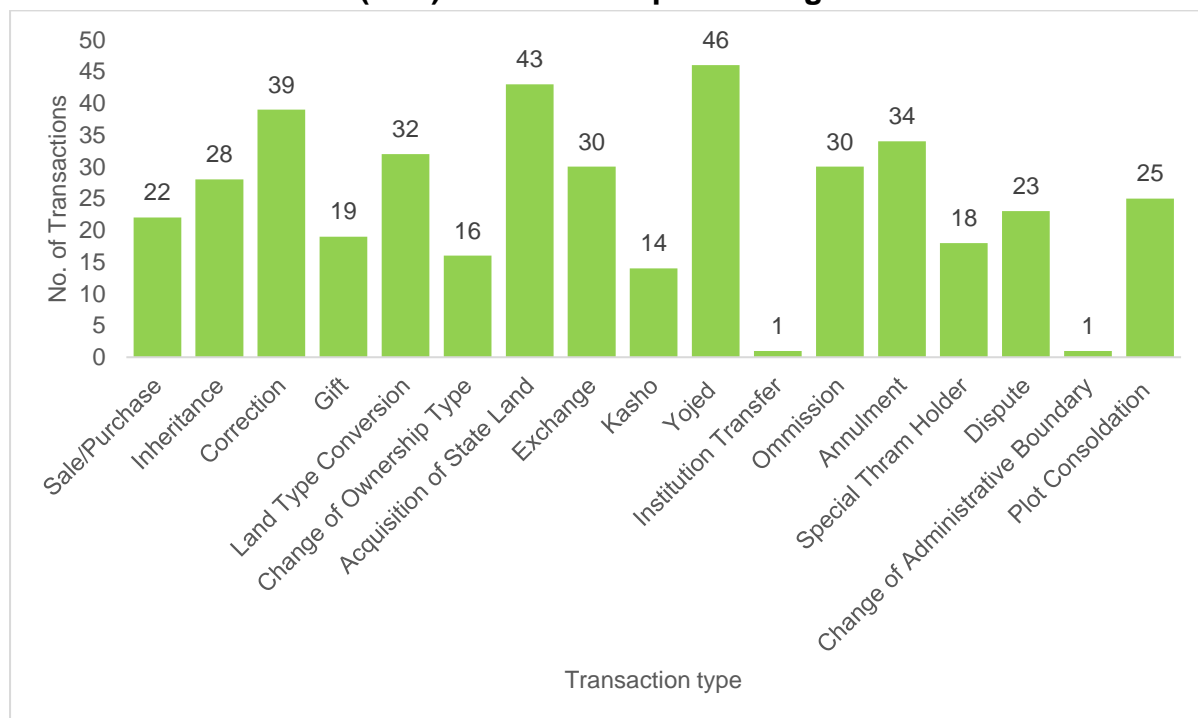


Figure 2 Average TAT at NLCS in 2019

Yojed (Donation to religious institutions) was observed to have the highest average TAT in 2019 with an average TAT of 46 days while *Change of Administrative Boundaries* was observed to have the lowest TAT of 1 day. The average TAT for the total transactions was attained at 25 days in 2019.

	Number of transactions																
	Acquisition of State Land	Annulment	Change of Administrative Boundary	Change of Ownership Type	Correction	Dispute	Exchange (Between Private and Private)	Gift	Inheritance	Institution Transfer	Kasho	Land Type Conversion	Omission	Sale/Purchase	Special Thram Holder (Inheritance)	Yojed (Donation to Religious Institution)	Grand Total
Bumthang				1	35		2	31	62					77		5	213
Chhukha	2			5	45		3	15	215	3	1	21		388			698
Dagana	8		2	2	39		3	18	216		2	23	1	199			513
Gasa	1			1	3			17	44		1			6			73
Haa	4	2		2	8		4	25	67	2	3			25			142
Lhuentse	11				5		2	3	64		1			19		2	107
Monggar	2	1			30		2	1	397				1	50		1	485
Paro				12	8		6	17	57		3	33		221	3	1	361
Pemagatshel	2				8		2	10	118					61		1	202
Punakha	7			2	28	1	5	42	182		3	8		153		1	432
Samdrup Jongkhar	1			2	1		4	24	130		1	7		92		4	266
Samtse	5			2	68		9	32	205		1	5		537		3	867
Sarpang	5			18	25		2	35	128	1	3	4		453			674
Thimphu	8			21	24		9	32	104		8	35		296			537
Trashy Yangtse	1			8	1				92					15			117
Trashigang	5	1			23		3	4	220		1	1		59			317
Trongsa				3	4		1	3	50			4		30		3	98
Tsirang	8			6	22		1	13	45					125			220
Wangdue Phodrang	1			4	12	1	6	10	116		5	3		75			233
Zhemgang				2	2			8	16		1			21		4	54
Grand Total	71	4	2	91	391	2	64	340	2528	6	34	144	2	2902	3	25	6609

2.4. Total transactions approved in 2020

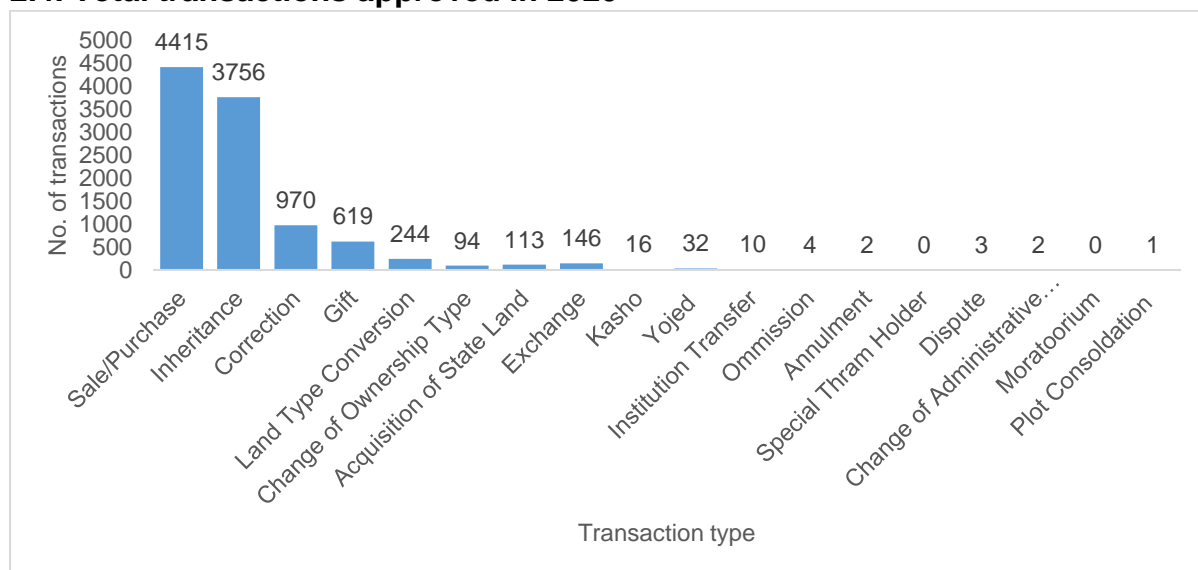


Figure 3 Types of Transactions approved in 2020

A total of 10427 transactions were approved in 2020 with the maximum number of transaction approved being *Sale/Purchase* (n=4415) which constituted about 42% of the total transactions followed by *Inheritance* (n=3756) constituting about 36% of the total transactions. No transactions were approved for *Moratorium* and *Special Thram Holder* in 2020.

2.4. Turn Around Time (TAT): Transaction processing time at NLCS in 2020

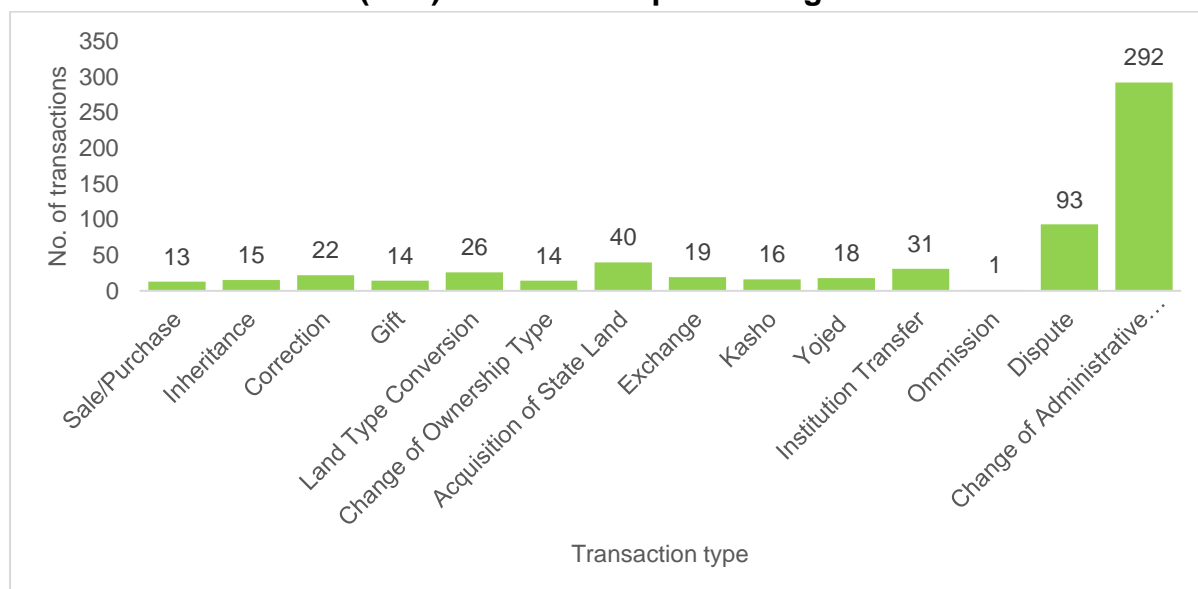


Figure 4 Average TAT at NLCS in 2020

Change of Administrative Boundary had the highest average TAT in 2020, at 292 days, while *Omission* had the lowest average TAT, at 1 day. The average TAT for the maximum transaction (*Sale/Purchase*) was only 13 days compared to the sales TAT of 2019. The overall average time to complete a transaction for the year 2020 was 44 days.

Dzongkhag	Number of transactions																
	Acquisition of State Land	Annulment	Change of Administrative Boundary	Change of Ownership Type	Correction	Dispute	Exchange (Between Private and Private)	Gift	Inheritance	Institution Transfer	Kasho	Land Type Conversion	Omission	Plot Consolidation	Sale/Purchase	Yojed (Donation to Religious Institution)	Grand Total
Bumthang					14		1	19	55						81	2	172
Chhukha	16	1		5	31		4	16	156		1	30			245		505
Dagana	1		1	1	30		5	13	144	1		15			134		345
Gasa	1			1	3			6	54						10		75
Haa	6			1	16		4	20	75	2					24	1	149
Lhuentse	12			3	8		4	14	87		1	2	1		36	6	174
Monggar	10			3	31	3	3	3	262			3			86		404
Paro	4			15	50		59	216	557	1		67		1	1523	1	2494
Pemagatshel	5	1		2	6		2	5	154	2		1			50	1	229
Punakha	10			5	26		4	37	236		6	10			159	1	494
Samdrup Jongkhar	2		1	9	3			18	105		3	2	1		80	2	226
Samtse	2			9	656		18	73	486			32			827	1	2104
Sarpang	8			21	20		11	55	124		1	7	2		468	3	720
Thimphu	11			11	31		13	28	122			51			295		562
Trashigang	3			1	2		3	2	138			3			37		189
Trashigang	11			1	12		3	5	564		1				82	4	683
Trongsa	3			1	3		2	9	65	2		1			22	5	113
Tsirang	6			1	5		2	7	44	1		3			127	2	198
Wangdue Phodrang	2			2	19		8	53	184		3	6			97	1	375
Zhemgang				2	4			20	144	1		11			32	2	216
(blank)																	
Grand Total	113	2	2	94	970	3	146	619	3756	10	16	244	4	1	4415	32	10427

