Land Exchange Rules and Regulations 2022
Land Exchange Rules and Regulations 2022
Bhutan is blessed with major land reforms under successive Monarchs and every Bhutanese has enjoyed-reaping the benefits for their economic livelihood from the land. Land which is fundamental for social security, food security, and economic security is a finite resource, a major factor of production, and a crucial element in the socioeconomic development of any country. Unplanned utilization of land resources leads to quick exhaustion, giving rise to many socio-economic problems in the process.

As specified in the Land Act, 2007, the mechanism of exchanging private registered land with State Land (SL) was initiated to address the issue of private registered lands affected by natural calamities and those falling within critical watershed areas. In addition, land exchanges offer local communities the opportunity to direct future growth and preserve private lands containing significant local natural, historic and recreational resource values.

However, in the entire process of exchanging private registered land with SL, it is the mandate of the National Land Commission Secretariat (NLCS) to ensure that the allocation of limited SL is done in a transparent, sustainable, and holistic manner while improving the lives and livelihood of the people.

The authority to approve the Exchange of SL with private registered land was delegated to the Secretariat during the 45th National Land Commission Meeting held on 10th June 2015.

The Land Exchange Rules and Regulations, 2022 (LERR) has been formulated following a series of consultation meetings with the key stakeholders and implementers from the Dzongkhags involved in exchanging SL with private registered land. The Ministry of Agriculture and Forests have made invaluable contributions in reviewing and developing the LERR, 2022.

Further, the online system for land exchange is also being developed to promote transparency, efficiency, and effectiveness in service delivery while placing full responsibility and accountability on the concerned officials and individuals involved. Therefore, the NLCS and the relevant stakeholders shall ensure that the exchange results in an improvement in the protection, use, or management of natural resources and increase public benefits for present and future generations.

Dasho Pema Chewang
Secretary
Table of Contents

CHAPTER 1 1
Preliminary
Title, Extent and Commencement 1
Repeal 1
Scope and Application 1
Rule of Construction 1
Eligibility Criteria for Land Exchange 1

CHAPTER 2 2
GENERAL PROVISIONS 2
Valuation of Land 3
Identification and Allocation of State Land (SL) 3

CHAPTER 3 4
INSTITUTIONAL ARRANGEMENT AND FUNCTIONS 4
National Land Commission Secretariat 4
Dzongkhag Administration 4
Gewog Administration 5
Joint Monitoring Team (JMT) 6

CHAPTER 4 6
PROCEDURE FOR LAND EXCHANGE 6

CHAPTER 5 7
MISCELLANEOUS 7
Monitoring & Evaluation 7
Management of Registered Land taken over by State 7
Removal of Trees from State Land 7
Offenses and Penalties 8
Definitions 9
Annexure: forms
<table>
<thead>
<tr>
<th>Acronyms</th>
<th>Full Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>CID</td>
<td>Cadastral Information Division</td>
</tr>
<tr>
<td>DLEC</td>
<td>Dzongkhag Land Exchange Committee</td>
</tr>
<tr>
<td>DoLAM</td>
<td>Department of Land Administration and Management</td>
</tr>
<tr>
<td>DoSAM</td>
<td>Department of Survey and Mapping</td>
</tr>
<tr>
<td>JMT</td>
<td>Joint Monitoring Team</td>
</tr>
<tr>
<td>LERR</td>
<td>Land Exchange Rules and Regulations</td>
</tr>
<tr>
<td>LMD</td>
<td>Land Management Division</td>
</tr>
<tr>
<td>NLCS</td>
<td>National Land Commission Secretariat</td>
</tr>
<tr>
<td>SL</td>
<td>State Land</td>
</tr>
</tbody>
</table>
CHAPTER 1
PRELIMINARY

In pursuant to the power conferred under Section 10(h) of the Land Act of Bhutan, 2007, the National Land Commission Secretariat, hereby adopts and promulgates the Land Exchange Rules and Regulations of Bhutan, 2022 for effective implementation of the provisions of the Act.

Title, Extent and Commencement

1. These Rules and Regulations shall:
   (a) Be called as the “Land Exchange Rules and Regulations of Bhutan, 2022;”
   (b) Extend to the whole of the Kingdom of Bhutan; and
   (c) Come into force from the date of 28th day of 9th Month of the Water Male Tiger Year of the Bhutanese Calendar corresponding to the November 21, 2022.

