



ROYAL GOVERNMENT OF BHUTAN  
PHUENTSHOLING THROMDE  
POST CODE 21101, POST BOX NO. 02, PELKHIL LAM



PT/LSD/A8/ 2023-2024/02399

Date:8/12/2023

### SOP for Leasing Land in Phuentsholing Thromde-2023

As per LLRR- 2018-CHAPTER 2-Section 5 under Eligibility to Lease: “Under Section 306 of the Land Act 2007, juristic persons listed under Section 58 of the Act, including companies registered under the Companies Act of the Kingdom of Bhutan 2016 and the amendments thereof shall be eligible to lease land for purposes permitted under this rule. However, concerned Local Authority and or Ministry may adopt additional criteria for prioritization of activities and preference of groups and cooperatives over individuals depending on general needs and conditions to ensure sustainable and optimum use of land”.

- 1) All Applicants should submit:
  - i) SL-1 form (All the information should be properly filled with specific emphasis on details of location and acreage required)
  - ii) Project proposal/ license
  - iii) LOI (recommendation) from relevant authority
- 2) Verification of location and Area
  - i) Activity allowed based on precinct (yes/No)
- 3) Verification of Activity/proposal
  - a) **Activity for Social Cause**
    - i) contribution to the environment, community, and citizens
    - ii) size of impact
    - iii) In case of multiple applicants, select the applicant with a larger impact.
  - b) **Activity for Commercial Purpose**
    - i) Viability of activity (Yes/ No)
    - ii) Sustainability of activity (Yes/ No)
  - c) **Activity for Industrial Purpose**
    - i) Viability of activity (Yes/ No)
    - ii) Sustainability of activity (Yes/ No)
- 4) Land acreage determination
  - i) If the lease proposal is viable then the TLLC will determine acreage as per the availability of state land.

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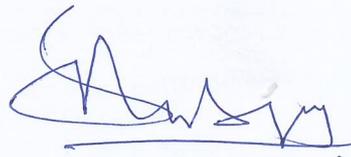
5) Rate Determination

After the prior verifications if the activity is feasible then rate determination will be done as per the activity:

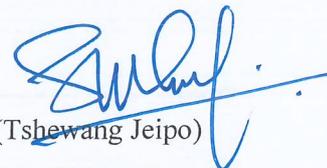
- i) Social lease rate for social activity @ Nu 1 per sq. ft
- ii) Commercial lease rate for commercial activity @ Nu.42 per sq. ft
- iii) Industrial lease rate for industrial activity @ Nu.5 per sq. ft
- iv) Alternative rates as specified by NLCS and/or other relevant authorities.

TLLCM:

  
(Namgay Tshering)  
Survey Engineer

  
(Sonam Rabgay)  
Sr. Land Registrar

  
(Govinda Sharma)  
Principal Architect

  
(Tshewang Jeipo)  
Chief Urban Planner

  
(Pema)  
Executive Secretary