2.5. Total transactions approved in 2021

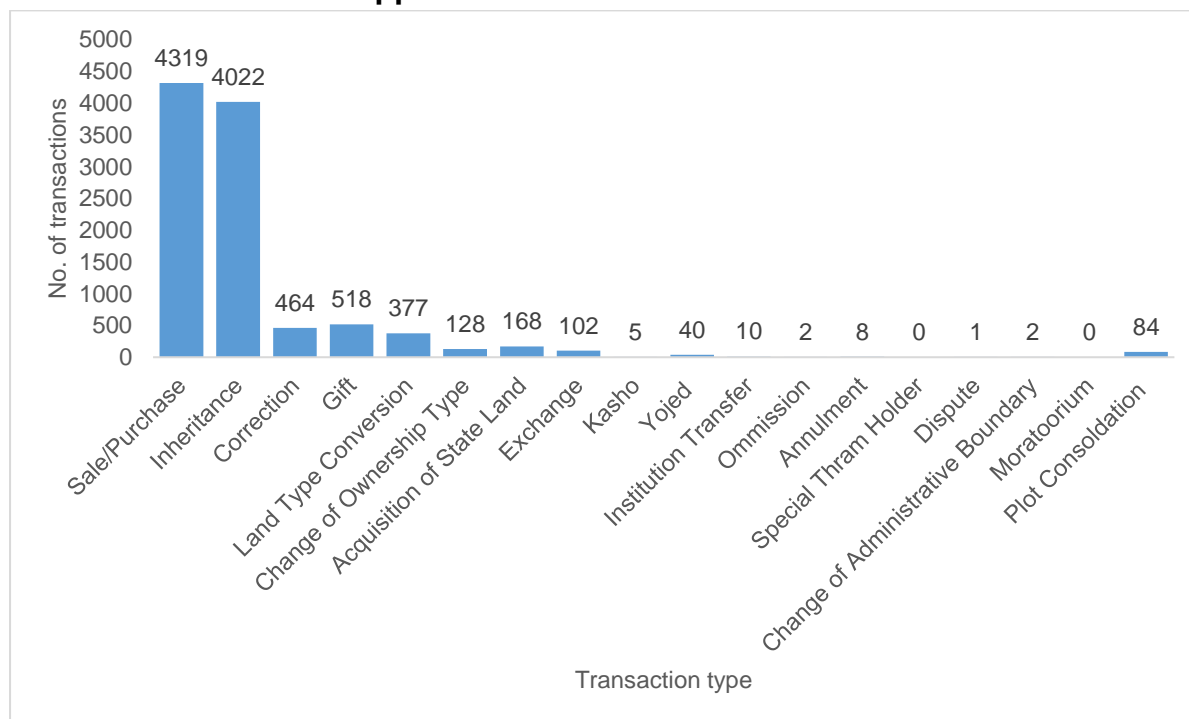


Figure 5 Types of Transactions approved in 2021

A total of 10250 transactions were approved in 2021 with *Sale/Purchase* (n=4319) which constituted about 42% of the total transactions followed by *Inheritance* (n=4022) constituting about 39.24% of the total transactions. No transactions were approved for *Moratorium* and *Special Thram Holder* in 2020.

2.6. Turn Around Time (TAT): Transaction processing time at NLCS in 2021

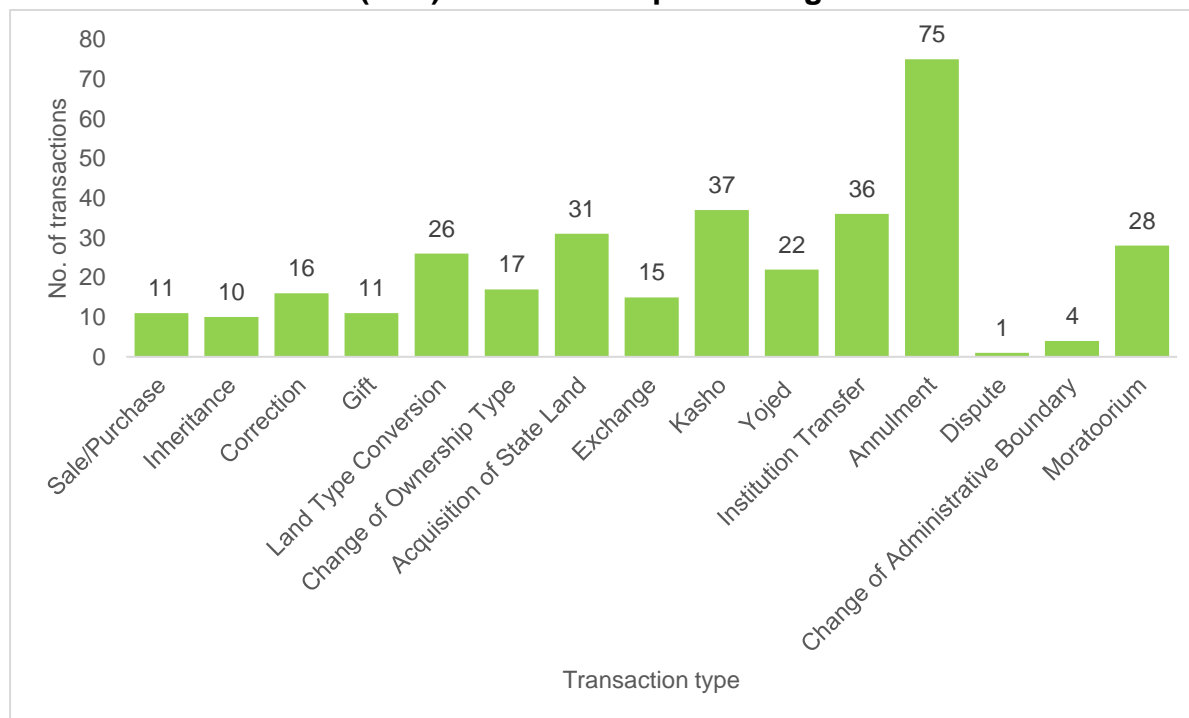


Figure 6 Average TAT at NLCS in 2021

Annulment had the highest average TAT in 2021, at 75 days, while *Dispute* had the lowest average TAT of 1 day. Majority of the land transactions (11 categories of land transactions) carried out in 2021, the average TAT is less than 30 days, which is in accordance with the Land Rules and Regulations, 2007. The average TAT for the maximum transaction (*Sale/Purchase*) was 11 days. The average TAT for the total transactions in 2021 was 23 days.

2.7. Average TAT comparison (2019-2021)

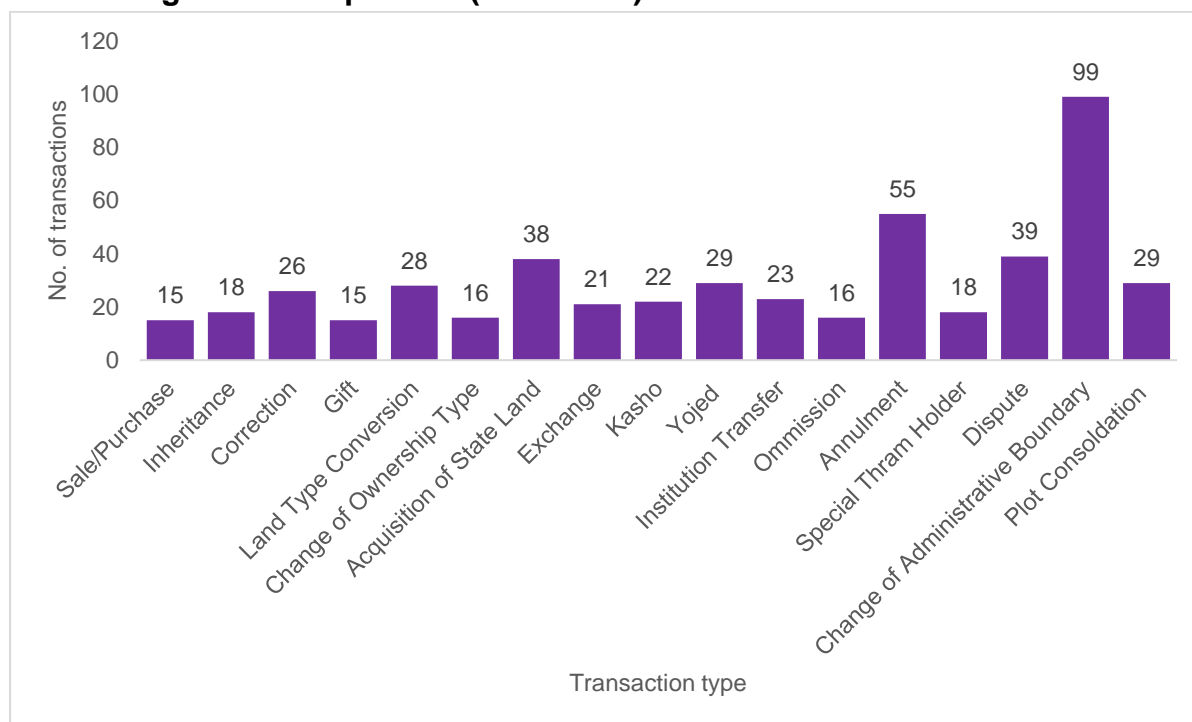


Figure 7 Average TAT in three years (2019-2021)

The average TAT for land transactions between 2019 and 2021 was 30 days. The TAT for 2020 is higher than the TATs for 2019 and 2021 on average. This is due to a longer TAT resulting from *Change in Administrative Boundary* transaction that took 292 days to complete, which is in contravention of the Land Rules and Regulations of 2007, which requires a transaction to be completed within 30 days of receipt of transaction documents and survey report from the Dzongkhag. However, when compared to other land transactions, the TAT for transactions such as *Sale/Purchase* and *Inheritance*, is lower, and the year 2021 indicates an overall drop in the TAT for transactions than the preceding years in comparison.

Dzongkhag	Number of transactions																
	Acquisition of State Land	Annulment	Change of Administrative Boundary	Change of Ownership Type	Correction	Dispute	Exchange (Between Private and Private)	Gift	Inheritance	Institution Transfer	Kasho	Land Type Conversion	Omission	Plot Consolidation	Sale/Purchase	Yojed (Donation to Religious Institution)	Grand Total
Bumthang	7			4	10		3	41	92					5	147	3	312
Chhukha	8			4	17		6	15	220	2		38		5	275	2	592
Dagana	14			2	33		5	7	174	1		15		8	132	3	394
Gasa	4			1	6		1	11	53					1	13		90
Haa	6				7		5	18	90					2	13		141
Lhuentse	9	1		5	23		2	13	100			1	1	1	30	1	187
Monggar	15	1		5	51	1	1	7	314					7	156	3	561
Paro	9			23	31		35	125	576	1	2	74		41	1171		2088
Pemagatshel	2	4		4	3			37	247					1	74	5	377
Punakha	11			8	24		1	21	254		2	65			179	1	566
Samdrup Jongkhar	1		2	1	6		4	28	270			9		6	131	1	459
Samtse	13			9	51		10	39	271			33		3	446	2	877
Sarpang	6			15	15		2	71	129			21		1	702	1	963
Thimphu	22			13	40		6	18	150			54			390		693
Trashigang	11	1			20		6	4	261			10	1		79	5	398
Trashigang	8			15	74		4	7	428	1		3		1	86	4	631
Trongsa	8			7	7		3	8	67	2		3		1	30	2	138
Tsirang	3			6	1			13	55			9		1	150		238
Wangdue Phodrang	8			6	39		6	22	171	2	1	40			104	2	401
Zhemgang	3	1			6		2	13	100	1		2			11	5	144
Grand Total	168	8	2	128	464	1	102	518	4022	10	5	377	2	84	4319	40	10250

2.8. Chapter Summary

The data issued to the PPD as part of the progress submission for the 12th five-year plan, as well as data obtained from the IT division, are used to develop the statistical report for the Rural Land Division. Although the data contains all transactions verified and returned by the dealing person, only the approved land transactions were addressed in this report. The data lacks the number of cases received by the Sathram Section since the cases are largely physical copies. Only the section's history of data updates can be reflected in the e-sakor system.

Therefore, to successfully incorporate the data from both the Transaction Section and Sathram Section of RLD, a way forward is planned for the future reports, as the IWP requires yearly Statistical report by the RLD such as:

- Study on the numbers of transactions/cases received by each division in NLCS yearly
- Study on the number of transactions returned and approved by the sections including the TAT from the time of receipt
- Propose way forward to fetch data of cases processed by the Sathram Section.

As the Land Rules and Regulations 2007 requires transactions to be completed within 30 days, the TAT in the current IWP of Rural Land Division has been decreased to two weeks based on the number of days the dealing person has taken to verify the transaction during the last three years. The report indicates TATs in line with the new TAT and IWP except for few transactions which attributes to increase in the overall Average TAT.

Chapter Three: Urban Land Division

3.1. About the Division

The Urban Land Division was formed in 2008, pursuant to the enactment of the Land Act 2007, for management and administration of registered land in urban areas. Prior to the enactment of the Land Act 2007 these responsibilities were vested with concerned Thromdes and the Ministry of Works and Human Settlement.

Some of the main achievements of this Division are coordinating cadastral resurveys in four Thromdes and resolving numerous land disputes and pending cases through 14 rounds of High Level Committee Meetings instituted as per the command of His Majesty the King.

The land transactions being one of the major tasks for the ULD and as part of the Individual Work Plan (IWP) the land transactions approved during three years i.e from 2019 till 2021, were analysed and the results are presented. A total of 3384 transactions which includes 18 different land transaction categories are approved during the three years. Overview of different land transactions and the Turn-Around Time (TAT) is presented in the following sections. This study will help in streamlining the procedures for carrying out land transactions and improving the service delivery.

