

3RD THROMDE TSHOGDE MINUTES

THROMDE COUNCIL



Thimphu Thromde
Gongzin Lam
7/22/2016

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3rd Thromde Tshogde – 2nd Council**Venue:** Conference Hall – 1, MoWHS**Date:** 22nd July 2016**Time:** 9:00AM – 8:00PM**Members present**

1	Dasho Kinlay Dorjee	Thrompon	Chairperson
2	Mr. Pasang Dorji	Executive Secretary	Member Secretary
3	Mr. Namgay Tshering	Member	Babesa <i>Thuemi</i>
4	Mrs. Phub Dem	Member	Olakha <i>Thuemi</i>
5	Mr. Kuenga Yonten	Member	Norzin <i>Thuemi</i>
6	Mr. Rinzin Dorji	Member	Changangkha <i>Thuemi</i>
7	Mrs. Dorji Dema	Member	Motithang <i>Thuemi</i>
8	Mr. Ugyen Penjore	Member	Jungzhina <i>Thuemi</i>
9	Mr. Ugyen	Member	Taba-Dechencholing <i>Thuemi</i>

Invitees

1	Mr. Hastabahadur Sangpang	Chief ADM
2	Mr. Palden Khandu	Chief, DCD
3	Mr. Yeshey Wangdi	Offgt. Chief, Env. Div
4	Mr. Pekar Rabgay	Offgt. Chief, Eng. Div
5	Mr. TB Lama	DCIA
6	Mr. Sangay Wangdi	Head, Road Section
7	Mr. Samten Lhendup	Head, Sewerage Section
8	Mr. Dorji Namgay	Head, SLMS
9	Mr. Karma Singye	DCD
10	Mr. Jigme Loday	DCD
11	Mr. Sonam Dhendup	Census Officer
12	Mr. Yonten Jamtsho	Engineer
13	Mr. Sonam Wangchuk	DCD
14	Mr. Sukumar	UPD
15	Mr. Dorji Phurba	CSC
16	Mr. Dorji Rabten	HRO
17	Mrs. Jangchub	Engineer
18	Mrs. Ugyen Lhamo	Engineer
19	Mrs. Kunlay Yangdon	Engineer
20	Mrs. Dhendup Lhamo	Engineer
21	Mr. Karma Dorji	Planning Officer
22	Media Personnel (4)	Kuensel Corp. & BBSC

Opening Remarks

The Chairperson, Dasho Thrompon welcomed and thanked all the members of the council and the officials from Thimphu Office and the media personnel for their presence in the 3rd Thromde Tshogde of the 2nd Thimphu Thromde council.

He iterated some of the events since the last sitting of the council. The first one was about the Dessup training that he has undergone recently. He informed the floor how important it is to undergo such training as a citizen and as a Mayor of the city. The training usually focuses on the search and rescue skills at the time of disasters. Once such trainings have been conducted, the people are equipped with basic skills and knowledge of disaster management. The second point he mentioned was his recent visit to Singapore along with other Mayors from Bhutan. He shared some of the experiences he had while in Singapore along with hundreds Mayor from across the World.

One important thing he shared was the community participation which is a very good practice in Singapore. He urged that such practices of involving community in carrying out Thromde's duties to serve the people. He urged all Thromde Thuemis to form a volunteer group from each constituency so that Thromde can work in close collaboration with the people through such groups.

Agenda 1.Election of Thromde Tshogde Deputy Chairperson

The Dzongkhag Election Officer briefed on the general rules and regulations of election with the help EVM, Electro Voting Machine. Once the equipment were checked for perfection, the votes were casted for the lone candidate, Mr. Namgay Tshering who is a Thromde Thuemi from Babesa constituency. The eight council members including the Chairperson voted "Yes" or "No" for the lone candidate.

After the votes were casted, the Member Secretary declared the results with the help of the Election Officer. Out of the eight votes casted in total, there were eight Yes votes and zero No votes. Hence Mr. Namgay Tshering was elected as the Deputy Chairperson with eight Yes votes out eight total votes.

The Chairperson and all other members of the council congratulated the Deputy Chairperson and also thanked the Dzongkahg Election Officer for having taken time and effort in the election process.

