Common Land Base Rates

2025

4th floor, FITI Building, Changeney, Thimphu, Bhutan. Tel #: +975 (02) 332906
Email: fiabhutan@gmail.com Website: www.fiab.bt

Executive Summary

The revision of the Common Land Base Rate (CLBR-2023) was conducted by a group of representatives from various Financial Institutions (FIs) in Bhutan under the initiative of the Financial Institutions Association of Bhutan (FIAB) through a workshop from 10th through 14th March 2025 at Hotel Park, Phuntsholing. The revision aims to address discrepancies in land valuation across the FIs, improve the accuracy of assessments, and standardize the valuation process. Key recommendations include the establishment of a comprehensive data collection system, investment in a Geographic and Geospatial Information System (GGIS) data server, and the implementation of a standardized operating procedure (SOP) for credit officers to ensure reliable and consistent valuation practices. The proposed common land base rates 2025 has been submitted for endorsement.

1. Purpose

The primary objective of revising the CLBR-2023 is to enhance the accuracy and consistency of land valuation across Bhutan. The current version presented challenges such as inconsistencies in land rates, unclear definitions of precincts, and outdated data sources. This revision seeks to address these issues and provide a more transparent and reliable valuation framework for financial institutions. The inclusion of a detailed Standard Operating Procedure (SOP) ensures that credit officers and engineers follow a uniform process for land valuation, reducing subjectivity and improving the overall efficiency of loan assessments.

2. Scope

The scope of this report includes:

- Analysing issues encountered in implementing CLBR-2023.
- Providing revised land rates for different regions.
- Establishing a SOP for land valuation.

3. Key Changes in CLBR-2025

a. Descriptive place names from CLBR-2023 have been removed and replaced with a precinct-based system to ensure clarity and uniformity in land valuation.

b. The precinct for each land parcel should be referred to in the Lag Thram and the Plan Inventory System, or both.

c. The numbering of the land has been revised from the last CLBR to align with PAVA 2023.

d. Land rates have been rounded off to the nearest least count of Nu.5 per sq.ft.

e. Changes in the Amended Land Compensation Rates 2023, issued by the Ministry of Finance has been noted and incorporated.

3. Workings and Analysis

The working group analysed various challenges outlined in CLBR-2023, including:

- Flat rates for peripheral areas: Certain lands near urban centers should have higher values, but the previous system applied uniform rates.
- Lack of clarity in rate application: Difficulty in defining rate applicability along highways and within municipalities.
- Omission of certain regions: Some key areas previously listed were excluded, leading to valuation disparities.
- Mismatch of precinct classifications: Discrepancies between precinct descriptions in Lag Thram and other government records.
- Unreliable data sources: Market values were not always reflected accurately due to unreliable government maps and lack of standardized data collection.

To resolve these issues, the team incorporated feedback from financial institutions and credit officers and proposed a structured approach to data management and valuation. The Standard Operating Procedure (SOP) was developed to ensure that credit officers follow a consistent and transparent process when applying the revised land rates. Also all rates have been rounded to the nearest 5 to simplify calculations and promote uniformity.

4. Standard Operating Procedure (SOP)

SOP for Using the Revised Common Base Land Rate (CBLR-2025) in Given in the Annexure II.

5. Recommendations

The working group has made the following key recommendations:

1. Establish a Reliable Data Source:
    - Data on land transactions should be sourced from auction results, client-provided asking prices, and internal FI data.
    - Each financial institution must collect and merge these datasets to create a centralized land rate database.
2. Investment in GIS Data Server:
    - The Ministry of Infrastructure and Transport (MOIT) Plan Inventory System is not reliable, necessitating the use of an independent system.
    - Financial institutions should invest in a GIS data server to develop a self-sufficient and accurate land valuation system.
3. Review of CLBR-2025
    - To review, and revise if required, CLBR-2025 during the third quarter of 2025.
4. User training
    - It is recommended to conduct in-house user trainings for collection, sharing and looking up the land data including certain aspects of GIS data handling depending

on the requirement of users of individual FIs.

6. Conclusion

The revised CLBR-2025 aims to address inconsistencies and improve the efficiency of land valuation for financial institutions. By implementing a reliable data collection system, investing in a GIS data server, and adhering to the Standard Operating Procedure (SOP), financial institutions can ensure more accurate and transparent land assessments. The new SOP ensures consistency in applying the revised rates, enhancing the overall credit assessment process.