Repeal

2. These Rules and Regulations shall supersede Rule 55 to 59 of Land Rules and Regulations of the Kingdom of Bhutan, 2007; circulars and notifications in force concerning the matters under these Rules hereinafter.

Scope and Application

3. These Rules and Regulations shall apply to exchange of private registered land with the State Land as specified under these Rules and Regulations.

4. These Rules and Regulations shall not apply for the exchange of private registered land with another private registered land.

Rule of Construction

In these Rules and Regulations, unless the context indicates otherwise, the singular shall include the plural and vice versa.

Eligibility Criteria for Land Exchange

5. The private registered land shall be eligible for exchange as per the following criteria:
   (a) Private registered plot affected by Natural Calamities;
   (b) Private registered plot falling within the Critical Watershed area and Wetland; and
CHAPTER 2  
GENERAL PROVISIONS  

6. Any registered land fulfilling the land exchange criteria prescribed in these Rules and Regulations shall be eligible for land exchange with the SL.

7. The registered land may be wholly or partially proposed for exchange depending on the severity of damages.

8. The area of registered land proposed for exchange with a SL shall be the initial registered area reflected in the Chhagzhhag Sathram. However, excess land granted as Kidu during NCRP shall be eligible for exchange if the land is affected post-registration.

9. The SL proposed for exchange in rural areas shall be located in preference of the same village, Gewog, and Dzongkhag boundary wherein consolidation with the proponent’s registered land shall be considered, wherever possible.

10. The area of registered land proposed for exchange with the SL shall meet the minimum plot size. In the event the area does not meet the minimum plot size, the land exchange proposal shall only be eligible if the proposed SL is adjoining any registered land of the proponent.

11. Notwithstanding Section 10, a solid plot less than the minimum plot size prevalent before the enactment of the Act shall be eligible for exchange.

12. If the registered land proposed for exchange with the SL is Chhuzhing, the SL provided in exchange may preferentially be Chhuzhing. In absence of Chhuzhing, Kamzhing from SL shall be allotted.

13. If the SL proposed for exchange with the registered land is Chhuzhing, the category of such land allotted as exchange shall be registered and maintained as Chhuzhing in the Thram database.

14. The registered land to be surrendered shall be free from any encumbrances.

15. If the mode of the surrendered registered land is ‘Kidu and/or Rehabilitation’, the registered land proposed for exchange should be under active cultivation or occupied in the recent past.
16. The land shall not be eligible for exchange if the mode of registration is purchased or gifted except for those affected by natural calamities after registration in Thram.

17. The proponent shall vacate the surrendered registered land within one month from the date of receipt of Lag Thram along with the notice. In the event the proponent continues to occupy the surrendered registered land, it shall be dealt as per the encroachment provisions of the Act and Rules.

18. The proponent shall not be compensated for any immovable structures or crops on the surrendered registered land including its removal. In the event the proponent has not removed the immovable structure from such land within a period of one year, the structure shall be deemed as a property of the State.

19. Notwithstanding Section 18, if the surrendered registered land is cultivated, the proponent shall vacate such land immediately after harvesting the crop for one season.

20. The application for Land Exchange shall be routed through the Land Exchange Online System.

Valuation of Land

21. In the event the value of the proposed SL is lower than the surrendered registered land, the area of the SL shall be equivalent to the registered area.

22. The value of Chhuzhing and Kamzhing shall be considered at par while executing the land exchange.

Identification and Allocation of State Land (SL)

23. The Dzongkhag Land Sector in collaboration with the relevant stakeholders shall identify the SL in exchange.

24. The landowner shall have no choice over the location of the SL provided in exchange.

25. The SL identified for exchange shall not enclose any patch of SL inside its boundary.

26. The SL identified in exchange shall not be located adjacent to any institutional land.

27. The shape and size of the SL in exchange shall be regular and deemed feasible for the intended purpose.
28. The identified SL shall not fall within any of the areas designated as protected areas as per the relevant laws of the Kingdom of Bhutan.

29. The SL in exchange shall not be identified within the road right of way and river/stream buffer zone.

CHAPTER 3
INSTITUTIONAL ARRANGEMENT AND FUNCTIONS

National Land Commission Secretariat

30. The functions of the National Land Commission Secretariat are as follows:

(a) Recommend or defer or reject land exchange proposals. If recommended, accordingly submit to the competent authority for approval; and

(b) Maintain an updated and reliable inventory of alienable land in the country.