3.2. Total transactions approved in 2019

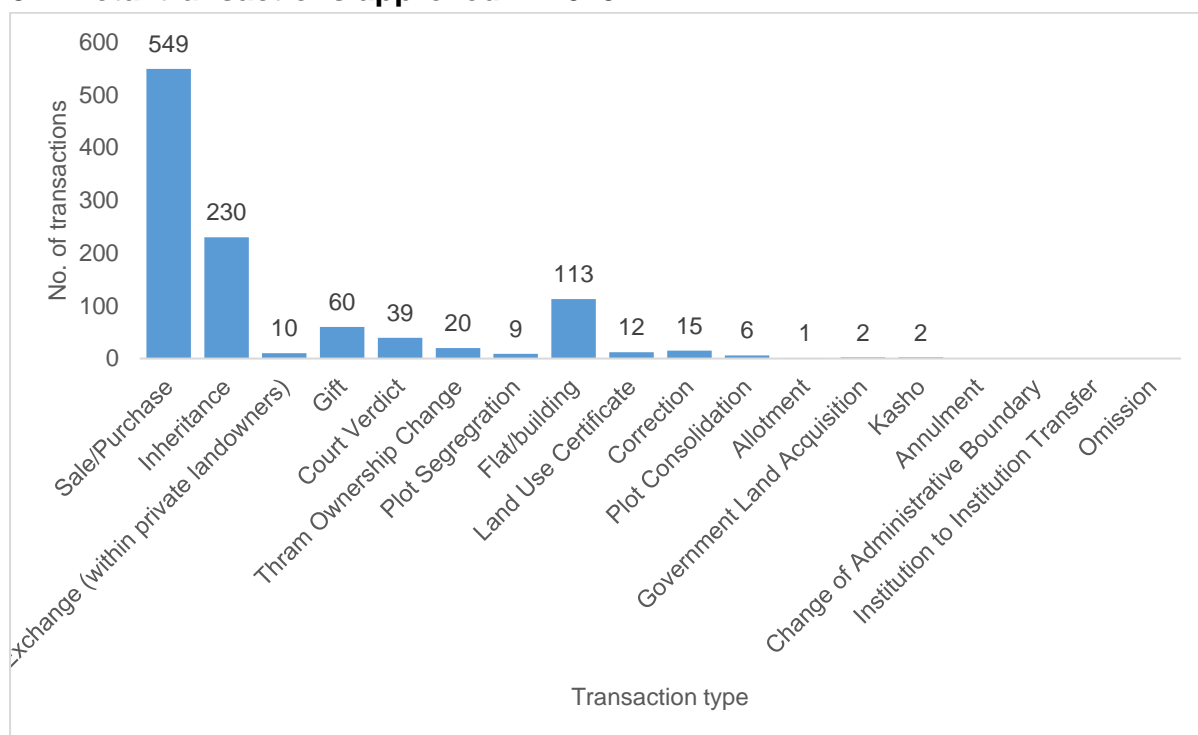


Figure 8 Types of transactions approved in 2019

A total of 1068 transactions were approved in 2019. The maximum number of land transactions approved in the year 2019 is *Sale/Purchase*(n=549) constituting about 51% of the total transactions followed by *Inheritance*(n=230) constituting 22%, and *Flat/Building transfer* (n=113) constituting about 11%. Very few land *Allotments*, *Kasho*

registration and *Government Land Acquisitions* were approved. No transactions such as *Land Allotment*, *Change of Administrative Boundary*, *Institution to Institution Thram transfer*, and *Omission* cases were approved in the year 2019.

3.3. Turn Around Time (TAT): Transaction processing time at NLCS in 2019

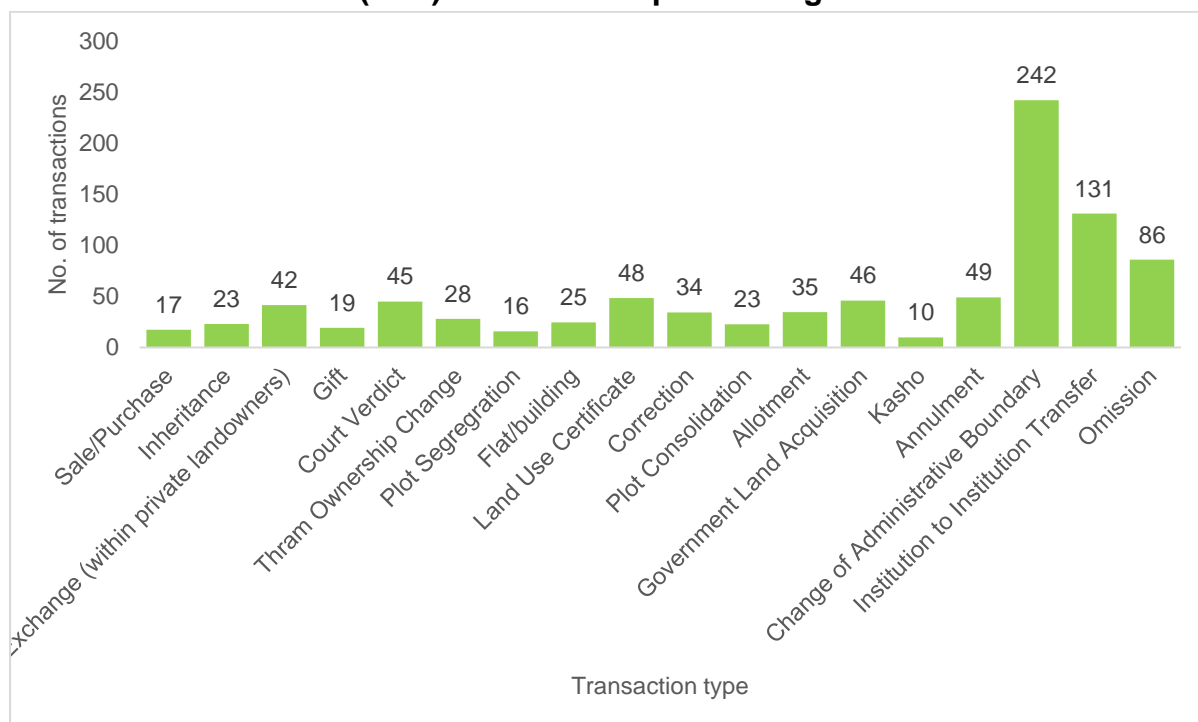


Figure 9 Average TAT at NLCS in 2019

In the year 2019, the average TAT to complete a transaction was 23 days. The highest TAT was for *Land Use Certificate* and *Court Verdict* with 48 days each. In contrast, it took 2 days to complete *Land Allotment* Thram registration. However, amongst the 14 different land transactions carried out in 2019 for most of the land transactions (11 types of land transactions,) the average TAT is below 30 days which is in accordance with the Land Rules and Regulations, 2007. The average TAT to complete a *Sale/Purchase* transaction (highest transaction) was 14 days.

Dzongkhags	Number of transactions																		
	Allotment	Annulment	Change of Administrative Boundary	Correction	Court Verdict	Exchange - Private and Private Land	Flat/Building Transfer	Gift	Government Land Acquisition	Inheritance	Institution to Institution Transfer	Kasho	Land Use Certificate	Omission	Plot Consolidation	Plot Segregation	Sale purchase	Thram Ownership Type Change	Grand Total
Bumthang				12	18	3		13		64			8		5		217	1	341
Chhukha			2	4	2					6		1	2				19	1	37
Dagana					1					2							3		6
Gasa										1			2						3
Gelephu	1	1		6	14	4	8	23		79			4		3	8	467	20	638
Haa				3	2	1		7	1	22			1		2	1	43	2	85
Lhuentse				1						6			2				7		16
Monggar				2	4		5			24			5	1			55	4	100
Paro					1		2	1		8			1				3		16
Pemagatshel				2	2					7			3				5		19
Phuentsholing				1	8	1	47	7	1	31			1		1	7	172	6	283
Punakha	1			1	2			2		8		3	4				8		29
S/Jongkhar					8	2		3		14			1				51	1	80
Samtse					1		4	2		23			7				39	8	84
Sarpang								4		14							37	1	56
Thimphu				6	38	5	204	92		266			3		8	29	401	25	1077
Trashigang					6	3		9		50			1				75	2	146
Trashigang				1	3			1		17					1		45	2	70
Trongsa					1			3		12	1						16	8	41
Tsirang				3	1	1		3		26					1		109	3	147
W/Phodrang				4	4		20	1		15	1		2				8	3	58
Zhemgang				2				6	1	7		1	9				25	1	52
Grand Total	2	1	2	48	116	20	290	177	3	702	2	5	56	1	21	45	1805	88	3384

3.4. Total transactions approved in 2020

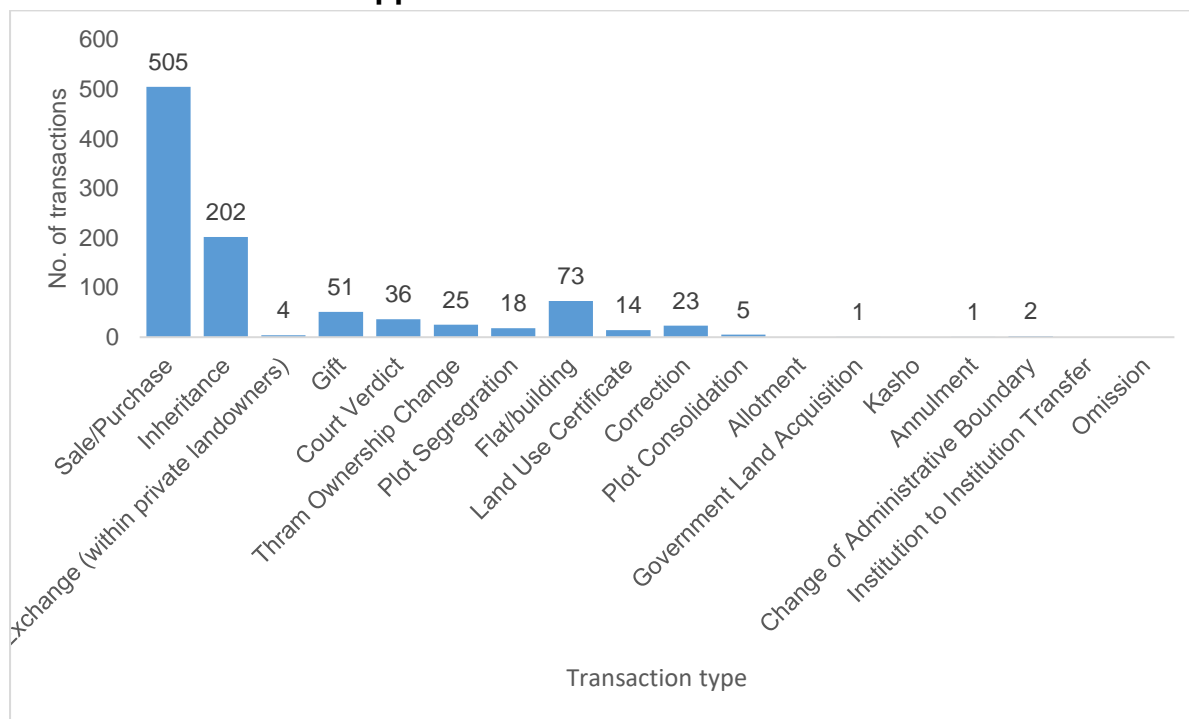


Figure 10 Types of transactions approved in 2020

A total of 960 transactions were approved in 2020. Similar to the land transactions approved in 2019, the maximum number of land transactions approved in the year 2020 is *Sale/Purchase* (n=505) constituting about 53% of the total transactions followed by *Inheritance* (n=202) constituting 21%, and *Flat/Building transfer* (n=73) constituting 8% of the total transaction. No transactions such as *Kasho* land registration, *Land Allotment*, *Institution to Institution Thram transfer*, and *Omission* cases were approved in the year 2020.