7. Annexures

I. Common Land Base Rates - 2025

II. Standard Operating Procedure for Land Valuation using the CLBR 2025

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
1	**THIMPHU**			
1.1	**Thimphu Thromde**			
1.1.1	**Core LAP**			
a	Norzin Lam (Lungtenzampa to Chubachu Roundabout)	Urban Core	(Not applicable)	10,170.00
b	Rest of the Core LAP			
i)		Urban Core	Sub Precinct 1	8,345.00
ii)		Urban Core	Sub Precinct 1A	8,345.00
iii)		Urban Core	Sub Precinct 2	8,345.00
iv)		Urban Core	Sub Precinct 2A	8,345.00
v)		Urban Core	Sub Precinct 2B	8,345.00
vi)		Urban Core	Sub Precinct 3	8,345.00
vii)		Urban Core	Sub Precinct 4	8,345.00
viii)		Urban Core	Sub Precinct 4A	8,345.00
1.1.2	**Old City LAP**			
a	Kawajangsa, Lower Motithang, and Changangkha			
i)		UH & NN		8,090.00
ii)		UV2-MD		8,090.00
b	Upper Motithang & above NPPF Colony			
i)		UV2-I		5,995.00
ii)		E-4		1,120.00
1.1.3	**Chang Zamtok LAP**			
a	Changzamtok	UV2-MD		7,005.00
1.1.4	**Chang Gidaphu LAP**			
a	Chang Gidaphu			
i)		UV2-I		5,995.00
ii)		UV2-MD		5,995.00
iii)		E-4		1,120.00
1.1.5	**Chang Bangdu LAP**			
a	Chang Bangdu			
i)		UH & NN		4,905.00
ii)		UV-1		4,875.00
iii)		UV2-I		4,495.00
iv)		UV2-MD		4,495.00
v)		E-4		1,120.00

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
1.1.6	**Yangchenphu LAP**			
a	Yangchenphu area			
i)		UV2-II (MD)		4,670.00
ii)		E-4		1,120.00
1.1.7	**Chang Jiji LAP**			
a	Chang Jiji			
i)		UV2-I		2,530.00
ii)		UV2-II (MD)		2,530.00
iii)		TV		2,375.00
1.1.8	**Zilukha LAP**			
a	Zilukha			
i)		UV2-II (MD)		3,970.00
ii)		TV		3,725.00
1.1.9	**Kawang Chenjo LAP**			
a	Between Yangchenphu and Langjophakha			
i)		UV2-II (MD)		3,765.00
ii)		UV2-III (LD)		3,765.00
1.1.10	**Hejo Samtenling LAP**			
a	Hejo, Babena, and Samtenling			
i)		UH & NN		4,905.00
ii)		UV1		3,595.00
iii)		UV2-I		3,315.00
iv)		UV2-II (MD)		3,315.00
v)		TV		3,110.00
vi)		E-4		1,120.00
1.1.11	**Langjophakha LAP**			
a	Langjophkha, below main road			
i)		UV2-II (MD)		3,595.00
ii)		TV		3,375.00
1.1.12	**Upper Langjophakha LAP**			
a	Langjophakha above main road			
i)		UV2-II (MD)		3,595.00
ii)		E-4		1,120.00
1.1.13	**Jungzhina LAP**			
a	Jungzhina and Pamtsho			
i)		UH & NN		4,905.00
ii)		UV1		3,595.00
iii)		UV2-II (MD)		3,315.00
iv)		E-4		1,120.00

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Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
1.1.14	**Taba LAP**			
a	Taba			
i)		UH & NN		4,470.00
ii)		UV1		3,100.00
iii)		UV2-II (MD)		2,860.00
1.1.15	**Dechencholing Palace LAP**			
a	Periphery of Dechencholing Palace	E-4		1,120.00
1.1.16	**Dechencholing and RBG Training LAP**			
a	Dangreyna			
i)		UH & NN		3,155.00
ii)		UV1		2,190.00
iii)		UV2-II(MD)		2,020.00
iv)		TV		1,895.00
v)		E-4		1,120.00
1.1.17	**Lungtenphu LAP (Luntenphu/Olakha)**			
a	Along Expressway			
i)		UH & NN		4,905.00
ii)		UV1		4,905.00
iii)		UV2-II (MD)		4,905.00
b	Rest of Lungtenphu/Olakha			
i)		UV1		3,100.00
ii)		UV2-II (MD)		2,860.00
iii)		UV2-III (LD)		2,860.00
iv)		TV		2,685.00
v)		E-4		1,120.00
1.1.18	**Simtokha LAP**			
a	Along Expressway			
i)		UH & NN		4,905.00
ii)		UV1		4,905.00
iii)		UV2-II (MD)		4,905.00
b	Rest of Simtokha LAP			
i)		UH & NN		4,470.00
ii)		UV2-II (MD)		2,860.00
1.1.19	**Babesa LAP**			
a	Along Expressway			
i)		UV1		4,905.00
ii)		UV2-II (MD)		4,905.00
b	Rest of Babesa LAP			
i)		UV2-II (MD)		2,860.00
ii)		TV		2,685.00
iii)		E-4		1,120.00