Land Management Division (LMD), Department of Land Administration and Management (DoLAM)

(a) Review, scrutinize, and recommend the land exchange cases and the SL proposed by the Dzongkhag to the Secretariat;

(b) Communicate the approved land exchange cases to the concerned Ministry;

(c) Institute and Coordinate the Joint Monitoring Team (JMT) for annual monitoring; and

(d) Maintain an up-to-date inventory of the surrendered registered land with cadastral map for future reference.

Dzongkhag Land Exchange Committee (DLEC)

31. The Dzongkhag Administration shall institute a Dzongkhag Land Exchange Committee (DLEC) to carry out the following functions:

(a) The DLEC shall constitute of all relevant stakeholders;

(b) Conduct field verification and recommend or reject, both the surrendered registered land and the SL proposed for exchange;

(c) Ensure that the affected surrendered land is in compliance with the eligibility criteria;
(b) Ensure that the registered land proposed for exchange is free of any encumbrances;
(c) Coordinate field verification involving DLEC and submit the detailed report to NLCS containing the following items:

I. Land Exchange Form 1 & 2;
II. Survey report (including Shapefile) for partially affected plots;
III. Survey report (including Shapefile) for the identified State Land in exchange;
IV. Clearances from the relevant agencies; and
V. Photographic evidence (Close and Far view).
(d) Survey and demarcate the proposed SL;
(e) Maintain an updated inventory of the alienable land in the Dzongkhag; and
(f) Monitor the surrendered private registered land reverted to SL.

**Gewog Administration**

33. The Gewog Administration shall carry out the following functions:

(a) Designate a focal person for land exchange;
(b) Ensure the land exchange application is genuine and in consonance with the provisions of these Rules and Regulations; and

(d) Undertake a feasibility study of the State Land identified for exchange;
(e) Ensure compliance with the environmental laws;
(f) Obtain forestry clearance; and
(g) Ensure the land valuation of the surrendered registered land and the SL proposed for exchange are based on the prevailing Compensation Rates fixed by the Property Assessment and Valuation Agency (PAVA).
(c) Review and verify whether the application fulfill the requirements prescribed in Form LE-1.

**Joint Monitoring Team (JMT)**

34. The JMT shall carry out the following functions:

a) Conduct annual monitoring of the surrendered registered land;

b) Examine and evaluate the land exchange processes and its adherence to the provision stipulated in these Rules; and

c) Submit an annual monitoring report to the Secretariat and the concerned Ministry.

**CHAPTER 4**

**PROCEDURE FOR LAND EXCHANGE**

35. The procedure for land exchange shall be as follows:

(a) The applicant shall submit an application for land exchange to the Gewog Administration fulfilling the requirements prescribed in Form LE-I;

(b) The Gewog Administration shall verify and forward the application to the Dzongkhag Administration within 10 working days. In the event the proposal is not recommended for the land exchange, the Gewog Administration shall return it to the applicant with justification;

(c) Upon receipt of the application Form LE-I, the Dzongkhag Land Sector (DLS) shall verify and coordinate the Dzongkhag Land Exchange Committee (DLEC) for field verification as prescribed in Form LE-2 within two months;

(d) The DLEC shall submit the detailed report to NLCS within 15 working days upon completion of the field verification. In the event the proposal is not recommended, the DLS shall return it to the applicant with justification;

(e) The LMD, DoLAM shall review the detailed report submitted by the Dzongkhag and recommend to the Secretariat. If not recommended, return to the Dzongkhag with justification within 15 working days;
(f) The Secretariat shall recommend or defer the land exchange cases and submit to the competent authority for final endorsement. In the event the proposal is not endorsed, LMD, DoLAM shall return it to the Dzongkhag with justification within 10 working days; and

(g) Upon receipt of the endorsement, LMD, DoLAM and CID, DoSAM shall update the changes in Thram registration and cadastral map, respectively within 10 working days. Simultaneously, the concerned Ministry shall be notified through the online system.

