



རྒྱལ་ཁབ་འབྲུག་གཞུང་།  
རྒྱལ་ཡོངས་ས་ཆ་ལྟན་ཚགས་ཡིག་ཚང་།

ROYAL GOVERNMENT OF BHUTAN  
NATIONAL LAND COMMISSION SECRETARIAT  
THIMPHU



SECRETARY

NLCS/Sec/ (05)/2010/ 628

25/05/2010

**Notification-06**

This is to inform all the dealing officials of 20 Dzongkhags that in pursuant to *Section 10(h) of Land Act 2007*, the secretariat has revised the Land Conveyance Survey Report (*LT Form 3*). As such, the revision is only the endorsement of adjoining landowners while carrying out the changes on the existing cadastral maps.

Although, it has been clearly stated in *section 261 of Land rules & regulation 2007* as one of the obligation of the landowners, yet the point has been overlooked while framing *LT Form (3)* and this ultimately gave room to the emergence of varied conflict of interest even after affecting the changes in Chazhag Sathram.

So, in order to mitigate unforeseen land disputes and also as an added authentication of the survey done, the land record officials shall henceforth ensure the presence adjoining plot owners during site verification and must get their certification. The requirement of adjoining landowners has also been highlighted in *section 109 (verification of land boundary)*, *Section 125 (conduct of survey) of Land Act 2007 & Section 76 of Land Rules & Regulation of the Kingdom of Bhutan, 2007*.

Therefore, treat the existing *LT form (3)* as annulled and the secretariat will not accept the land transaction documents without the endorsement of the adjoining landowners hereafter.

If any of the neighbours refuse to sign for no valid reasons, the visiting team must get in writing. In such cases, a separate report has to be prepared stating categorically the nature of objection and justifications for overruling. In addition to it, the Dzongda must be appraised and his endorsement obtained on the report.

Also, as a reminder to letter vide NLCS/LRD(20)2008/1054 dated 12/6/08, whether the land transaction involves fragmentation of plot or not, its physical verification must be carried out especially for those Dzongkhags where National Cadastral Resurveying exercise is not completed. This would mean that the Revised *LT Form (3)* must be filled and submitted along with the transaction papers.

(Sangay Khandu)

CC:

1. Dzongda and Chairman of Dzongkhags Municipalities
2. Executive Secretary, Thimphu Thromde
3. Thrompon, Phuntsholing Thromde
4. Surveyor General, DSLR
5. Land Record Offices of 20 Dzongkhags for strict adherence
6. The relevant divisions of NLCS for effective enforcement