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Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
1.1.20	**Serbithang LAP**			
a	Serbithang			
i)		UH & NN		2,740.00
ii)		UV2-II (MD)		1,755.00
iii)		UV2-III (LD)		1,575.00
1.2	**Thimphu Dzongkhag**			
1.2.1	**Thimphu Thromde Periphery- North**			
a	Dangreyna top			660.00
b	Kabesa		Class A1	660.00
c	Chamina		Class A1	660.00
d	Kuzhugchen		Class A1	660.00
e	Changtagang		Class A1	660.00
f	Begana		Class B	400.00
g	Taba top		Class A1	660.00
1.2.2	**Thimphu Thromde Periphery- South**			
a	Ngabephu, RTC		Class A1	1,000.00
b	Gangchey, Nyizergang		Class A1	660.00
c	Bjazam, Welcome Gate		Class A1	660.00
1.2.3	**Depsiphakha Structural Plan**			
a	Commercial: Shops, basic amenities & Residential Medium Precinct	MD		1,525.00
b	Residential Low Precinct	LD		660.00
1.2.4	**Khasadrapchu Urban Center**			
a	Commercial			625.00
b	Residential			365.00
1.2.5	**Hontsho Urban Center**			
a	Commercial			450.00
b	Residential			235.00
1.2.6	**Other commercially viable areas**			
a	Yusepang/ Abutting highway		Class B	450.00
a1	Yusepang/ areas with road access			235.00
b	Chamgang		Class A	295.00
c	Rama		Class A1	660.00
d	Namseling		Class B	450.00
e	Danglo, Langdru, Pungzhi, Sisina, Dalukha with access to road		Class D	400.00
f	Wangbama		Class D	400.00
g	Geneykha		Class D	400.00
h	Bjemina, Gidakom		Class D	420.00
i	Chimithangka		Class D	150.00

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Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
2	**CHUKHA**			
2.1	**Phuntsholing Thromde**			
2.1.1	**Urban Core LAP**			
a	Main town			
i)		UC-1		9,770.00
ii)		UC-2		4,840.00
iii)		UV-1 Sub A		7,170.00
iv)		UV-1 Sub B		7,170.00
v)		UV-2		2,895.00
vi)	Abutting Phuntsholing-Thimphu Highway	UV-2		3,865.00
2.1.2	**Damdara LAP**			
a	Damdara and Pipaldara			
i)		NN		1,460.00
ii)		UV-2 LD		1,040.00
iii)		E-4		825.00
2.1.3	**Karbrayter LAP**			
a	Karbraytar			
i)		NN		1,460.00
ii)		UV-2 HD		1,040.00
iii)		UV-2 LD		1,040.00
iv)		E-4		825.00
v)	Abutting Phuntsholing-Thimphu Highway	UV-2 HD		3,865.00
2.1.4	**Khareyphu LAP**			
a	Underdeveloped areas between Kabratar and Core LAPs			
i)		NN		1,460.00
ii)		UV-2 LD		1,040.00
iii)		E-4		825.00
2.1.5	**Rinchending LAP**			
a	Rinchending			
i)		NN		1,460.00
ii)		UV-2 HD		1,410.00
iii)		UV-2 LD		1,410.00
iv)		E-4		825.00
2.1.6	**Ahlay LAP**			
a	Ahlay			
i)		UV-2 LD		1,010.00
ii)		SE-4 NP		895.00
iii)		E-4		825.00
2.1.7	**Pekharzhing LAP**			
a	Pekarzhing			
i)		UV-1		1,680.00
ii)		UV-2 HD		1,320.00
iii)		UV-2 LD		1,320.00
iv)		SE-4 NP		900.00

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v)		E4		825.00
2.1.7	**Pasakha & IE LAPs**			
a	Pasakha			
i)		NN	Malbase	1,460.00
ii)		UV-2 HD		1,320.00
iii)		UV-2 LD		1,320.00
iv)		SE-4 NP		895.00
v)		E4		825.00
2.1.8	**Amochu LAP**			
a	Amochu	UV-1		2,250.00
2.1.9	**Chamkuna LAP**			
a	Chamkuna			
i)		UV-1/2 HD		2,250.00
ii)		UV-2 LD		1,685.00
iii)		E-4		825.00
2.1.10	**Torsatar LAP**			
a	Torsatar			
i)		UV-2 HD		1,320.00
ii)		E-4		825.00
2.2	**Chukha Dzongkhag**			
2.2.1	**Phuntsholing Thromde Periphey**			
a	Chumithang school and Sampheling Gewog office area		Class A	400.00
b	Wangduegatshel school area		Class A	300.00
c	Pachu school and Gewog area		Class A	300.00
d	Ramitay abutting high way		Class A	350.00
2.2.2	**Tsimasham/Tsimalakha Urban Center**			
a	Commercial			160.00
b	Residential			85.00
2.2.3	**Gedu Urban Center**			
a	Commercial			300.00
b	Residential			150.00
2.2.4	**Darla Urban Center**			
a	Commercial			80.00
b	Residential			40.00
2.2.5	**Other commercially viable areas**			
a	Wangkha			120.00
b	Chapcha			75.00
c	Kamji			115.00
d	Chukha			160.00
e	Damchu			295.00