Agenda 2.Approved budget 2016-2017 and the budget for roads, drains and footpaths for the FY 2016-2017

The Chief ADM presented the approved budget of Thimphu Thromde for the FY 2016-2017. The Budget details are as in the table below:

Budget for FY 2016-2017 (Nu in Million)					
Sl/No	Particular	Funding Source	Current	Capital	Remarks
1	RGoB subsidy	RGoB	31.575	158.5	Capital subsidy 158.5M includes 8.83M for construction of parking behind tashichhodzong and 7.00M for renovation and improvement of Changangkha Lhakhang
2	Construction of Ring road behind Tashichhodzong	RGoB		26.232	As per the revised estimated submitted by Thimphu Thromde
3	SDP (II, III & IV)	GoI		138.8	30% of the total fund approved.
Total			31.575	323.532	
Grand total			355.107		

1. Budget for footpaths

The Roads and Bridge Section under the Engineering Division presented the activity details of the footpaths within Thromde to be carried out in the current FY. The budget outlay for footpaths is Nu. 16.7M. The activities are divided in to three packages. The Package I include; (a) Shifting of Wall, Footpath construction at Old PS and Lungtenzampa Gate – Nu 1.94M (b) Footpath Near AG's Office & along 3-Tank's boundary wall on the North – 2.04M and (c) RCC slab covering footpath over existing storm water drain along Deki Lam (Below Changangkha Lhakhang) – Nu 2.04M. A total budget for package I is Nu 6.02M. The remaining budget of Nu 10.7 M will be used for package II & III.

Package II include construction of pedestrian over bridge at YHS and Lungtenzampa School junction and Package III is the construction and renovation of footpaths along Norzin Lam which will be carried out in phase wise.

Some of the concerns raised by the members are replacement of old bigger trees along Norzin Lam which block larger portion of the footpaths with new saplings. The members also appreciated the design and drawing of the overhead pedestrian bridge for YHS and Lungtenzampa School Junction. This could be the conceptual drawing and design based on which the works can be contracted out.

Action: Roads & Bridge Section

2. Storm water drains

The Roads and Bridge Section also presented the activities under the Storm water drains to be carried out in the FY 2016-2017 with the associated budget. The total allocated budget for the footpath is Nu. 10.00M.

Out of 10.00M, the Engineer concerned presented to the Tshogde the estimated of about Nu. 6.57M for the drains. The location for the drains its details are as in the table below.

Sl. No	Locations	Length (m)	Estimated Cost (Nu)	Work Details
1	Dechencholing, way to Changtagang	90	64,116.76	L- Shaped drain
2	Changzamtog, opp. To Nissan Showroom	165	250,066.18	U- Shaped Drain & L-Shaped Drain
3	Zorig Lam, along MoEA	200	1,254,273.81	Repairing u-shaped drain with RCC slab
4	Simtokha LAP, near BOB	20	21,564.41	Repairing of u-shaped
5	Changedaphu	180	583,928.82	U-shaped drain
6	Taba	30	1,954.02	HDPE pipe
7	Dechencholing Lap	103	259,407.87	U-shaped drain
8	Changzamtog, opp. Red building	40	103,216.79	U-shaped drain
9	Above Druk School	115	295,822.10	U-shaped drain
10	Jungshina, near Gangjung Training Center	113	323,405.83	U- shaped drain
11	Near Changjiji Colony	47	160,354.17	U-shaped drain with RCC slab
12	Above Vegetable market	80	171,246.09	U-shaped drain
13	Babesa, near Back to back statue	70	286,742.61	U-shaped drain with RCC slab
14	YHSS	50	10,132.92	Repairing of L- shaped drain
15	Road below Thimphu-Wangdue Highway	300	1,984,119.43	U-shaped drain
16	Relocation of public utilities such as water lines, sewer lines, cables, steel light, etc. as necessitate.		Lumpsum:- 600,000	
Total		1603	6,566,477.35	

Tshogde's Directives:

- ✓ The U-drain in Kalabazar areas will have to covered and made footpath as there more pedestrians in the area including the students.
- ✓ The construction of drain near Gangjung Traning Centre in Jungzhina will have to be carried out after the joint site visit with the Jungzhina Thuemi to avoid any problems at the time of implementation.
- ✓ Since there is a budget balance, the additional drains in Dechencholing, Motithang above double turning, Near Zangdopelri temple and Norzin Lam have to be included. The sites visits can be made along with the Thuemi concerned.
- ✓ Since DCD raised issues on some of the incidences of wall collapse Thimphu Thromde, the Tshogde decided to keep some provision to solve such issues. The Member Secretary also pointed out that once the Drainage Master Plan is in place, these problems will have to be solved.