3.5. Turn Around Time (TAT): Transaction processing time at NLCS in 2020

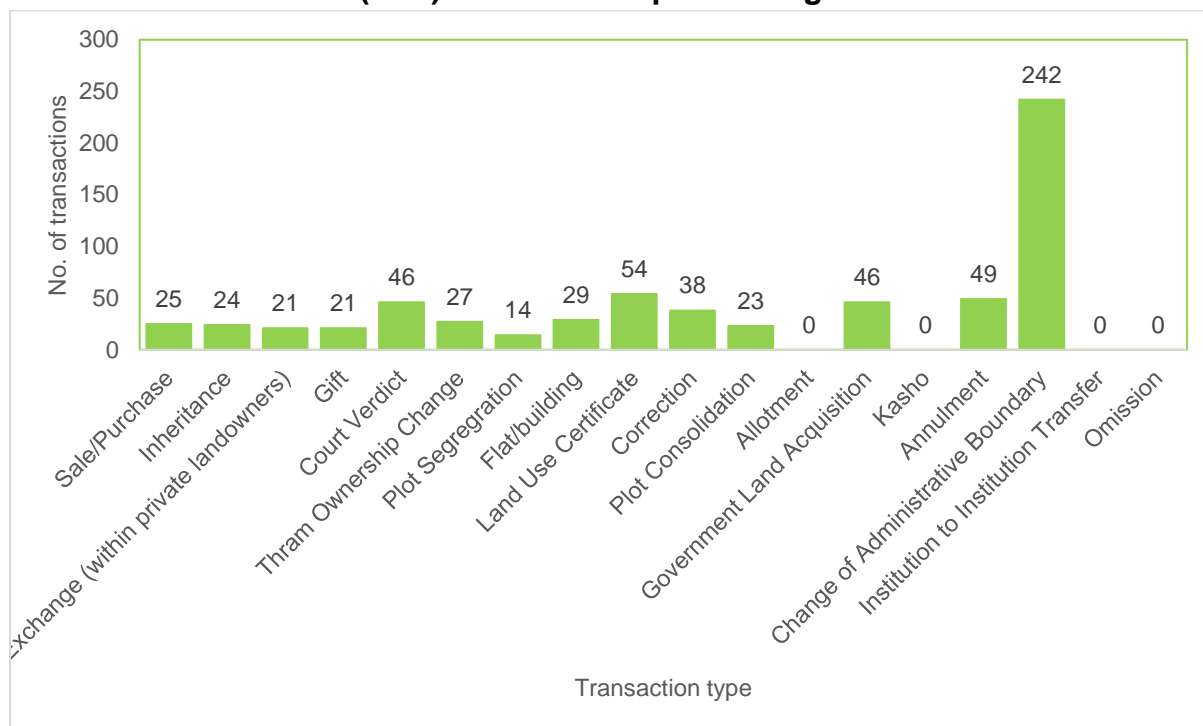


Figure 11 Average TAT at NLCS in 2020

In 2020, the average TAT to complete one transaction was 47 days which is quite higher than the TAT in 2019. The highest TAT was for change in administrative boundary with 242 days. The least Average TAT was for plot segregation which is 14 days. Only 8 types of land transactions fulfilled the requirement to complete land transactions within 30 days of the Land Rules and Regulation, 2007. The average TAT to complete a sale/purchase transaction (highest transaction) was 25 days.

Number of transactions																				
Dzongkhags	Allotment	Annulment	Change of Administrative Boundary	Correction	Court Verdict	Exchange - Private and Private Land	Flat/Building Transfer	Gift	Government Land Aquisition	Inheritance	Institution to Institution Transfer	Kasho	Land Use Certificate	Omission	Plot Consolidation	Plot Segregation	Sale purchase	Thram Ownership Type	Grand Total	
Bumthang				12	18	3		13		64			8		5		217	1	341	
Chhukha			2	4	2					6		1	2				19	1	37	
Dagana					1					2							3		6	
Gasa										1			2						3	
Gelephu	1	1		6	14	4	8	23		79			4		3	8	467	20	638	
Haa				3	2	1		7	1	22			1		2	1	43	2	85	
Lhuentse				1						6			2				7		16	
Monggar				2	4		5			24			5	1			55	4	100	
Paro					1		2	1		8			1				3		16	
Pemagatshel				2	2					7			3				5		19	
Phuentsholing				1	8	1	47	7	1	31			1		1	7	172	6	283	
Punakha	1			1	2			2		8		3	4				8		29	
Samdrup Jongkhar					8	2		3		14			1				51	1	80	
Samtse					1		4	2		23			7				39	8	84	
Sarpang								4		14							37	1	56	
Thimphu				6	38	5	204	92		266			3		8	29	401	25	1077	
Trashigang					6	3		9		50			1				75	2	146	
Trashigang				1	3			1		17					1		45	2	70	
Trongsa					1			3		12	1						16	8	41	
Tsirang				3	1	1		3		26					1		109	3	147	
Wangdue Phodrang				4	4		20	1		15	1		2				8	3	58	
Zhemgang				2				6	1	7		1	9				25	1	52	
Grand Total	2	1	2	48	116	20	290	177	3	702	2	5	56	1	21	45	1805	88	3384	

3.6. Total transactions approved in 2021

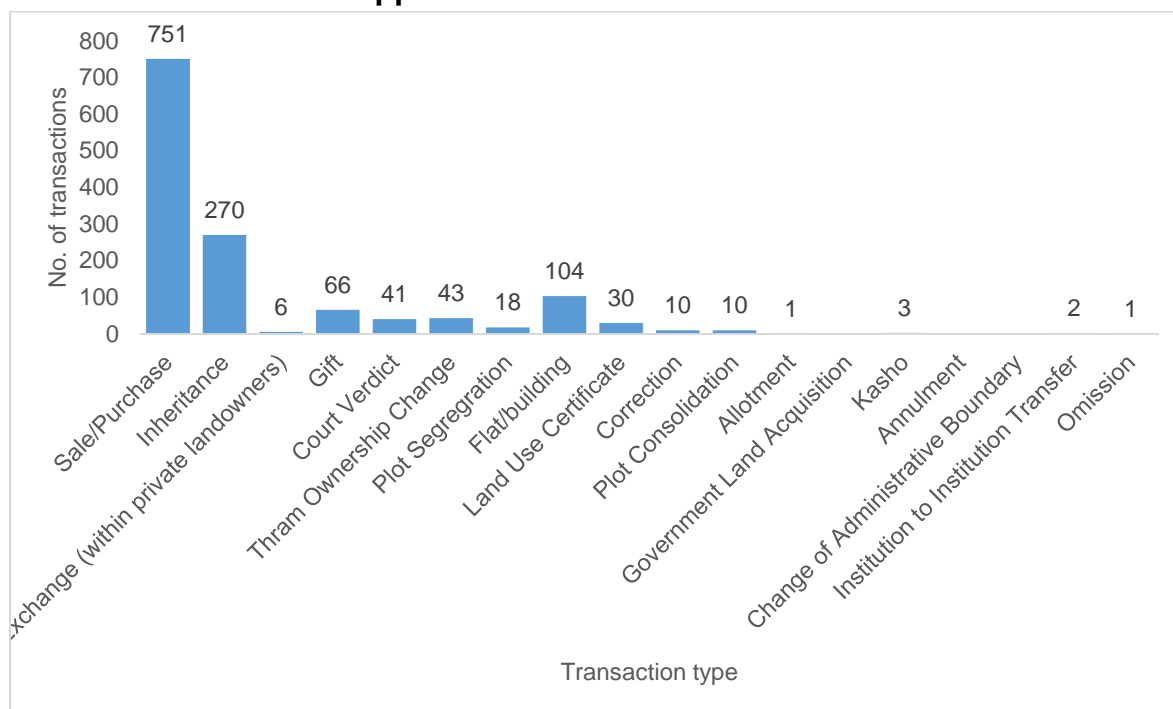


Figure 12 Types of transaction approved in 2020

A total of 1356 transactions were approved in 2021. The number of land transactions approved in 2021 has increased compared to 2020. The maximum number of land transactions approved is *Sale/Purchase* (n=751) constituting 55% of the total transactions followed by *Inheritance* (n=270) constituting 20% and *Flat/Building transfer* (n=104) constituting 8% of the total transactions. No transactions such as *Government Land Acquisition*, *Annulment* and *Change in Administrative Boundary* were approved in the year 2021.

3.7. Turn Around Time (TAT): Transaction processing time at NLCS in 2021

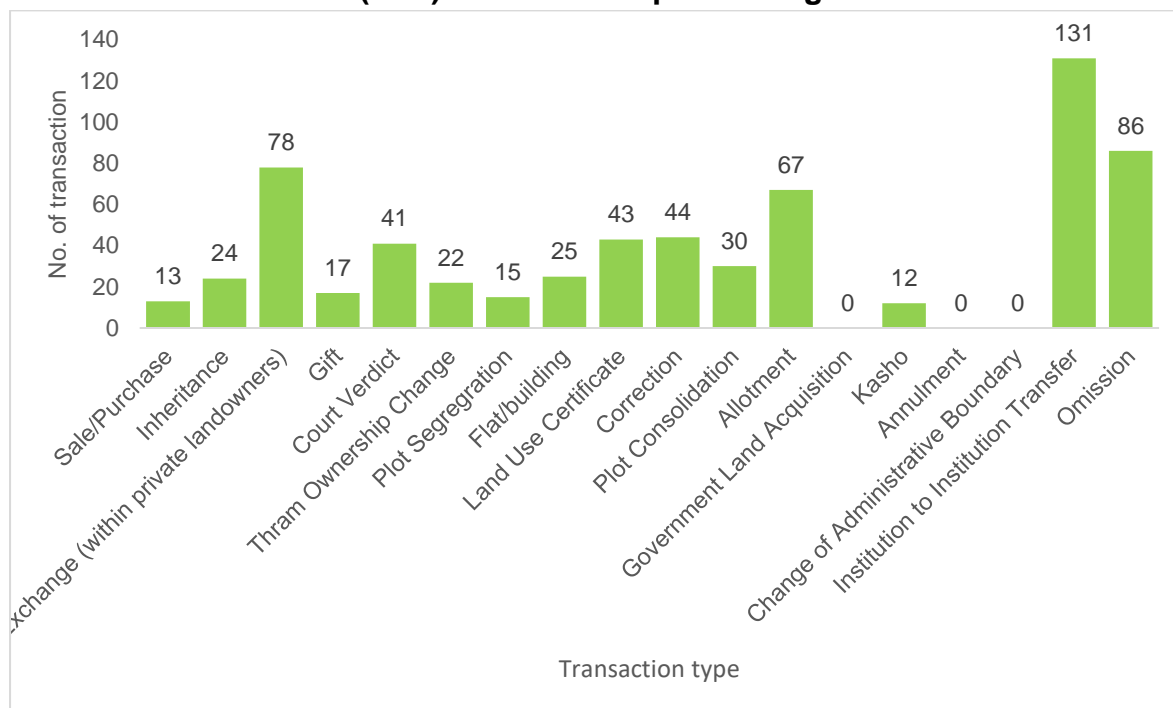


Figure 13 Average TAT at NLCS in 2021

In 2021, the average TAT to complete a transaction was 43 days which is lesser than the TAT in 2020 but still higher than the TAT in 2019. The highest TAT was for *Institution-To-Institution* Thram transfer with 131 days. The least Average TAT was for *Kasho Land Registration* with 12 days. Only 7 types of land transactions fulfilled the requirement to complete land transactions within 30 days of the Land Rules and Regulation, 2007. The average TAT to complete a *Sale/Purchase* transaction was 13 days.

Dzongkhags	Number of transactions																		
	Allotment	Annulment	Change of Administrative Boundary	Correction	Court Verdict	Exchange - Private and Private Land	Flat/Building Transfer	Gift	Government Land Acquisition	Inheritance	Institution to Institution Transfer	Kasho	Land Use Certificate	Omission	Plot Consolidation	Plot Segregation	Sale purchase	Thram Ownership Type Change	Grand Total
Bumthang				12	18	3		13		64			8		5		217	1	341
Chhukha			2	4	2					6		1	2				19	1	37
Dagana					1					2							3		6
Gasa										1			2						3
Gelephu	1	1		6	14	4	8	23		79			4		3	8	467	20	638
Haa				3	2	1		7	1	22			1		2	1	43	2	85
Lhuentse				1						6			2				7		16
Monggar				2	4		5			24			5	1			55	4	100
Paro					1		2	1		8			1				3		16
Pemagatshel				2	2					7			3				5		19
Phuentsholing				1	8	1	47	7	1	31			1		1	7	172	6	283
Punakha	1			1	2			2		8		3	4				8		29
S/Jongkhar					8	2		3		14			1				51	1	80
Samtse					1		4	2		23			7				39	8	84
Sarpang								4		14							37	1	56
Thimphu				6	38	5	204	92		266			3		8	29	401	25	1077
T/Yangtse					6	3		9		50			1				75	2	146
Trashigang				1	3			1		17					1		45	2	70
Trongsa					1			3		12	1						16	8	41
Tsirang				3	1	1		3		26					1		109	3	147
W/Phodrang				4	4		20	1		15	1		2				8	3	58
Zhemgang				2				6	1	7		1	9				25	1	52
Grand Total	2	1	2	48	116	20	290	177	3	702	2	5	56	1	21	45	1805	88	3384