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Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
3	**SAMDRUPJONGKHAR**			
3.1	**Samdrupjongkhar Thromde**			
3.1.1	**Samdrupjongkhar Throm**			
a	Urban Core	UC-1		1,525.00
b	Urban Core	UC -2		700.00
c	Inner Town Residential	R1		535.00
d	Periphery Residential	R2		535.00
e	Urban Periphery Enclave	UPE		550.00
3.1.2	**Deothang**			
a	Urban core	UC-2		350.00
b	Periphery Residential	R2		175.00
c	Urban Periphery Enclave	UPE		150.00
3.1.3	**Between main town and Deothang**			
a	Highway Corridor	HC		100.00
b	Neighbourhood Node	NN		495.00
c	Vegetated slopes with low density development permissible	EV-2		210.00
3.2	**Samdrupjongkhar Dzongkhag**			
3.2.1	**Samdrupcholing**			
a	Samdrupcholing Development Plan			
i)	Commercial	C		300.00
ii)	Mixed Use	MU		180.00
b	Tsangchuthama area			
i)	Commercial use			300.00
ii)	Residential use			180.00
c	Dungkhag and Phuntshotshothang Gewog Center areas			150.00
d	Phuntshothang School areas			150.00
e	Pemathang Gewog Center areas			80.00
f	Commercially viable areas from Deothang to Samdrupcholing along highway			50.00
3.2.2	**Jomotshangkha**			
a	Jomotshangkha Development Plan			
i)	Commercial	C		135.00
ii)	Residential	R		80.00
iii)	Peripheral areas			50.00
3.2.3	**Narphung**			
a	Narphung Development Plan			
i)		Mixed Use		80.00
ii)		Kamzhing		35.00
3.2.4	**Other commercially viable areas**			
a	Samrang			80.00
b	Orong Gewog Center areas			60.00
c	Langchenphu gewog center,			55.00

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Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
d	Jampani, Jomotsangkha			45.00
4	**BUMTHANG**			
4.1	**Bumthang Throm**			
4.1.1	**Chamkhar LAP**			
a	Urban Core	UC		505.00
b	Urban Village	UV-1 (1.1 & 1.2)		360.00
		UV-2 (2.1 & 2.2)		290.00
c	Traditional Village	TV		180.00
d	Areas within Throm Boundaries &			
i)	Commercial			300.00
ii)	Residential			175.00
4.1.2	**Dekiling LAP**			
a	Urban Core	UC		505.00
b	Urban Village			
i)		UV-1 (1.1 & 1.2)		405.00
ii)		UV-2 (2.1 & 2.2)		325.00
c	Traditional Village	TV		180.00
4.1.3	**Jalikhar LAP**			
a	Urban Core	UC		250.00
b	Urban Village			
i)		UV-1 (1.1 & 1.2)		200.00
ii)		UV-2 (2.1 & 2.2)		160.00
c	Traditional Village	TV		100.00
4.2	**Bumthang Dzongkhag**			
4.2.1	**Periphery of Bumthang Throm**			
a	BadpalaThang areas			225.00
b	Dangkhaling areas			225.00
c	Jakar Dzong/ High School areas			195.00
d	Jampa Lhakhang areas			155.00
e	Kurjey Lhakhang areas			155.00
f	Kharchu Dratshang areas			155.00
g	Gongkhar areas			100.00
h	Tamzhing Lhakhang areas			130.00
i	Tashi Gatshel areas			120.00
4.2.2	**Chumey Urban Center**			
a	Commercial			130.00
b	Residential			40.00
4.2.3	**Other commercially viable areas**			
a	Nangsephel areas			90.00
b	Gaytsa			80.00
c	Nangkhar			80.00
d	Garpang			80.00
e	Ura			50.00

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Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
5	**GASA**			
5.1	**Gasa Throm**			
5.1.1	**Gasa Development Plan**			
a	Centre Zone/ Commercial	CZ		75.00
b	Main Development Zone/ Residential	MDZ		40.00
c	Scattered Settlement Zone	SSZ		35.00
5.1.1	**Peripheral areas**			
a	Mani, Choling			25.00
b	Tshachu area			25.00
5.2	**Gasa Dzongkhag**			
5.2.1	**Damji Urban Center**			
a	Commercial			55.00
b	Residential			25.00
5.2.2	**Other commercially viable areas**			
a	Laya & Lungho			20.00
b	Tashithang			20.00
6	**HAA DZONGKHAG**			
6.1	**Haa Throm**			
6.1.1	**Haa LAP**			
a	Urban Core	UC		270.00
b	Urban Village	UV		215.00
c	Area within Throm boundaries & outside			
i)		Commercial		160.00
ii)		Residential		120.00
6.2	**Haa Dzongkhag**			
6.2.1	**Periphery of Haa Throm**			
a	Helipad area/Lhakhang Karpo areas			125.00
6.2.2	**Jyenkana Urban Center**			
a	Commercial			60.00
b	Residential			30.00
6.2.3	**Other commercially viable areas**			
a	Katsho			125.00
b	Haa Toed			80.00
c	Bjee & Yangthang			55.00
d	Damthang			50.00
7	**LHUNTSE**			
7.1	**Lhuntse Throm**			
7.1.1	**Lhuntse Structure Plan**			
a	Urban Core	UC		300.00
b	Urban Village			
i)		UV-1		150.00
ii)		UV-2		110.00