CHAPTER 5
MISCELLANEOUS

Monitoring & Evaluation

36. The Dzongkhag Land Sector shall monitor the surrendered registered land reverted to SL.

37. The DoLAM shall compile and submit the monitoring report to the Secretariat with a copy to the relevant agency.

Management of Registered Land taken over by State

38. Upon surrendering the registered land in exchange for SL, the Ministry concerned shall take over such land in accordance with the Forest and Nature Conservation laws.

39. Until the registration is complete, the proponent shall not develop or start any activity on the proposed SL. In the event of non-compliance, it shall be dealt with as per the encroachment provisions of the Land Act, and Rules formulated under it.

Removal of Trees from State Land

40. The trees on SL allotted for exchange shall be disposed off by the Ministry concerned in accordance with the Forest and Nature Conservation laws and hand over it to the proponent without any encumbrances within 60 days after registration. In the event where trees are not removed within the prescribed period, it shall belong to the landowner.
Offenses and Penalties

41. In accordance with section 295 of the Act, offenses and penalties not specifically covered under the Act shall be dealt with any other applicable laws of the kingdom of Bhutan.

42. In accordance with section 296 of the Land Act, any addition, deletion, or alteration in the cadastral records and Thram if not deemed erroneous shall be unlawful.

43. In accordance with section 297 of the Land Act, a person committing any of the following acts shall be guilty of an offence of felony of the third degree and shall be liable to be sentenced in accordance with Bhutan Penal Code:

297 (a) Unlawful addition, deletion or alteration in the cadastral records and Thram affecting the registered land area or land ownership.

297 (b) Issuing Thram or registration of land in the name of any individual or entity other than those entitled in accordance with this Act.

44. In accordance with section 298(d) of the Act, a person committing the following act shall be guilty of an offence of misdemeanor and shall be liable to be sentenced in accordance with Bhutan Penal Code:

Transferring ownership of land belonging to the Government, Gerab Dratshang, and religious institutions contrary to Sections 136(a) and 136(b) and 138 of the Act.

45. In accordance with section 299 of the Act, any person committing the following act shall be guilty of an offence of petty misdemeanor and shall be liable to be sentenced in accordance with Bhutan Penal Code:

299 (b) removing the pegs grounded in the land to demarcate land boundary coordinates;

299 (d) Failure of the Local Authority and/or Commission Secretariat or any individuals responsible to carry out their functions under the Act; and

299 (e) Encroachment on a State owned and private registered land.

46. In accordance with section 300 of the Act, a person committing the following acts shall be guilty of an offense of violation and shall be liable to be sentenced in accordance with Bhutan Penal Code: 300 (b) Not recording the prescribed contents in Thram in accordance with the provisions of the Act;

300 (e) Failure to provide access to registered land to authorized persons; and
300 (f) Failure to attend by the landowner or his authorized individual after serving notice on access to his land.

Definitions

47. In these Rules, unless the context otherwise requires:

(a) Alienable Land means the land under the State domain that has been identified and declared as such is available for disposition.

(b) Critical Watershed means any area critical for protecting the supply of water for drinking, irrigation, flood control, hydroelectric project or related purpose which has been declared to be a critical watershed by the Parliament.

(c) Scattered Plot(s) means the private registered plot(s) located in the middle of the forest.

(d) Land Exchange: Where necessary in the interests of the Nation and/or for those landowners whose land have been affected by natural calamities, falling within critical watershed and wetland areas and scattered plot(s) located within state forests, the state may exchange a rural registered land with the state land.

(e) Natural calamities: Any natural event causing damage or disaster such as soil erosion, landslide, flash flood, sinking, or such other calamities.

(f) State Land shall mean any land or waterbody, whether or not under vegetative cover, to which no person has acquired a permanent and transferable right of use and occupancy, which is not a private registered land.


(h) Wetland shall mean flowing water in river, stream, and spring with associated riverine wetland and riparian zone; still water, lake, pond, and well and basin-type wetlands encompassing an area of constant soil saturation or inundation with the distinct vegetative and faunal community; and with an area of swamp, marsh, fen, peatland, water body, with water that is static or flowing.

(i) Words and expressions used in these Rules and not specifically defined therein shall have the same meaning as are respectively assigned to them in the Act or other relevant laws.
APPLICATION FORM FOR EXCHANGE OF RURAL REGISTERED LAND WITH STATE LAND

(To be filled up by the Applicant)

Date……………………

The Gup,
…………………Gewog Administration,
…………………Dungkhag/Dzongkhag.