3.8. Average TAT comparison (2019-2021)

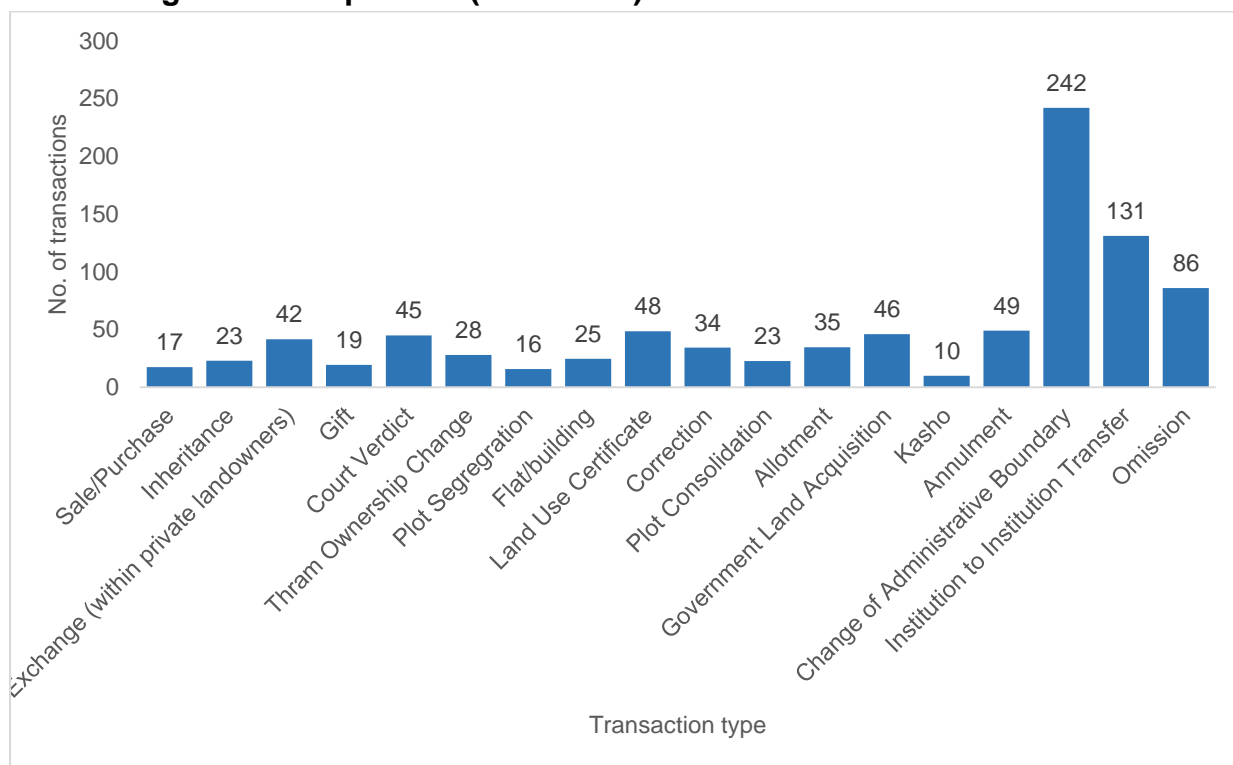


Figure 14 Average TAT for three years (2019 –2020)

The average TAT to complete one transaction was 51 days. The maximum average TAT was 242 days while the minimum TAT to complete one transaction was 10 days.

3.9. Chapter Summary

This report is generated from analysing the data that was submitted to the PPD as part of the progress submission for the 12th five-year plan. Thus, only the overview of land transactions approved by the ULD and its TAT was considered. More studies could have been conducted, hence; the following way forward is planned for future reports.

1. Study on land transactions approved by the ULD to be carried out yearly.
2. Study on the land transactions processed by the Dzongkhag/Thromde till its being approved by the ULD with the following components.
 - a. Number of land transactions processed by different Dzongkhags/Thromdes and the TAT to verify and submit it to the ULD.
 - b. TAT to complete the land transactions at different divisions at the NLCS to understand where the transactions take more time to complete.
 - c. Propose relevant suggestions to improve the service.
3. Although as per the Land Rules and Regulations 2007, a transaction is supposed to be completed within 30 days at the NLCS, in several rounds of APT and IWP meeting the TAT was reduced (2 weeks) based on the past transactions. Accordingly, it was being implemented by reflecting in the IWP. However, this is no more in practice (personal observation). Thus, it is proposed to re-enforce the practice by incorporating it in the IWP. However, a reasonable TAT can be established in consultations with the dealing offices, region heads and IT officials.
4. To discuss the results of this study in division meeting.

Chapter Four: Land Management Division

4.1. About the Division

Land Management Division (LMD) is formed based on the recommendation of the Organizational Development Exercise, 2015 under the Department of Land Administration and Management (DoLAM). Prior to the establishment of the Division in 2016, land management mandates were carried out by the Urban and Rural Land Divisions.

The LMD comprises the Satshab Section, Lease Section, and Exchange Section. The Sections are mandated to provide services concerning land acquisition and substitution, land lease, and land exchange in all Dzongkhags, Thromdes, and Drungkhags in accordance with the provisions of the Land Act, Rules and Regulations, Circulars, Notifications, and other applicable laws.

4.2. Satshab Section

Table 1 Overview of private Kamzhing and Chhuzhing acquisition, number of affected individuals, and Satshab endorsement; 2016 to 2021.

Year	Kamzhing (Acreage)	Chhuzhing (Acreage)	Total Acquired(Ac)	Affected individuals	Satshab Endorsed
2016	74.424	24.771	99.195	136	98.655
2017	69.435	4.107	73.542	120	59.866
2018	102.104	7.228	109.332	157	107.433
2019	46.054	2.489	48.543	76	46.261
2020	48.304	0.124	48.428	49	33.207
2021	50.9	4.011	54.911	136	47.538
2021(Gyalsung Project)	142.245	34.783	177.028	109	176.753
Total	533.466	77.513	610.979	783	569.713

Between 2016 and 2021, a total of 533.466 acres of kamzhing and 77.513 acres of Chhuzhing belonging to 783 landowners had been acquired in various districts. To compensate the acquisition, 569.713 acres of state had been endorsed as satshab for affected landowners.

4.2.1. Year 2016

In total, 74.424 acres of Kamzhing and 24.771 acres of Chhuzhing belonging to 136 landowners had been acquired by various acquiring agencies in 2016. To compensate the acquisition, 98.655 acres of state land was allotted as satshab for affected individuals.

4.2.2. Year 2017

In total, 69.435 acres of Kamzhing and 4.107 acres of Chhuzhing belonging to 120 landowners had been acquired by various agencies in 2017. To compensate the acquisition, 59.866 acres of state land was allotted as satshab for affected individuals.

4.2.3. Year 2018

A total of 102.104 acres of Kamzhing and 7.228 acres of Chhuzhing belonging to 157 landowners had been acquired by various agencies in 2017. To compensate the acquisition, 107.433 acres of state land was allotted as satshab for affected individuals.

4.2.4. Year 2019

A total of 46.054 acres of Kamzhing and 2.489 acres of Chhuzhing belonging to 76 landowners had been acquired by various agencies in 2019. To compensate the acquisition, 46.261 acres of state land was allotted as satshab for affected individuals.

4.2.5. Year 2020

A total of 48.304 acres of Kamzhing and 0.124 acres of Chhuzhing belonging to 49 landowners had been acquired by various agencies in 2020. To compensate the acquisition, 33.207 acres of state land was allotted as satshab for affected individuals.

4.2.6. Year 2021

A total of 50.90 acres of Kamzhing and 4.011 acres of Chhuzhing belonging to 136 landowners had been acquired by various agencies in 2021. To compensate the acquisition, 47.538 acres of state land was allotted as satshab for affected individuals.

4.2.7. Year 2021 (1)

A total of 142.245 acres of kamzhing and 34.783 acres of Chhuzhing belonging to 109 landowners had been acquired for Gyalsung Project in Samtse, Samdrup Jongkhar, and Sarpang in 2021. To compensate the acquisition, 123.704 acres of state land was allotted as satshab for affected individuals.

4.3. Lease Section

Lease Section is mandated to facilitate the general public, State-owned Corporations, and Companies in providing state land on lease for Commercial Agriculture, mining, business activities etc in accordance to the Land Act, Land Lease Rules and Regulations, and other applicable laws.

Table 2 Lease Section overview

	2016-2017	2017-2018	2018-2019	2019-2020
No. of cases received:	182 cases	279 cases	160 cases	295 cases
No. of Land Lease Certificate Issued:	158	266	136	168
No. of cases Rejected:	14 cases	5 cases	9 cases	15 cases
No. of pending cases(documents incomplete):	10 cases	8 cases	15 cases	30 cases
No. of Stakeholder meeting conducted/ attended:	5 meetings	4 meetings	5 meetings	8 meetings
No. of Correspondences:	182 letters	279 letters (266+5+8)	160 letters	413 letters
Lease map prepared & printed:	158	266	140	168
Documents scanned	158 approved cases	266 approved cases	136 approved cases	168 approved cases

Of the total land leased out between 2016 and 2017, 87% of state land was leased for business purposes. Commercial agriculture and mining constitute 9% and 4% respectively. Similarly, in terms of the number of cases, business accounts maximum cases or 138 cases followed by commercial farming with 14 cases and mining with only 6 cases.

Between 2017 and 2018, a total of 279 cases were received in which 244 were business-related, 6 mining, and 16 commercial agriculture. The acreages of land leased for various purposes include 273.97 acres (business), 139.84 acres (mining), and 172.71 acres (commercial agriculture) totalling 586.52 acres of state land.

A total of 733.99 acres of land was leased for commercial agriculture, 147.66 acres for business, and 92.35 acres for mining purposes between 2018 and 2019. The number of leased out cases stands 115 (mining), 4 (mining), and 17 (commercial agriculture).

Between 2019 and 2020, 590.184 acres of state land had been leased out to 7 proponents for mining purposes. Likewise, 209.478 acres and 150.702 acres of state land had been leased out for business (207 cases) and Commercial Agriculture purposes (24 cases) respectively. The total acres given on lease was 950.363 acres.

Between 2020 and 2021, a total of 172.452 acres (143 cases) were leased out for business purposes. Likewise, 171.539 acres (20 cases) had been leased out for commercial agriculture, and 88.34 acres (5 cases) for mining purposes.

4.4. Land Exchange Section

Land Exchange Section has a mandate to process an exchange of private registered land with state land provided the exchange fulfills the criteria such as private registered land affected by natural calamities, falls within the critical watershed area, dotted or secluded, and isolated areas with crops frequently depleted by wild animals.

As portrayed in table 1, kamzhing land is seen the highest case of land exchange accounting for 1566.025 acres. However, only 939.512 acres were recommended for exchange by the Land Exchange Committee (LECM). A total Chhuzhing land exchange case measures 319.129 acres followed by Tshelzhing and Cardamom with 116.939 acres and 31.964 acres respectively. On the other hand, the Exchange Section received only 8.636 acres of Khimsa and 2.4 acres of apple (land type) land exchange proposals.

Table 3 Status of cases from 2016-2021

Land Type	Affected	LECM recommended area (Ac)	Deffered (Ac)	Dismissed (Ac)
Chhuzhing	319.129	197.18	12.794	98.394
Kamzhing	1566.025	939.512	50.026	526.504
Khimsa	8.636	4.608	0.123	3.748
Tshelzhing	116.939	60.609	4.207	51.346
Cardamom	31.964	7.339	9.24	15.094
Apple	2.4	0.4	0	2
Total	2045.093	1209.648	76.39	697.086

The Land Exchange Section received 1488 cases over the period of 6 years (2016 to 2021) constituting 2045.093 acres of private registered land. Of the total, 935 cases (1209.648) had been approved, while 477 and 76 cases were dismissed and deferred respectively.

4.5. Land Use Certificate Section

A comprehensive strategy for the development and implementation of the User Right System (now changed to LUC) was carried out in 2016 with an objective to enhance the livelihood of beneficiaries through the management of effective and efficient utilization of vacant state land.

A Separate Section called LUC (at present, neither under Land Management Division nor Secretariat) was created on 30.08.2021 upon directives of the Honorable Officiating Secretary of the National Land Commission Secretariat in order to render services related to the acquisition of state land by various governmental agencies. However, the LUC for individuals is granted through Royal Kidu. The Section aspires to fulfill His Majesty's vision: optimum utilization of the limited arable state land through sustainable and economical approaches.

Table 4 LUCs issued in rural and urban areas

LUC Recipients	Area (acre)	
	Rural	Urban
Gerab Dratshang	77.042	10.66
Government Institutions	20095.135	3086.671
Religious Institutions	182.089	60.574
Corporations	912.552	39.689
Community Land	148.709	0.394
Civil Society Organizations	80.534	5.447
Individuals	619.592	
Total	22132.518	3205.312

A total of 22132.518 acres of state land (rural) had been issued on Land Use Certificate as of 10.12.2021. Government Institutions are the predominant recipients with 20095.135 acres while the Corporations and Individuals received 912.552 acres and 619 acres respectively. *Gerab Dratshang*, Religious Institutions, Community Land, and Civil Society Organizations constitute the minor recipient of LUCs.

A total of 3205.312 acres of state land (urban) had been issued on LUC as of 21.12.2021. The issuance of LUC in Urban areas followed similar trends in the rural areas. However, the total acreages issued on LUC in rural areas are comparatively higher than that of the urban areas. Despite, the government institutions being the leading recipients of LUC with 3086.671 acres in urban areas, it is far less if compared with the rural areas.