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Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
7.2	**Lhuentse Dzongkhag**			
7.2.1	**Periphery of Lhuentse Throm**			
a	Khoma			80.00
b	Sumpa			80.00
7.2.2	**Autsho Structure Plan**			
a	Urban Core	UC		165.00
b	Urban Village			
i)		UV-1		85.00
ii)		UV-2		75.00
7.2.3	**Gorgan Urban Center**			
a	Commercial			65.00
b	Residential			40.00
7.2.4	**Other commercially viable areas**			
a	Tangmachu			160.00
b	Takila			50.00
8	**MONGAR**			
8.1	**Mongar Throm**			
8.1.1	**Mongar Structure Plan**			
a	Urban Core			
i)		UC-1		1,000.00
ii)		UC-2		565.00
b	Urban Village			
i)		UV-1		495.00
ii)		UV-2		260.00
c	Environmental	E-4		185.00
8.1.2	**Kideykhar Structure Plan**			
a	Urban Core	UC-2		160.00
b	Urban Village			
i)		UV-1		105.00
ii)		UV-2		60.00
c	Environmental	E-4		40.00
8.2	**Mongar Dzongkhag**			
8.2.1	**Periphery of Mongar Throm**			
a	Kadam, Yakgang, Ridaza, Hospital areas			135.00
8.2.2	**Gyelposhing**			
a	Gyelposhing Plan			
i)		Mixed		615.00
ii)		Residential		455.00
iii)		Residential Hostel		620.00
iv)		Residential Resort		615.00
8.2.3	**Dramitse Urban Center**			
a	Commercial			100.00
b	Residential			70.00

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8.2.4	**Yadi Urban Center**			
a	Commercial			160.00
b	Residential			80.00
8.2.5	**Lingmethang Urban Center**			
a	Commercial			300.00
b	Residential			100.00
8.2.6	**Other commercially viable areas**			
a	Sengor, Thridangbi, Yonkgkola			70.00
9	**PEMAGATSHEL**			
9.1	**Pemagatshel Denchi Throm**			
9.1.1	**Denchi Structure Plan**			
a	Urban Core	UC		205.00
b	Urban Village			
i)		UV-1		105.00
ii)		UV-2a		95.00
iii)		UV-2b		90.00
9.2	**Pemagatshel Dzongkhag**			
9.2.1	**Old Dzong Area**			
a	Commercial			155.00
b	Residential			70.00
9.2.2	**Periphery of Denchi & Old Dzong**			
a	Zeropoint, Kherigonpa, Hospital,			50.00
9.2.3	**Nganglam LAP**			
a	Urban Core	UC		275.00
b	Urban Village			
i)		UV-1 MD		110.00
ii)		UV-1 LD		125.00
iii)		UV-2		115.00
c		E-4		75.00
9.2.4	**Other commercially viable areas**			
a	**Pemagatshel**			
i)	Nangkor Central School area			120.00
ii)	Yallang and Khotakpa areas			50.00
iii)	Khar School area			50.00
iv)	Yurung Gewog Center			20.00
b	**Nganglam**			
i)	Pelzomthang (new check post) area			100.00
ii)	Rinchenthang area			100.00
iii)	Tshenkari area			80.00
iv)	Telung area			50.00
v)	Tanzema area			70.00
vi)	Old Check post Area			20.00

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
10	**PUNAKHA**			
10.1	**Punakha Throm**			
10.1.1	LAP-II/ Mochu LAP			
a	Urban Village	UV-1		405.00
10.1.2	LAP III/ Khuruthang			
a	Urban Core	UC-1		880.00
b	Urban Village	UV-2		360.00
c	Industry Hatch	S-2		270.00
10.2	**Punakha Dzongkhag**			
10.2.1	**Periphery of Punakha Throm**			
a	Dzomlingthang areas			135.00
b	Gumkarmo areas			150.00
c	Logodama school areas			80.00
d	Mendhagang (Opposite to suspension			100.00
10.2.2	**Lobeysa Urban Center**			
a	Commercial			300.00
b	Residential			105.00
10.2.3	**Thinleygang Urban Center**			
a	Commercial			150.00
b	Residential			75.00
10.2.4	**Other commercially viable areas**			
a	Mesina areas			
i)	Commercial			300.00
ii)	Residential			175.00
b	Kabesa areas			100.00
c	Shengana			55.00
d	Wolakha areas			125.00
e	Samthang (VTI areas)			135.00
f	Phaduna School area			150.00
11	**SAMTSE**			
11.1	**Samtse Throm**			
11.1.1	**Samtse Structure Plan**			
a	Urban Core	UC-1		875.00
b	Urban Village			
i)		UV-1		410.00
ii)		UV-2		400.00
iii)		UV-3		355.00
iv)		UV-4		315.00
11.2	**Samtse Dzongkhag**			
11.2.1	**Periphery of Samtse Throm**			
a	Sukreti Area (Dry Port)			250.00
b	Alayphakha (Between Bookey & Sukreti)			250.00
c	Bookey (Industrial area)			150.00