Sub: Exchange of rural registered land with State Land
1. Details of the Applicant

<table>
<thead>
<tr>
<th>For Private Registered Land</th>
<th>For Institution/ Community</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Name:…………………….</td>
<td>a) Organization/ Dept./Agency /Community</td>
</tr>
<tr>
<td>b) CID No:…………………….</td>
<td>Name:……………………………………..</td>
</tr>
<tr>
<td>c) Present address ………………</td>
<td>………………………………………</td>
</tr>
<tr>
<td>d) Dzongkhag/Thromde…………</td>
<td>………………………………………</td>
</tr>
<tr>
<td>f) Contact Number:……………</td>
<td>d) Email ID:………………………………</td>
</tr>
<tr>
<td>g) Email ID:……………………</td>
<td>g) Email ID:………………………………</td>
</tr>
</tbody>
</table>

2. Details of Registered Land Proposed for Exchange

Dzongkhag:.…………………. Drungkhag:.……………….. Thram No:.……………………

<table>
<thead>
<tr>
<th>Plot ID</th>
<th>Location</th>
<th>Land Type</th>
<th>Registered Thram area (Ac)</th>
<th>Kasho Area (Ac)</th>
<th>Plot Name</th>
<th>Land Use Status</th>
<th>Affected Area (Ac)</th>
</tr>
</thead>
</table>

Details of the affected registered land

<table>
<thead>
<tr>
<th>Plot ID</th>
<th>Location</th>
<th>Land Type</th>
<th>Registered Thram area (Ac)</th>
<th>Kasho Area (Ac)</th>
<th>Plot Name</th>
<th>Land Use Status</th>
<th>Affected Area (Ac)</th>
</tr>
</thead>
</table>
3. Reasons for proposing land exchange (please tick ✓)
✓ Affected by Natural Calamities
✓ Falling within the critical watershed and wetland area
✓ Scattered Private registered plot(s) located within state forests

4. Additional Information

(Additional sheets may be used if necessary)

5. Enclosures
a. Photograph evidence of the affected registered land (Far and Close-up view)
b. NOC from Financial Institutions if the plot is mortgaged.

Signature of Applicant
1. ASSESSMENT OF AFFECTED REGISTERED LAND

1.1 Status of Affected Registered Land (Please ✓)

- Affected by Natural Calamities
- Falling within critical watershed and wetland area
- Scattered Private registered plot(s) located within State forests

Description

(Additional sheets may be used if necessary)

1.2 Land Capability Assessment

1.2.1. Land Capability Assessment for Affected Registered Land (please refer to Guideline/Table 1.2.1.1)

*The Decision factor shall be determined by considering the worst parameter i.e., by following the Principle of Limiting Factor.

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Field Data</th>
<th>Land Class</th>
<th>Decision Factor*</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slope (degrees)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Altitude (masl)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annual Rainfall (mm)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Erodibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soil Depth (cm)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soil Texture</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drainage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Aspect</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Form LE-2

EXCHANGE OF RURAL REGISTERED LAND WITH STATE LAND

(To be filled up by the Dzongkhag Land Exchange Verification Team)
## 2. ASSESSMENT OF IDENTIFIED STATE LAND

### 2.1 Details of Identified State Land

<table>
<thead>
<tr>
<th>Attribute</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>GPS Coordinates Point (Four sides &amp; Central Point)</td>
</tr>
<tr>
<td>Name of the land</td>
<td></td>
</tr>
<tr>
<td>Village</td>
<td></td>
</tr>
<tr>
<td>Gewog</td>
<td></td>
</tr>
<tr>
<td>Dungkhag</td>
<td></td>
</tr>
<tr>
<td>Dzongkhag</td>
<td></td>
</tr>
</tbody>
</table>