Chapter Five: Legal Division

5.1. About the Division

During the National Cadastral Resurvey Program carried out in 2008, numerous land disputes arose among community, family members, neighbours, siblings and so on. In order to address and resolve those issues and disputes, the National Land Commission Secretariat felt the need to institute a dedicated Section under the Secretariat, thus forming the Legal Services Section. Owing to the enormous work load of the Section, proposal for upgrading it to a Division was submitted to the Organization Development Exercise (ODE) team deployed at the Secretariat. Later, the RCSC accorded approval to upgrade the Section to a Division as per proposal submitted before it. Hence, the Section at the Secretariat was upgraded to a Division in 2017. The Division was supported by two Sections viz., Litigation Section and Dispute Settlement Section until 2020. In 2021, the Sections under the Division were revamped as per the OAG's parenting framework viz, Litigation/ADR Section, Legal Services Section and Drafting Section. The following statistics shows the output of the Division based on the record maintained by the Division manually. This chapter of statistical report includes the number of:

- Cases litigated;
- Cases represented on behalf of the Commission Secretariat before the Court of law;
- Services rendered to other agencies;
- Land disputes resolved;
- Land issues resolves; and
- Miscellaneous legal services (Correspondences shared with the Division under Commission Secretariat and other agencies, Internal Memo, Legal Opinion & Notification) provided by the Division.

5.2. Litigation Section

The Section is responsible for representing the Commission Secretariat in cases instituted against and by the Commission Secretariat before the court of law and also to attend as an expert witness whenever summoned. The following shows the statistics of the number of cases in which the Division represented the Commission Secretariat before the Court of law.

Table 5 Overview of the cases represented by the Division before the Court of law from 2017-2021

Dzongkhag	Litigated case	Represented on behalf of NLCs
Chhukha	1	2
Punakha	3	2
Thimphu	3	5
Wangduephodrang	1	1
Sarpang	1	0
Samtse	1	0
Paro	1	3
Pemagatshel	0	1
Trongsa	0	1
Total	11	15

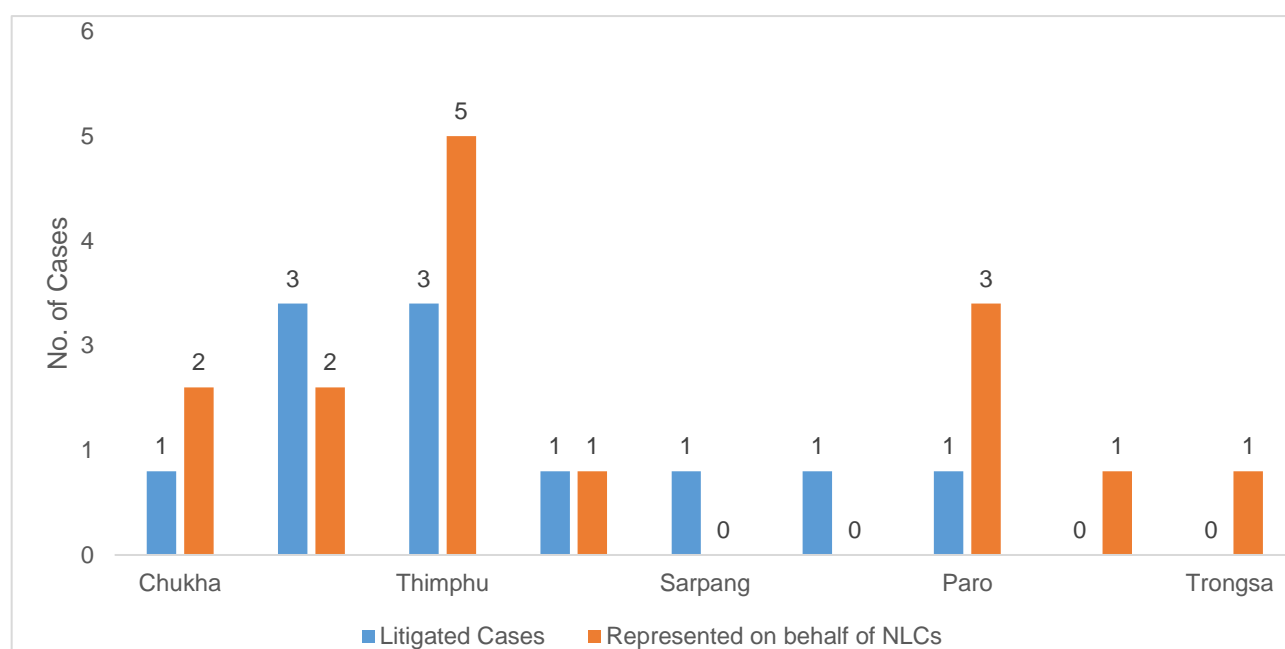


Figure 15 Number of cases represented by the Division before the Court of law from 2017-2021

5.3. Legal Services Section erstwhile Dispute Settlement Section

This Section is responsible for rendering assistance to the Commission Secretariat in resolving land related disputes and resolve land issues, to other agencies in resolving land related cases, and providing legal services to the public at large. The following shows the statistics of the services rendered by the Section.

Table 6 Type of Land Dispute registered from the year 2017 -2021

Sl.no.	Type of Land Dispute	No. of Dispute
1	Boundary	41
2	Transaction	22
3	Claim for ownership	37
4	Easement	3
5	Encroachment	14
6	Inheritance	5
7	Deficit	6
8	Exchange	3
9	Sale Purchase	3
10	Judgment Implementation	5
11	Plot Correction	1
12	Illegal Construction	2
13	Realignment	1
Total Cases		143

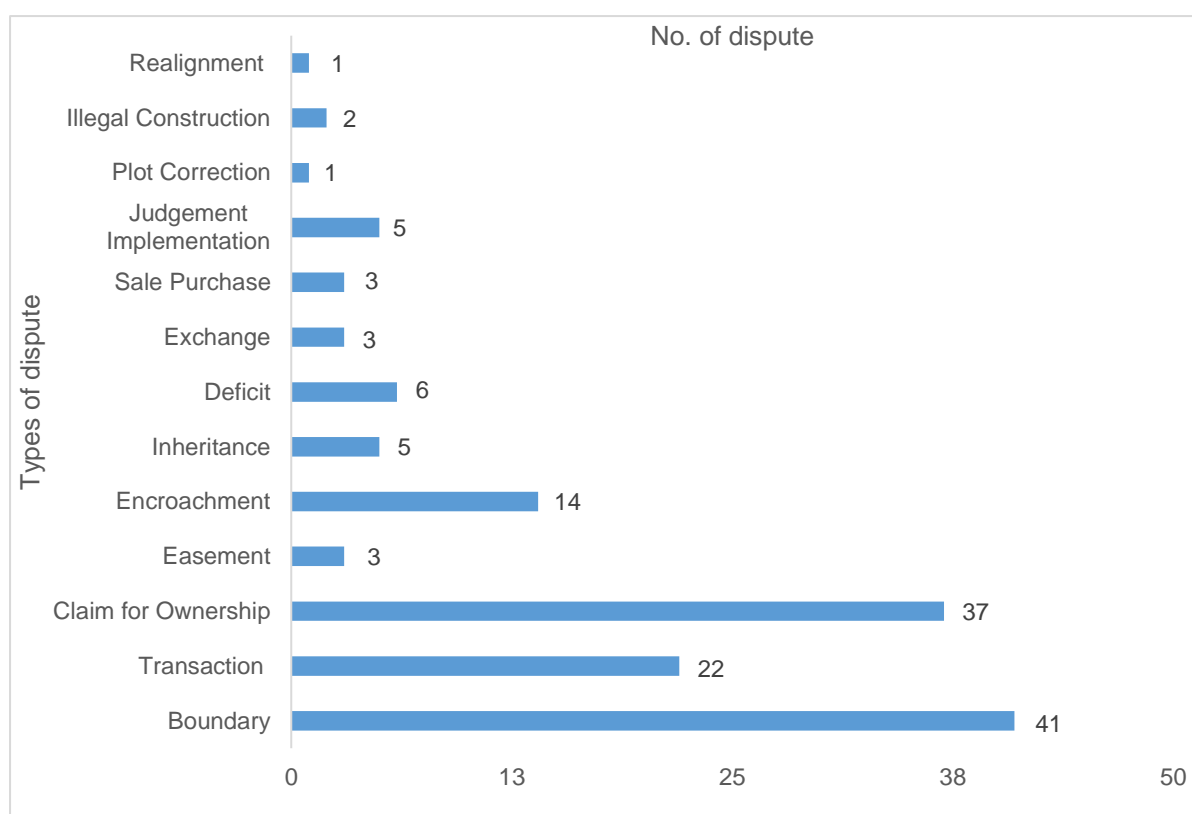


Figure 16 Number of land disputes received by the Division

5.4. Disputes resolved by the Division from 2017 to 2021

Table 7 Year wise number of Disputes resolved by the Division from 2017-2021

Year	Number of Disputes
2017	40
2018	30
2019	30
2020	18
2021	25
Total	143

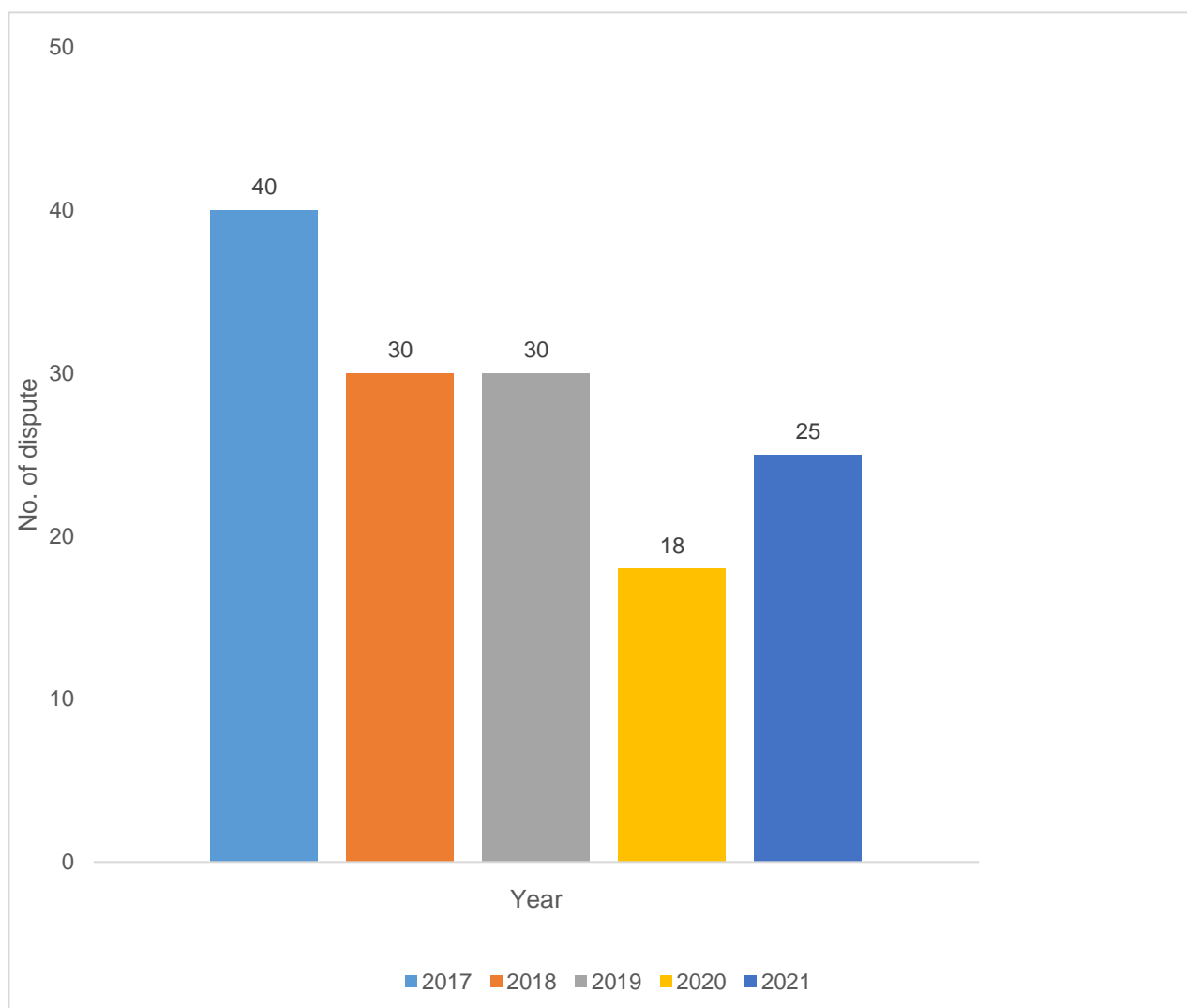


Figure 17 Number of land disputes resolved from 2017-2021

It is observed that a total of 143 cases were resolved by the division between 2017 and 2021. The highest number of cases were resolved in 2017 (n=40) and the least number of cases were resolved in 2020 (n=18) followed in 2021 (n=25). The least score in 2020 may be attributed to the covid-19 pandemic.