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
d	Khandothang (Mechetar)			195.00
e	Tamang Dhara and Baun Dhara (Above NIE)			135.00
11.2.2	**Tashicholing Gola Bazar**			
a	Urban Village			
i)		UV-1		300.00
ii)		UV-2		225.00
b	Tashicholing peripheral areas			150.00
11.2.3	**Gomtu Urban Center**			
a	Commercial			270.00
b	Residential			170.00
11.2.4	**Other viable areas under Samtse Dzongkhag**			
a	Pagli			195.00
b	Tendruk			135.00
c	Tading Gewog Center			150.00
d	Norbugang (Chengmari)			155.00
e	Ugyen Tse & Yoesel Tse			135.00
f	Dorokha Dungkhag office			245.00
g	Bazardara to Pultar (Haa Samtse Highway)			80.00
h	Khempa Gaon (near samtse-phuntsholing highway)			80.00
i	Panbari/ Panzhing (Tashithang School Area)			100.00
j	Sangacholing (Chargari)			135.00
12	**TSIRANG**			
12.1	**Tsirang Throm (Damphu)**			
12.1.1	**Tsirang Structure Plan**			
a	LAP-2			
i)	Urban Core/ Urban Hub	UC-1		805.00
ii)	Urban Village	UV-1		405.00
iii)	Agriculture 1	E-4		250.00
b	LAP-1			
i)	Urban Core/ Urban Hub	UC-1		805.00
ii)	Urban Village Core	UV-2		385.00
iii)	Urban Village Periphery	UV-3		350.00
iv)	Urban Village Periphery-1	UV-4		310.00
12.2	**Tsirang Dzongkhag**			
12.2.1	**Periphery of Tsirang Throm**			
a	Damphu Periphery			165.00
b	Dajay areas			80.00
c	Kilkhorthang areas			80.00

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
d	Tshokhana/Tsholingkhar			55.00
12.2.2	**Other commercially viable areas**			
a	Mendrelgang School areas			55.00
b	Lower Suntalay areas			70.00
c	Changchey bazaar area			100.00
d	Tsirangtoe			35.00
e	Rilangthang/Mithuntar & Burichu/			55.00
f	Darachu			35.00
13	**TRASHIGANG**			
13.1	**Trashigang Throm**			
13.1.1	**Trashigang Structure Plan**			
a	Urban Core			
i)		UC-1		695.00
ii)		UC-2		425.00
b	Urban Village			
i)		UV-1		355.00
ii)		UV-2		340.00
iii)		UV-3		330.00
13.2	**Trashigang Dzongkhag**			
13.2.1	**Periphery of Trashigang Throm**			
a	Khiri			75.00
b	Paam			75.00
c	Chenari areas			75.00
13.2.2	**Kanglung (Regional Hub)**			
a	Commercial			350.00
b	Residential			175.00
13.2.3	**Khaling (Development Plan)**			
a	Commercial	UC		150.00
b	Residential			
i)		UV-1		105.00
ii)		UV-2		90.00
c	Environment	E4		65.00
d	Traditional village	TV		80.00
e	Future Expansion Area			90.00
13.2.4	**Rangjung (Development Plan)**			
a	Commercial			175.00
b	Residential			95.00
13.2.5	**Reserboo Urban Center**			
a	Commercial			85.00
b	Residential			55.00
13.2.6	**Wamrong Urban Center**			
a	Commercial			135.00
b	Residential			80.00

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
13.2.7	**Other commercially viable areas**			
a	Buna & Lungtenzampa areas			50.00
b	Lengkhar area			80.00
c	Rongthung area			80.00
d	Khangma areas			65.00
e	Yonphula areas			150.00
f	Barshong and Gomchu areas			50.00
g	Thrimshing Dungkhag area			55.00
h	Thrimshing Central School areas			55.00
14	**TRASHI YANGTSE**			
14.1	**Trashi Yangtse Throm**			
14.1.1	**Trashiyangtse Structure Plan**			
a	Urban Core	UC		330.00
b	Intensive Development	ID		165.00
c	Urban Village			
i)		UV-1		115.00
ii)		UV-2		135.00
14.2	**Trashi Yangtse Dzongkhag**			
14.2.1	**Periphery of Trashiyangtse Throm**			
a)	Bayling Gewog Center area			50.00
14.2.2	**Duksum Structure Plan**			
a	Urban Core	UC		150.00
b	Residential			
i)		UV-1		100.00
ii)		UV-2		55.00
14.2.3	**Other commercially viable areas**			
a	Bumdeling area			30.00
b	Zangpozor area			50.00
c	Khamdang School area			80.00
d	Tsenkharla School area			80.00
15	**TRONGSA**			
15.1	**Trongsa Throm**			
15.1.1	**Old Town**			
a		Commercial		665.00
b		Residential		250.00
15.1.2	**Sherubling LAP**			
a	Urban Core	UC-1		250.00
b	Urban Village			
i)		UV-1		140.00
ii)		UV-2		130.00
15.2	**Trongsa Dzongkhag**			

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
15.2.1	**Periphery of Trongsa Throm**			
a	Yangkhil and Bjizam areas			100.00
15.2.2	**Taktsi Action Area Plan**			
a	Rural Commercial	RC		100.00
b	Rural Residential	RR		50.00
c	Environmental	E-4		30.00
15.2.3	**Kuenga Rabten Urban Center**			
a	Commercial			100.00
b	Residential			50.00
15.2.4	**Other commercially viable areas**			
a	Tshangkha, Chendebji & Rukubji areas			100.00
b	Kewathang			100.00
c	Samcholing/ Refey/ Trashdingkha/			50.00
d	Langthyel & Dangdung areas			100.00
e	Dorji Gonpa area			50.00
16	**WANGDUE PHODRANG**			
16.1	**Wangdue Phodrang Bajo Throm**			
16.1.1	**Wangdue Phodrang Structure Plan**			
a	Commercial	UC		700.00
b	Residential			
i)		UV-1		275.00
ii)		UV-2		255.00
iii)		UV-3		235.00
iv)		UV-4		220.00
16.2	**Wangdue Phodrang Dzongkhag**			
16.2.1	**Periphery of Dzongkhag Throm**			
a	Rinchengang and Hospital areas			50.00
16.2.2	**Nobding Structure Plan**			
a	Urban Core	UC		60.00
b	Urban Village			
i)		UV-1		30.00
ii)		UV-2		30.00
16.2.3	**Rurichu Urban Center**			
a	Commercial			75.00
b	Residential			50.00
16.2.4	**Other commercially viable areas**			
a	Hesuthangkha areas			90.00
b	Bjimthangkha			55.00
c	Basochu areas			90.00
d	Kamichu areas			90.00
e	Chuzomsa areas			70.00
f	Phobjikha areas			55.00
g	Khotokha			40.00