Action: Roads & Bridge Section

3. Road resurfacing

The Road and Bridge Section also presented some of the roads to be resurfaced in the FY 2016-2017. The total road length of roads to be resurfaced is 3400Meters with a total budget of Nu 28.9M. The roads are as follows:

- ✓ Road from MHSS till the junction near Norling Building in upper Motithang which is 700meter long and 10 meter wide and a budget outlay is Nu 5.2M
- ✓ Road from Jigme Namgyal Lower Secondary School till Norling Building junction in Upper Motithang which is 1400 meter with 10 meter wide and a budget outlay of Nu 17.5M along with U-shaped drain.

- ✓ Road from RSTA towards Athlete ground in Lungtenzampa which is 100meter with 4.5 meter wide and has an outlay of Nu 0.35M.
- ✓ Road above DANTAK gate which is 1000 meter with 5.5 meter wide and has an outlay of Nu 5.10M. L-shaped drain will be provided.
- ✓ Road above BPC sub-station, Semtokha which is 200 meter long and 5 meter wide and has an outlay of 0.75M.

Action: Road & Bridge Section

4. New road constructions along with drains and retaining walls

The construction of new roads has an outlay of Nu 17.00M. The total lengths to be constructed are 2.5Kms and are in 17 sites which are identified within Thromde. The total estimate is Nu 17.45M. The sites for construction of roads are as follows:

1. Resident of Old India House (Khujulam) - 210.00 meters
2. Kawang below Changangkha School - 90.00 meters
3. Behind Druk School, Changedaphu - 250.00 meters
4. Kaka Dorji (Lubding Semtokha) - 55.00 meters
5. Changedaphu above RHSS - 100.00 meters
6. Changedaphu below RHSS - 100.00 meters
7. Dasho (Dr.) Tandin Dorji above NPPF Colony -35.00 meters
8. Kinley Lemo Dorji - 50.00 meters
9. Sonam Choki, Babesa - 60.00 meters
10. ECB area road - 25.00 meters
11. Dasho Zangley Dukpa, Lubding - 70.00 meters
12. Towards Finance Minister Resident from Express Highway - 60.00 meters
13. Tshalumrphy, Sebithang below rehabilitation - 100.00 meters
14. Tshalumrphy, Sebithang below rehabilitation (FC done by TT) – 330 meters
15. Zilukha -200.00 meters
16. Lubding - 500.00 meters
17. STCBL, Babesa - 250 meters

The RBS Head suggested that the approach roads for the ongoing Hedrong Bridge Construction could be budgeted in the current FY. However, the Tshogde members decided that this approach road could be carried out under the ongoing WB project in the area.

Tshogde Directives

Jungzhina Thuemis raised some of the roads to be constructed in Jungzhina areas which the people have been requesting every year. The members decided that the budget of Nu. 17.5M for the resurfacing of roads in upper Motithang will be reallocated for the construction of roads in Junzhuina areas (1) Above the temple and (2) in the middle of the Jungzina village and other areas. A site visit along with Jungzhina Thuemi to be carried out and new estimates will have to be prepared. The members also decided that the roads in steep gradient areas will have to be resurfaced immediately.

Action: Roads & Bridge Section

Agenda 3.Tshogde Minutes translation

Since the matter also deliberated in the past Tshogde, the 3rd Tshogde decided that the minutes translation will be carried out. The Management will have to write to DDC to seek support if they are willing at minimum cost. If this doesn't work the minutes translation to Dzongkha will be outsourced. The budget for the minutes translation will have to be budget from the current FY. The estimated cost for minutes translation of Nu 15,000 per minutes and Nu 90,000 a year for six Tshogdes in a year.