5.5. Legal services rendered to various agencies and public

Table 8 Overview of the legal services rendered to various agencies and the public at large from 2019 -2021

sl.no	Legal Service rendered	Total number of cases
1	Assistance rendered to the Judiciary	313
2	Clarification sought from the Judiciary	10
3	Enforcement of the Court Judgments	472
4	Assistance rendered to the OAG	20
5	Assistance rendered to the ACC	91
Total		906

Table 9 Number of Land Issues resolved from 2018 to 2021

Year	Number of cases
2018	70
2019	69
2020	46
2021	40
Total	225

Table 10 Overview Land Issues received from different Dzongkhags

Dzongkhag	Number of Land Issue
Tashi Yangtse	3
S/Jongkhar	6
Samtse	20
Thimphu	45
Pemagatshel	7
Tsirang	10
Sarpang	17
Wangduephodrang	10
Paro	37
Lhuntse	4
Haa	8
Chukha	27
Punakha	9
Bumthang	7
Mongar	3
Dagana	5
Trongsa	7
Total Cases	225

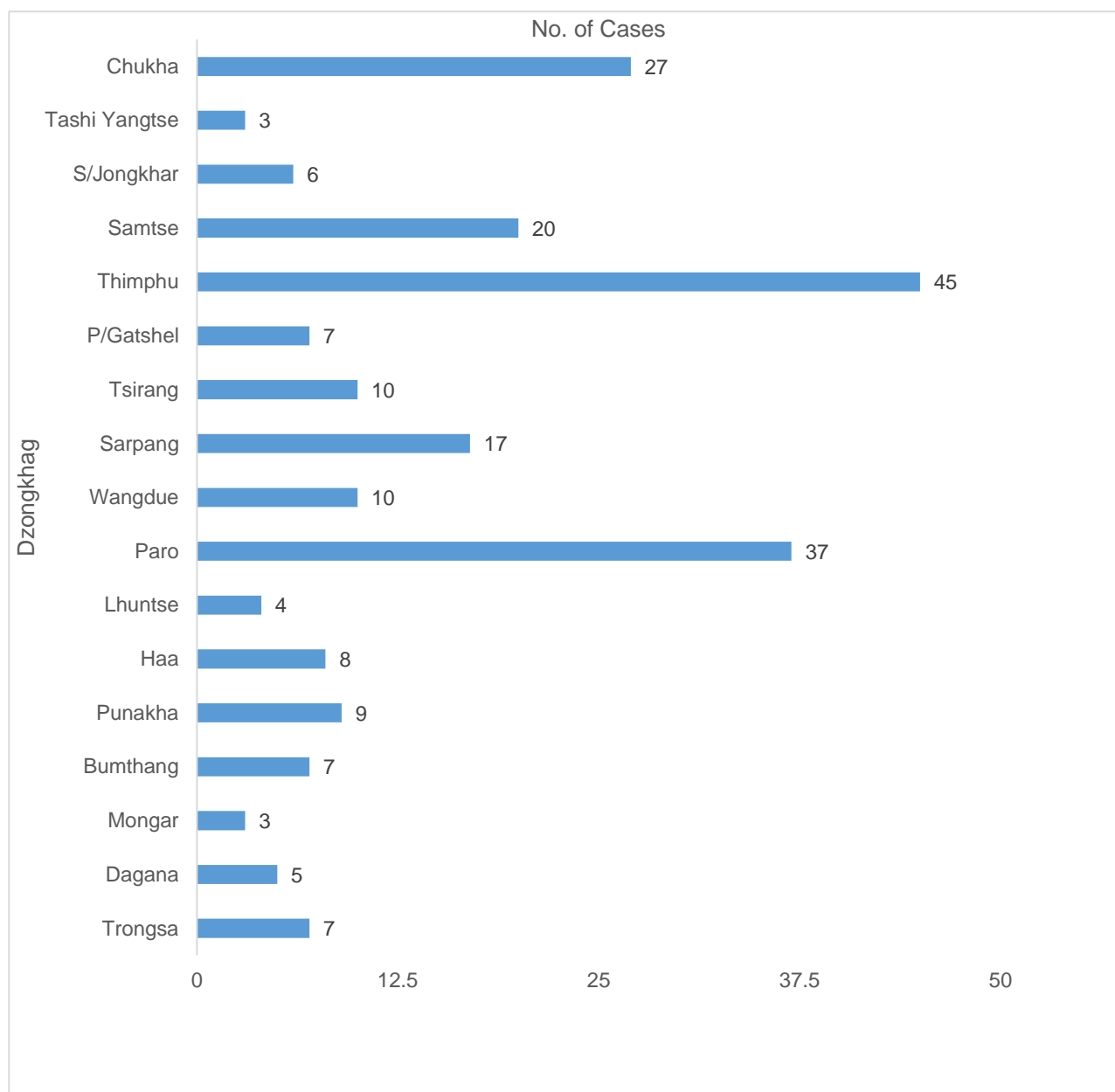


Figure 18 Dzongkhag wise Land Issues received

Table 11 Overview of the Land Issue registered from the year 2018 -2021

Sl.no.	Type of Cases	No. of Cases
1	Transaction	28
2	Claim for ownership	29
3	Deficit	54
4	Exchange/Substitute	13
5	Judgment Implementation	30
6	Illegal Construction	10
7	Adjustment/Correction	8
8	Excess Land	12
9	Omission	20
10	Conversion	4
11	Thram Updation	8
12	Lease	2
13	Complain from ACC	2
14	Easement	2
15	Encroachment	3
Total Cases		225

Table 12 Miscellaneous Legal Services rendered from 2017-2021

Year	Number of Legal Services
2017	105
2018	70
2019	110
2020	70
2021	50
Total	405

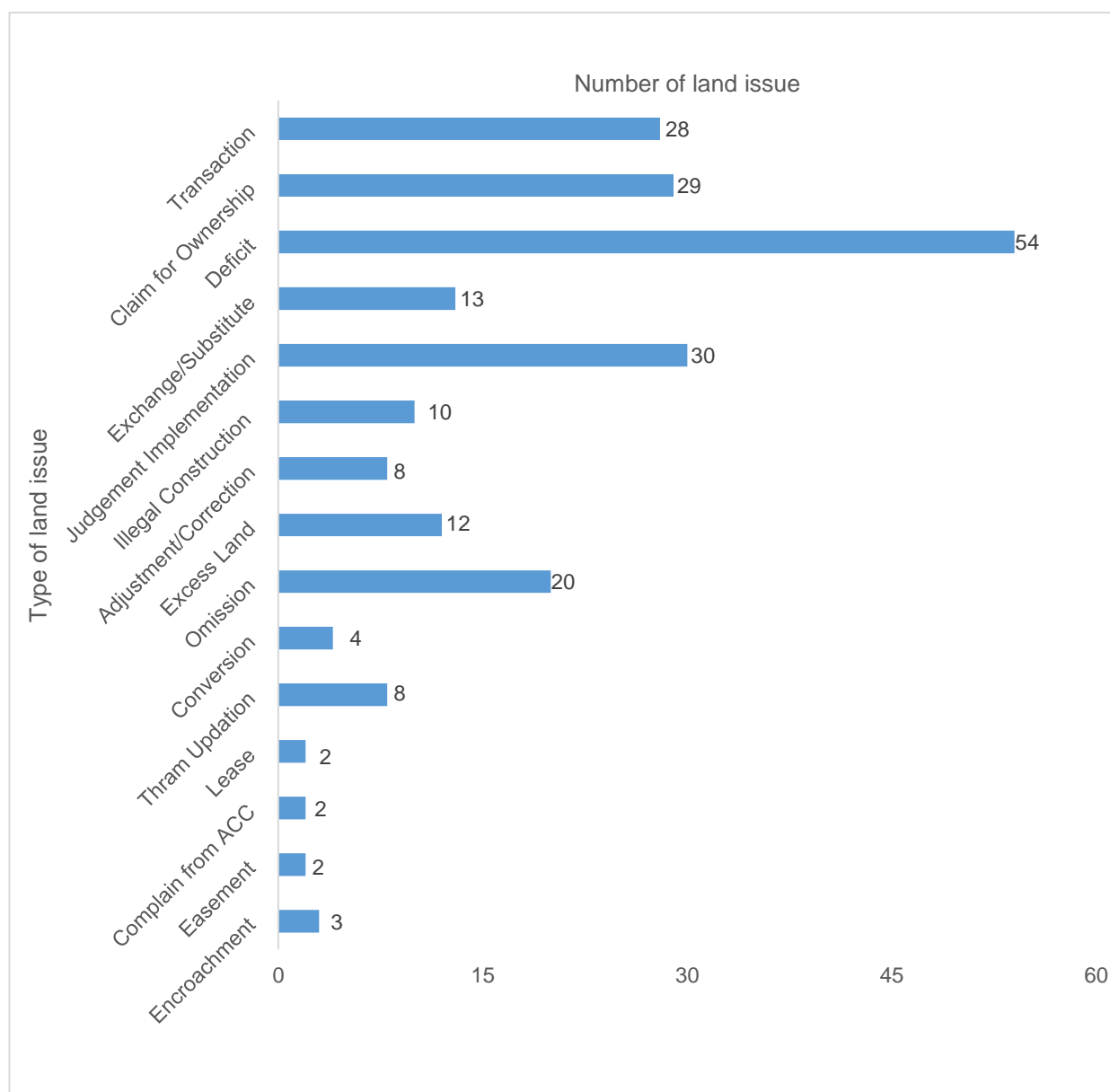


Figure 19 Type of the Land Issue received by the Division

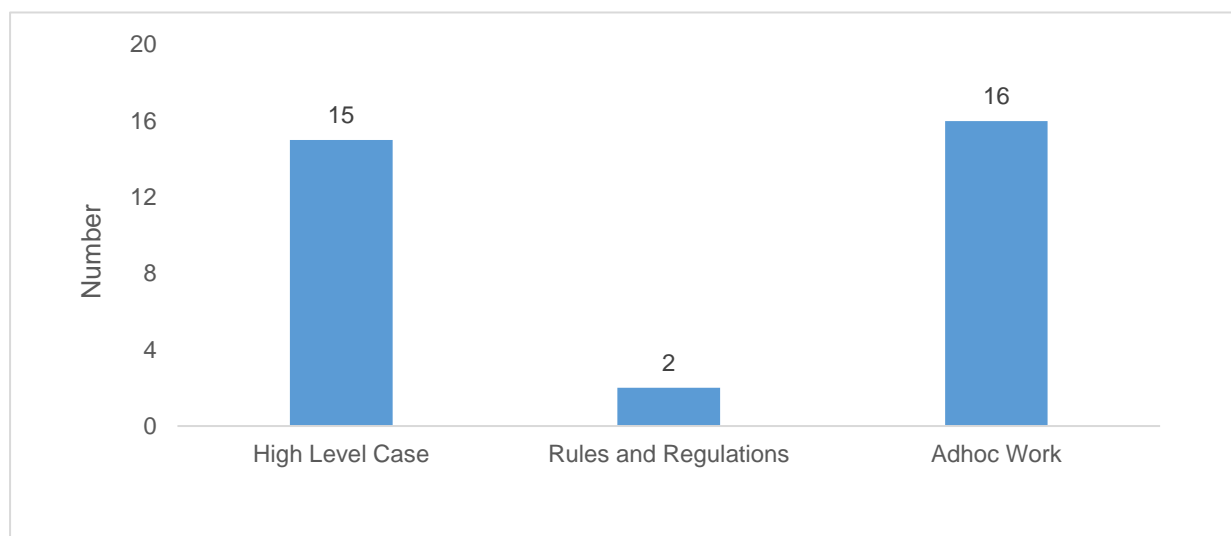


Figure 20 High Level Committee cases (summary submitted to the Commission Secretariat), Rules and Regulations drafted and Adhoc works

Chapter Six: Land holding at a glance

6.1. Total registered land holding (Urban and Rural)

Table 13 Total registered land holding

SL	Dzongkhag	Urban (Sq. Ft.)	Urban (acre)	Rural (acre)	Total (acre)
1	Bumthang	79080574.00	1815.44	17478.15	19293.59
2	Chhukha	53330934.00	1224.31	31449.69	32674.00
3	Dagana	360156.00	8.27	27244.25	27252.52
4	Gasa	4529641.00	103.99	1251.16	1355.15
5	Haa	3840650.00	88.17	7800.39	7888.56
6	Lhuentse	3451794.00	79.24	15797.16	15876.40
7	Monggar	8536491.00	195.97	34640.96	34836.93
8	Paro	2531380.00	58.11	18247.11	18305.22
9	Pemagatshel	7146642.00	164.06	38239.00	38403.06
10	Punakha	2460200.00	56.48	14543.27	14599.74
11	Samdrup Jongkhar	31031554.00	712.39	36049.34	36761.73
12	Samtse	15423362.00	354.07	42521.98	42876.05
13	Sarpang	64473169.00	1480.10	16419.67	17899.77
14	Thimphu	153473607.00	3523.27	8038.25	11561.52
15	Trashigang	122233364.00	2806.09	20317.66	23123.75
16	Trashigang	4996846.00	114.71	46761.98	46876.70
17	Trongsa	9248094.00	212.31	11390.66	11602.96
18	Tsirang	13577872.00	311.71	6683.40	6995.11
19	Wangdue Phodrang	15095191.00	346.54	18072.35	18418.88
20	Zhemgang	19642526.00	450.93	27082.37	27533.30
	Total	614464047.00	14106.15	440028.79	454134.94