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
17	**ZHEMGANG**			
17.1	**Zhemgang Throm and Tingtibi**			
17.1.1	**Zhemgang Structure Plan**			
a	Urban Core	UC		155.00
b	Urban Village			
i)		UV-1		100.00
ii)		UV-2		80.00
iii)		UV-3		70.00
c	Cultural Precinct 1	TV		50.00
17.1.2	**Tingtibi Structure Plan**			
a	Urban Core	UC		155.00
b	Urban Village			
i)		UV-1		100.00
ii)		UV-2		80.00
iii)		UV-3		70.00
c	Traditional village	TV		50.00
17.2	**Zhemgang Dzongkhag**			
17.2.1	**Panbang Structure Plan &**			
a	Commercial			
i)		UC-1		80.00
ii)		UC-2		55.00
b	Residential			
i)		UV-1 MD		35.00
ii)		UV-1 LD		35.00
iii)		UV-2		35.00
iv)		UV-3		30.00
c	Environmental	E-4		25.00
17.2.2	**Other commercially viable areas**			
a	Yebilaptsa			50.00
b	Buli			40.00
c	Dakpai			35.00
d	Tama			30.00

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
18	**DAGANA**			
18.1	**Dagapela and Lhamoizingkha**			
18.1.1	**Dagapela Structural Plan**			
a	Commercial	UC		105.00
b	Urban Hub	UH		65.00
c	Residential Precinct			
i)		UV-1-I		75.00
ii)		UV-1-II		35.00
iii)		UV-2		55.00
d	Agro Base	E4		30.00
18.1.2	**Lhamoizingkha Strucure Plan**			
a	Urban Core	UC		95.00
b	Urban VIllage			
i)		UV-1		50.00
ii)		UV-2		40.00
18.2	**Dagana Dzongkhag**			
18.2.1	**Dagana Urban Center**			
a	Commercial			115.00
b	Residential			75.00
18.2.2	**Sunkosh Urban Center**			
a	Commercial			50.00
b	Residential			25.00
18.2.3	**Drujeygang Urban Center**			
a	Commercial			45.00
b	Residential			25.00
18.2.4	**Other commercially viable areas**			
a	Goshi areas			40.00
b	Gesarling areas			40.00
c	Nichula Gewog Center area			25.00
d	Tashiding School area			25.00

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
19	**PARO**			
19.1	**Paro Throm**			
19.1.1	**Paro Structure Plan**			
a	Town Center	TC		1,740.00
b	Neighbourhood Nodes	NN		
i)	Bondey			1,025.00
ii)	Shaba			490.00
iii)	Lamgong			615.00
c	Residential	Resd.		
19.2	**Paro Dzongkhag**			
19.2.1	**Jitsiphu Urban Center**			
a	Commercial			165.00
b	Residential			85.00
19.2.2	**Biteykha Urban Center**			
a	Commercial			45.00
b	Residential			25.00
19.2.3	**Rural Residential**			
a	Bondey areas			545.00
b	Geptay areas			655.00
c	Nemjo			625.00
d	NIE areas			330.00
e	Taju areas			655.00
f	Jangsa areas			330.00
g	Woochu areas			330.00
h	Lamgong areas			220.00
i	Satsham Chorten areas			245.00
j	Khangku areas (LD)			330.00
k	Hungrelkha areas (LD)			220.00
l	Jagarthang areas			220
m	Nagtshel Resort areas			150
n	Dopshari areas			245
o	Kichu Lhakhang Areas			350
p	Shaba areas			220.00
q	Tshendona areas			150.00
r	Lamgong Chukha			220.00
s	Gangtey palace areas			450.00
t	Nyamezampa			625.00
u	Zhiwaling Hotel areas			300.00
v	Gaupey areas			285.00
w	Airport areas			330.00
x	Olathang areas			350.00
y	Tenzinling school areas			350.00

