南京市国有土地上房屋征收公开栏（示意图）

政策

规定

补偿安置

方 案

含安置房源

操作

流程

其 它

应公示

信 息

分 户

评 估

信 息

分 户

补 偿

安 置

信 息

工企单位

评估和补偿信 息

备注：上排为文本格式，下排为条目式



南京市国有土地房屋征收与补偿工作流程

南京市国有土地上住宅房屋征收评估补偿金额分户汇总表（样表）

（分户初步评估结果表）

项目名称： 委托单位： 征收区位级别：

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| 序号 | 房屋座落 | 丘号 | 产权人 | 承租人 | 权证性质 | 权证号 | 分 户  建筑面积 | 地大于房  土地面积 | 房屋建筑  结 构 | 所在  层数 | 基准  价格 | 评估单价 | 评估  总价 | 补偿金额  合计 | 产权人  补偿款 | 承租人  补偿款 | 备注 |
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南京市国有土地上非住宅房屋征收评估补偿金额分户汇总表（样表）

（分户初步评估结果表）

项目名称： 委托单位： 征收区位级别：

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| 序号 | 房屋  座落 | 丘号 | 产权人 | 承租人 | 权证  性质 | 权证号 | 分户建  筑面积 | 地大于房  土地面积 | 房屋  用途 | 所属  类别 | 房屋建筑结构 | 所在  层数 | 评估  方法 | 评估  单价 | 评估  总价 | 补偿金额合计 | 产权人补偿款 | 承租人补偿款 | 备注 |
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南京市国有土地上房屋征收补偿结果公示表（住宅类样表）

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 序号 | 被征收人名称 | 被征收房 屋  承租人 | 土地、房屋权证情况 | 权证面积（平方米） | 未登记房屋  认定面积（平方米） | 征收评估结果 | 装修及附着物  补偿款 | 搬迁、临时安置等各项补助费 | 搬 家  奖励费 | 特殊情况补助  补贴费 | 合 计 | 补偿方式 | 调换房  地 点 | 调换房  面 积 | 调换房  价 值 |
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南京市国有土地上房屋征收补偿结果公示表（非住宅类样表）

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 序号 | 被征收人名称 | 被征收  房 屋  承租人 | 营业执照及  土地、房屋  权证情况 | 权证面积  （平方米） | 未登记房屋  认定面积（平方米） | 房屋  用途 | 征收评估结果 | 装修及  附着物  补偿款 | 设备拆除、搬迁、安装费 | 停业  补偿费 | 不可搬迁  设备补偿费 | 特殊情况补 助  补贴费 | 合 计 |
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南京市征地房屋拆迁信息公示栏（示意图）

征地房屋拆迁政策标 准

补 偿

安 置

方 案

拆 迁

操 作

流 程

其 它

应公示

信 息

住宅房屋

拆迁调查

认定情况

公示表

住宅房屋

补偿安置

结 果

公示表

非住宅

房屋补偿

结 果

公示表

备注：上排为文本格式，下排为条目式

南京市征地房屋拆迁动迁工作流程

政策宣传咨询

入户核实初始调查情况和相关资料

拆迁补偿费用测算

调查认定结果公示

补偿安置协商

达成补偿意向

达不成补偿意向

签订交房单

当事人申请裁决

裁决后达不成和解

被拆迁人交房并领取选房顺序号

裁决后达成和解

申请行政复议或诉讼

双方签订拆迁补偿安置协议

补偿安置结果公示

拆迁实施单位向被拆迁人支付除安置房申购款以外的其它补偿费用

协助被拆迁人办理

安置房申购工作

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项目征地房屋拆迁补偿安置方案（样表）

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| 项目概况 |  | |
| 项目拆迁范围 |  | |
| 拆迁执行文件 |  | |
| 安置房源信息 | 安置房地点 |  |
| 安置房套型 |  |
| 安置房数量 |  |
| 安置房基准价格 |  |
| 计划交付时间 |  |

征地房屋拆迁房屋现状调查测算结果公示表（样表）

单位（盖章）

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 序号 | 地址 | 产权人 | 产权证面积 | 现状调查测算面积（平方米） | | | | | | 共有人情况 | | | 调查人 |
| 钢筋砼 | 砖混 | 砖木 | 木结构 | 其他 | 营业用房 | 关系 | | 姓名 |
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| … |  |  |  |
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注：该现状调查测算结果不作为合法面积的认定依据

征地房屋拆迁住宅房屋补偿结果公示表（样表）

单位（盖章）

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| 序号 | 地址 | 产  权  人 | 是否  分户 | 认定合法建筑面积（平方米） | | | | | | 拆迁补偿款 | | | | | 装修及  附着物  补偿款 | 其 他  补偿款 | 特殊情况  补 助  补 贴 费 | 合计 | 拟申购房屋套型和套数 | | | | 共有人情况 | | | 经  办  人 |
| 钢筋砼 | 砖  混 | 砖  木 | 木结构 | 其  他 | 营业  用户 | | 原 房  补偿款 | 购 房  补偿款 | 区 位  补偿款 | 小  计 | 85-90 | 65-70 | 45-50 | 合计 | 关系 | | 姓名 |
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注：其他补偿费用包括搬家费、自行过渡费、提前搬家奖励费和电话、有线电视、空调、管道煤气等拆移补偿费

征地房屋拆迁非住宅房屋补偿结果公示表（样表）

单位（盖章）

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 序号 | 企业名称 | 产权人 | 营业执照及土地、房屋权证情况 | 权证  面积 | 认定面积（平方米） | | | | | 房屋  用途 | 拆迁补偿款 | | | 装修及附着物补偿款 | 设备拆除、搬迁、安装费 | 停业  补偿费 | 不可搬迁设备补偿费 | 其它  补偿费 | 特殊情况补助补贴费 | 合  计 | 经  办  人 |
| 钢筋砼 | 砖混 | 砖木 | 木结构 | 其它 | 原房  补偿款 | 区位  补偿款 | 小计 |
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注：其它补偿费包括电话、有线电视、空调、管道煤气等拆移补偿费。

征地房屋拆迁住宅房屋分户认定情况公示表（样表）

单位（盖章）

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 序号 | 地址 | 产权户情况 | | | 分户情况 | | | | 认定合法建筑面积（平方米） | | | | | | | 经办人 |
| 产权人  姓名 | 有证面积  （平方米） | 无证面积  （平方米） | 户主姓名 | | 关系 | 共有人 | 小计 | 钢筋砼 | 砖混 | 砖木 | 木结构 | 其他 | 营业用房 |
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