6.2. Registered area on Freehold Thram

Table 14 Registered Freehold Thram

SL	Owner Type	Urban (Sq. Ft.)	Urban (acre)	Rural (acre)	Total (acre)
1	Individual Person	238732453.00	5480.54	40128.25	45608.79
2	Family Land	106438316.00	2443.49	348193.86	350637.34
3	Joint Owners	19982148.00	458.73	17400.84	17859.56
	Total	365152917.00	8382.76	405722.94	414105.70

6.3. Registered area on Land Use Certificate

Table 15 LandUse Certificate issued as of 2021

LUC Recipients	Rural (acres)	Urban (acres)
Gerab Dratshang	77.042	10.66
Government Institutions	20095.135	3086.671
Religious Institutions	182.089	60.574
Corporations	912.552	39.689
Community Land	148.709	0.394
Civil Society Organizations	80.534	5.447
Individuals	619.592	-
Total	22132.518	3205.312

6.4. Registered land holding based on ownership type

Table 16 Registered land holding based on Ownership Type

SL	Owner Type	Urban (Sq. Ft.)	Urban (acre)	Rural (acre)	Total (acre)
1	Civil Society Organizations	584889.00	13.43	160.45	173.88
2	Community Land	555803.00	12.76	1013.63	1026.39
3	Corporations	11698421.00	268.56	1515.67	1784.23
4	Crown Property	20474963.00	470.04	1002.49	1472.53
5	Family Land	106438316.00	2443.49	348193.86	350637.34
6	Gerab Dratshang	8287886.00	190.26	3053.88	3244.14
7	Government Institutions	194564997.00	4466.60	22018.37	26484.97
8	Individual Person	238732453.00	5480.54	40128.25	45608.79
9	Joint Owners	19982148.00	458.73	17400.84	17859.56
10	Private Institutions	2914588.00	66.91	326.43	393.34
11	Religious Institutions	10058663.00	230.92	5207.04	5437.96
12	State Land	0.00	0.00	1.55	1.55
13	Diplomatic Mission	92960.00	2.13	0.00	2.13
14	Private Corporation	2914588.00	66.91	0.00	66.91
15	Pvt Lhakhang Yogey	71224.00	1.64	0.00	1.64
	Total	617371899.00	14172.91	440022.46	454195.36

6.5. Registered land holding as per land category

Table 17 Registered land holding as per land category

SL	Land Category	Total Area (Acres)
1	Any Other CC	148.39
2	Apple	1092.24
3	Cardamom	7111.69
4	Chhuzhing	67127.80
5	Commercial Land	1.02
6	Commuinty Land	15.60
7	Industrial Land	513.51
8	Institutional Land	19601.34
9	Kamzhing	320194.66
10	Medium Density	92.12
11	Oranges	10393.17
12	Recreational Land	1.65
13	Religious Institutions	1017.52
14	Residential Land	12555.42
15	Tsadrog	160.83
16	Unknown	4.03

6.6. Land Kidu granted

Table 18 Land Kidu granted

SL	Dzongkhag	Number of Thrams	Number of Plots	Kidu Area (acre)
1	Bumthang	1701	5454	1189.24
2	Chhukha	2325	17549	7847.87
3	Dagana	1437	14276	7413.30
4	Gasa	490	2074	397.31
5	Haa	745	7531	1561.35
6	Lhuentse	1358	14170	5616.23
7	Monggar	1887	34757	20485.27
8	Paro	2308	18252	3419.89
9	Pemagatshel	1804	27675	20487.07
10	Punakha	1412	8887	1857.23
11	Samdrup Jongkhar	1910	27417	16086.80
12	Samtse	2157	18216	1017.13
13	Sarpang	63	63	108.36
14	Thimphu	1592	3802	1012.07
15	Trashigang	1863	29423	10733.93
16	Trashigang	2275	50700	20473.03
17	Trongsa	1189	7451	2359.37
18	Tsirang	21	21	3.20
19	Wangdue Phodrang	1082	13311	2852.89
20	Zhemgang	1439	18274	11415.66
	Total	29058	319303	136337.21

6.7. Number of Tsamdro Thram

Table 19 Number of Tsamdro Thram

	Geowg	Number of Thrams	Number of Plots	Area (acres)
Bumthang	Chhoechor	66	210	
	Chhumig	42	115	
	Tang	40	111	
	Urahh	12	47	
Chhukha	Bjacho	28	66	
	Bonggo	83	151	
	Chapchha	13	39	
	Dala	94	117	
	Dungna	60	124	
	Geling	98	361	
	Gyatana	12	24	
	Logchimna	49	67	
	Maedtapkha	57	178	

	Phuentsholing	151	210	
	Sampheling	106	152	
Dagana	Dorona	4	4	
	Drukjegang	3	10	
	Gesarling	2	3	
	Gozhi	1	1	
	Kana	22	43	
	Khipisa	11	21	
	Lajab	8	27	
	Trashiding	3	3	
	Tsangkha	6	8	
	Tsendagang	5	5	
	Tseza	28	42	
Gasa	Khamaed	3	3	
	Khatoed	2	2	
	Laya	60	222	
	Lunana	124	381	
Haa	Bji	41	200	
	Gakiling	9	16	
	Katsho	38	191	
	Sama	150	416	
	Sangbey	44	111	
	Uesu	41	139	
Lhuentse	Gangzur	56	199	
	Jarey	30	57	
	Khoma	36	66	
	Kurtoed	92	375	
	Maedtsho	32	99	
	Maenbi	19	55	
	Minje	19	55	
	Tsenkhar	11	20	
Monggar	Balam	29	31	
	Chaskhar	2	21	
	Chhali	5	9	
	Drametse	16	21	
	Drepung	20	27	
	Gongdue	10	34	
	Jurme	15	29	
	Kengkhar	5	12	
	Monggar	14	25	
	Narang	12	20	
	Ngatshang	23	49	

	Saling	70	235	
	Sherimuhung	51	170	
	Silambi	57	147	
	Thangrong	7	9	
	Tsakaling	7	21	
	Tsamang	24	61	
Paro	Doka	28	31	
	Dopshari	8	9	
	Doteng	12	26	
	Lamgong	14	49	
	Lung Nyi	20	37	
	Naja	90	186	
	Shaba	7	23	
	Tsento	41	79	
	Wangchang	21	26	
Pemagatshel	Chhimong	9	25	
	Chongshing	3	3	
	Dechhenling	1	1	
	Dungmin	3	19	
	Khar	3	12	
	Nanong	9	14	
	Norbugang	12	12	
	Shumar	14	32	
	Yurung	2	4	
	Zobel	25	75	
Punakha	Bapisa	15	19	
	Chhubu	49	97	
	Dzoma	5	6	
	Geonshari	9	27	
	Guma	66	125	
	Kabjisa	18	46	
	Lingmukha	13	19	
	Shenga-Bjimaed	8	10	
	Talo	5	15	
	Toedwang	32	40	
	Toepisa	17	32	
Samdrup Jongkhar	Dewathang	4	50	
	Gomdar	16	20	
	Lauri	26	36	161.899
	Martshala	52	56	
	Orong	13	52	
	Pemathang	1	6	

	Serthi	12	33	
	Wangphu	5	6	
Samtse	Dophuchen	89	89	
	Duenchhukha	26	39	
	Dungtoed	25	38	
	Namgyechhoeling	26	26	
	Norgyegang	27	42	
	Pemaling	39	46	
	Phuentshopelri	72	86	
	Samtse	83	83	
	Tading	63	83	
	Tendruk	14	42	
Sarpang	Chhuzagang	5	5	
	Jigmechhoeling	17	19	
	Serzhong	1	1	
Thimphu	Chang	49	66	
	Dagala	45	257	
	Genye	8	9	
	Kawang	26	79	
	Lingzhi	35	81	
	Maedwang	23	47	
	Naro	26	139	
	Soe	20	60	
Trashi Yangtse	Bumdeling	30	47	
	Jamkhar	13	23	
	Khamdang	7	9	
	Ramjar	4	9	
	Toedtsho	5	14	
	Tongzhang	14	41	
	Yalang	12	34	
	Yangtse	42	92	
Trashigang	Bartsham	4	15	
	Bidung	2	29	
	Kanglung	28	59	
	Kanpara	26	39	670.453
	Khaling	36	59	
	Lumang	14	17	
	Merak	345	485	32755.358
	Phongme	18	20	
	Radi	3	3	
	Sakteng	356	470	44713.638
	Samkhar	16	47	

	Shongphu	18	45	159.274
	Thrimshing	4	10	
	Udzorong	20	25	
	Yangnyer	11	21	
Trongsa	Dragteng	22	71	
	Korphu	60	147	
	Langthil	113	293	
	Nubbi	46	116	
	Tangsibji	64	151	
	Semjong	1	1	
	Tsirangtoed	4	6	
Wangdue Phodrang	Athang	22	67	
	Bjena	41	80	
	Daga	31	57	
	Dangchhu	39	70	
	Gangte	36	55	
	Gasetsho Gom	14	18	
	Gasetsho Wom	13	29	
	Kazhi	44	87	
	Nahi	7	7	
	Nyisho	12	16	
	Phangyul	18	23	
	Phobji	21	76	
	Ruepisa	23	52	
	Seyphu	68	234	
	Thedtsho	3	6	
Zhemgang	Bardo	23	42	
	Bjoka	6	16	
	Gozhing	17	18	
	Nangkor	87	188	
	Ngangla	10	10	
	Phangkhar	23	35	
	Shingkhar	37	69	
	Trong	90	252	
Total		5608	12267	

Glossary

1. Acquisition of land: taking over of a registered land by the Government for public interests after providing compensation in accordance with Land Act 2007.
2. Allotment of land: allotment of the Government land or Government Reserved Forests land for use by the Government institutions and Gerab Dratshang, providing substitute land upon acquisition, and granting of Kidu and rehabilitation land.
3. Chazhag Sathram: the sole authoritative document that shall record and establish the legitimacy of title to land of a juristic person in the country maintained under the custody of National Land Commission.
4. Chhuzhing: irrigated and/or bench terraced agricultural land for paddy based cropping systems.
5. Civil society organization: any organization registered as a civil society organization under the Civil Society Organization Act of Bhutan.
6. Commercial land: land used for licensed economic activities including hotels, shops, sawmills, carpentry, automobiles service centres and other business activities primarily deemed as utility service facilities.
7. Community for social and religious purposes: indigenous communities in whose name landholdings are traditionally registered for the use of social and religious purposes to preserve and sustain their tradition and culture.
8. Corporation: a body corporate incorporated under the Company's Act of the Kingdom of Bhutan and any corporate entity established under specific laws.
9. Crown Property land: the land declared as Crown Property held by the Monarch for the Institution of Monarchy according to the relevant law and registered in the Thram as Crown Property Land.
10. Family land: land belonging to family members registered in the name of the head of the family.
11. Gerab (Geduen and Rabdey) Dratshang: Zhung Dratshang, Rabdeys, and other religious institutions belonging to Gerab Dratshang, and under the purview of Dratshang Lhentshog.
12. Government institutions include various Government agencies under the three branches of the Government, armed force, police, constitutional bodies, corporations owned by the Government, and any other Government agencies.
13. Government land: any land and water body within the territory of a Thromde, the ownership of which is not vested in any person and is under the custody of the Municipal Authority.

14. Individual land: land registered in the name of an individual person.
15. Institutional land: the registered land for office complexes, research stations, academic, medical, and religious establishments.
16. Kamzhing: agricultural land other than Chhuzhing and orchard. Agriculture land shall mean Kamzhing, Chhuzhing and cash crops land.
17. Kasho: an edict from His Majesty the King granting Kidu or rehabilitation land.
18. Kidu land: the land granted by His Majesty the King through Kasho as Kidu.
19. Lag Thram: a certificate of the registration of land in the Chhazhag Sathram.
20. Land: the soil including building or other structure erected on the land, and all vegetation, but does not include any minerals.
21. Land transaction: the change of title of ownership to a land by selling/purchasing of land; inheriting of land; exchanging of land; gifting/donating of land; surrendering land to the Government; order of Court of Competent Jurisdiction; and default of mortgage subject to the applicable laws.
22. Lease: a state of tenure that confers only a right of use of land for defined period of time and does not imply the ownership of land.
23. Rehabilitation land: the land granted by His Majesty the King through Kasho to marginal farmers, farmers whose land has been destroyed by natural calamities, farmers living in ecological-risk prone areas, and landless households.
24. Religious institutions: private religious institutions established by a religious reincarnate or heir to a religious lineage in Bhutan and recognized as a religious institution by the relevant laws of the Kingdom of Bhutan.
25. Residential land: a registered land for dwelling house both in Thromde and rural areas.
26. Satsab: compensation provided to the landowner in the form of land for his registered land acquired by the Government.