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
19.2.4	**Traditional Village**			
a	Bondey areas			275.00
b	Geptay areas			330.00
c	Nemjo areas			315.00
d	NIE areas			165.00
e	Taju areas			330.00
f	Jangsa areas			165.00
g	Woochu areas			165.00
h	Lamgong areas			110.00
i	Satsham Chorten areas			120.00
j	Khangku areas			165.00
k	Hungrelkha areas			110.00
l	Jagarthang areas			110.00
m	Nagtshe Resort areas			80.00
n	Dopshari areas			120.00
o	Kichu Lhakhang Areas			175.00
p	Shaba areas			110.00
q	Tshendona areas			75.00
r	Lamgong Chukha			110.00
19.2.5	**Heritage village**			
a	Chang Dungkar			155.00
b	Tshendona areas			75.00
19.2.6	**Other commercially viable areas**			
a	Dotay areas			155.00
b	Druk seed areas			150.00
c	Tshento Shari and Ramthangka areas			150.00
d	Drugyal Dzong areas			150.00
e	Esuna areas			155.00
f	Jabana/ Dawakha/Naza areas			50.00

Annexure I. Common Land Base Rate 2025

Sl. No.	Location	Precinct	Sub-precinct	CLBR 2025 (Nu/Sft)
20	**SARPANG (GMC/ GESAR)**			
20.1	**Gelephu Thromde**			
20.1.1	**Gelephu Structure Plan**			
a	Town Core	UC-1		2,609.00
b	Urban Hub	UC-2		2,143
c	Urban Village Square	UV-1		2,143
d	Urban Village Core	UV-2		1,572
e	Urban Village Periphery	UV-3		1,559
f	Royal Boulevard	I-II		1,555
g	Agriculture Environments	E-4		111.55
20.2	**Sarpang Dzongkhag**			
20.2.1	**Sarpang Dzongkhag Throm**			
a	Urban Core/ Urban Hub	UC-1		217.00
b	Urban Core/ Urban Hub	UC-2		195.00
c		UV-1		115.00
d	Urban Village Core	UV-2		86.00
e	Urban Village Periphery	UV-3		57.00
f	Environment	E-4		77.67
20.2.2	**Other commercially viable areas**			
a	Pelrithang			150
b	Pemathang/Lekeythang			200
c	Zomlingthang/Lodarai			100
d	Bhur/Samtenling areas			100
e	Dekiling/ Chokhorling areas			137
f	Jigmeling Industrial areas (peripheral)			155
g	BOD/Sarpang old Piggery Farm areas			80
h	Chesopaney/Shersong Checkpost area			55
i	Surey			50
j	Umling Dungkhag office areas			50
k	Gakidling (Npdc&Gup Office Area)			50
l	Pakheygaon (Shompangkha)			50

Annexure II. Standard Operating Procedure (SOP) for Using the Revised Common Base Land Rate (CBLR-2025)

1. Purpose: This SOP outlines the procedure for using the Revised Common Base Land Rate-2025 (CBLR-2025) for loan assessments by Credit Officers and Engineers in Financial Institutions (FIs).

2. Scope: The SOP applies to all Credit Officers and Engineers responsible for determining land value in loan assessments using CBLR-2025. This SOP will supersede Annexure II Assessment sheet of CBLR-2023 Guidelines

3. Procedure for Using CBLR-2025

Step 1: Identify the Precinct

- Obtain the Lag Thram from the landowner and determine the designated precinct.
- Refer to the **Revised CLBR-2025** table to find the corresponding base land rate for the precinct determined from the Lag Thram.

Step 2: Determine the Base Land Rate

- Locate the precinct-specific land rate under **CLBR-2025**.
- Use the rate as the base value (refer case 1 for sample calculation)
- Adjust for an oversized plot if applicable. Deduct 30% from CLBR rate for land in excess of standard plot.
- For avoidance of doubt, a standard plot is defined as land with a net area of up to 25 decimals (refer Case 2 for sample calculation).

4. Sample Calculations

Case 1

Consider a plot of area 20 Decimals in Thimphu Thromde, Core LAP, Norzin Lam Precinct:

- Base Land Rate (CLBR-2025) = Nu. 10,170.00 per sq. ft.
- Area = 20.00 Decimals = 20.00 x 435.60 = 8,712.00 sq.ft

- Land Value = Nu. 10,170.00 x 8,712.00 = Nu. 88,601,040.00

Case 2

Land Rate Calculation for Different Land Sizes Consider a land parcel of 40 decimal in a precinct where the base land rate is Nu. 5,000 per sq. ft.:

- For the first 25 decimals the full rate applies: 25.00 x 435.60 × 5,000.00 =

  Nu. 54,450,000.00

- For the remaining 15 decimals: 15.00 x 435.60× (5,000.00 × 70%) = Nu. 22,869,000.00
- Total Land Value = Nu. 54,450,000.00 + Nu. 22,869,000.00 = Nu. 45,738,000.00

5. Compliance

- Credit Officers must strictly adhere to the precinct system and avoid using outdated location descriptions.
- Any deviations from the prescribed land valuation process must be documented and approved by the relevant authority.

6. Escalation and Clarification

- If there is any doubt while using CBLR-2025, Credit Officers should escalate the issue or seek clarification from the respective FI Engineer, as they are responsible for revising the CLBR-2025 and can provide the appropriate guidance and solutions.

7. References

- Annexure 1: Revised CLBR-2025
- Plan Inventory System: http://202.144.157.89:8080/

8. Additional Note:

1. Only commercially viable areas accessible by road will be considered.
2. For land where the precinct cannot be defined using Lag Tharm and plan inventory system, the property tax system (PTS) or e-Sakor portal will be referred to.