### Table: Land Class and Suitability

<table>
<thead>
<tr>
<th>Land Class</th>
<th>Highly Suitable</th>
<th>Moderately Suitable</th>
<th>Marginally Suitable</th>
<th>Not Suitable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slope (degrees)</td>
<td>&lt;10</td>
<td>&lt;20</td>
<td>≤30 for GRF</td>
<td>&gt;30 for GRF</td>
</tr>
<tr>
<td>Altitude (masl)</td>
<td>≤2000</td>
<td>2001-2600</td>
<td>2601-3200</td>
<td>&gt;30 for GRF</td>
</tr>
<tr>
<td>Annual Rainfall (mm)</td>
<td>&gt;1200</td>
<td>1199-1000</td>
<td>999-7000</td>
<td>&gt;30 for GRF</td>
</tr>
<tr>
<td>Erodibility</td>
<td>None</td>
<td>Slight</td>
<td>Slight-Moderate</td>
<td>Any for RG</td>
</tr>
<tr>
<td>Soil Depth (cm)</td>
<td>≥100</td>
<td>≥75</td>
<td>≥50</td>
<td>&lt;50</td>
</tr>
<tr>
<td>Soil Texture</td>
<td>ZiCl, SCL, CL</td>
<td>L, SL, ZiL</td>
<td>LS, ZIC</td>
<td>≤40 for RG</td>
</tr>
<tr>
<td>Drainage</td>
<td>WD</td>
<td>MWD</td>
<td>ID, PD</td>
<td>XWD, PWL</td>
</tr>
</tbody>
</table>

**Note:**
- ZiCl = Silty Clay, SCL = Sandy Clay Loam; CL = Caly; SL = Sandy Loam; L = Loam; ZiL = Silty Loam; LS = Loamy Sand; ZIC = Silty Clay; WD = Well Drained; MWD = Moderately Well Drained;
- ID = Imperfectly Drained; PD = Poorly Drained; XWD = Excessively Well Drained; PWL = Permanently Waterlogged; RG = Registered Land; GRF = Government Reserved Forest Land.

---

**Form LE-2**

EXCHANGE OF RURAL REGISTERED LAND WITH STATE LAND

(To be filled up by the Dzongkhag Land Exchange Verification Team)
## 2.2 Status of Identified State Land

<table>
<thead>
<tr>
<th>Attributes</th>
<th>% Of State Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dense forest (Crown cover &gt; 40%)</td>
<td></td>
</tr>
<tr>
<td>Degraded forest (Crown cover &lt; 10%)</td>
<td></td>
</tr>
<tr>
<td>Land with profuse regeneration</td>
<td></td>
</tr>
<tr>
<td>Barren land (No trees)</td>
<td></td>
</tr>
<tr>
<td>Richness of the Biodiversity</td>
<td></td>
</tr>
<tr>
<td>Slope (degree)</td>
<td></td>
</tr>
</tbody>
</table>

## 2.3 Will the use of the State Land for the proposed purpose have any adverse implications on the surrounding environment based on community/stakeholder consultation and consent?

<table>
<thead>
<tr>
<th>Issues</th>
<th>Impact</th>
<th>Clearance from concerned stakeholders</th>
<th>Reason (If no consent provided)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## 2.4 Presence of endangered/endemic flora and fauna in the State Land.

<table>
<thead>
<tr>
<th>Species (List)</th>
<th>Likely impact on its habitat</th>
<th>Safeguards Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flora</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fauna</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## 2.5 Detail of Land valuation as per PAVA

<table>
<thead>
<tr>
<th>Land Details</th>
<th>Area (Ac)</th>
<th>Class Category (A, B, C, D)</th>
<th>PAVA Rate (Nu.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affected registered land</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommended substitute land area after valuation</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3. Enclosures (Please tick ✓)

3.1 Photograph evidence of the affected registered land
   i) Far view
   ii) Close view
   iii) Close view along with nearby plot(s)

3.2 Photograph evidence of the substitute SL
   i) Far view
   ii) Close view
   iii) Close view along with nearby plot(s)

3.3 Forestry Clearance of the substitute SL
   ✓

3.4 Survey Report (including Shapefile) for partially affected plot(s)
   ✓

3.5 Survey Report (including Shapefile) for substitute plot(s)
   ✓

4. Recommendation of the team based on the above observation (Please tick ✓)

8.1. Recommended for submission to NLCS ✓

8.2. Not recommended for submission to NLCS ✓

Remarks/Justification

(Additional sheets may be used if necessary)
EXCHANGE OF RURAL REGISTERED LAND WITH STATE LAND
(To be filled up by the Dzongkhag Land Exchange Verification Team)

SIGNATURE OF THE DZONGKHAG LAND EXCHANGE COMMITTEE

Dzongkhag Forest Officer
(Territorial)/Park Manager

Dzongkhag Finance Officer
Dzongkhag Land Registrar

Dzongdag