Action: DCFO for budget incorporation and APO for translation

Agenda 4.Thuemis to be involved in various contract works within Thromde

The issue was deliberated in past Tshogde as well. It was put up the Thuemis that they are not well informed of the works being carried out by Thromde in their respective constituency.

Decision

The Tshogde decided that the only the Deputy Chairperson as a representative of all Thuemis will be involved in Tender award. There is already a team for tender opening and tender evaluation where the representative from Thuemis is not required. However, the Thuemis concerned will be involved during the preparation of estimates, during word award at the site and during the handing and taking. The monitoring works will also have to be carried out by Thuemis and report to the concerned Thromde site engineers if required.

Action: All concerned Officials

Agenda 5.Regularise Attics of Olakha workshop building

The issue was brought up Babesa Thuemi as most of the attics of the building in Olakha Workshop areas have not been regularized till date. Only two owners have regularized till date as per DCD.

Discussion

The Thuemi reported that there are no drawings being submitted to Thromde and hence there is no clear statement whether the attics were allowed in the drawing or not. However some of the officials who have the knowledge about it mentioned that the drawings are provided based on the drawings developed by MoEA and it has no attics in it. However, the DCD mentioned that it is not only the issue of attics that the OC could not be issues, there are many illegal structures which are constructed later because of which the OC will not be issued too. The Tshogde earlier decided that if the building attics are constructed before 2009 or before the Attic circular has been issues, the attics will be regularized, if it has to be regularized, it will be regularized based on the regularization fees as decided calculated by Thromde.

Decision

The Tshogde decided that the building attics will have to be regularized with the minimal fees as detailed out. The ground floor will be given 100% coverage and all maintenance works will have to be carried out in house then. Even a uniform drawing for this could be provided by Thromde. No maintenance or parking of vehicles along the roads will be allowed. Tshogde also decided that workshop rules and regulations as decided by earlier Tshogde will have to be followed strictly. No parking sign to be installed and wherever there is available space for parking development, it has to be marked as paid parking lots. The DCD will have to send notification regarding this with a timeline for implementation.

Action: DCD

Agenda 6.Chorten construction work in Babesa

The issue was brought up to earlier Tshogde and was decided that the Thuemi will try to mobilize some funds form the those interested in the community and rest could be borne by Thromde. However the funds could not be mobilized. Therefore, thuemi once again put up to Tshogde for the budget.

Decision

The Tshogde decided that the budget for the reconstruction of Chorten in Babesa will be re-appropriated from the capital budget of Environment Division of the current FY year. The Thuemi concerned should follow up with the Environment Division and the Accounts Section for the budget re-appropriation and carry out the reconstruction works. The Chorten will be relocated to Semtokha LAP in a service plot SM1-1001 measuring 7.3 decimal.

Action: Babesa Thuemi and DCFO for payment

Agenda 7.Nine laborers along Taba-Dechencholing Highway

It was a request from the Taba-Dechencholing Thuemi that those 9 laborers along Taba-Dechencholing Highway to be treated as those muster roll workers under Thimphu Thromde. They must be paid all kinds of benefits that workers under Thimphu Thromde are eligible.

Decision

Tshogde decided that they can't be included in the list of Thromde laborers as they are already considered under contract. Thromde only wants the area to be clean for all times and doesn't matter how long and how much they work. If they work 15 days a month very diligently and keeps the area clean, they can stay free for next 15 days a month.

Action: Taba-Dechencholing Thuemi

Agenda 8.Recruitment of Sociologist for World Bank Project

It was submitted by WB project office under Thimphu Thromde for not having a Sociologist to replace the earlier one. Since the work of sociologist is very significant with the coming up of WB project, especially the Dodeyna CWS, it is very important for them to recruit one sociologist. Therefore, the recruitment of sociologist and his/her payments were put up to Tshogde for deliberations and directives.

Decision

Since all members supported the view of recruiting Sociologist in order to expedite the WB projects, Tshogde decided to explore the eligible candidate and his/her payment to be fixed as it has been for the earlier Sociologist. Tshogde also decided that if the payment for Sociologist will have to be met from the project if there are available budget.

Action: WB project unit, TT

Agenda 9.Closure of Norzin Lam; An appeal to forego the decision

It was a decision of 2nd Thromde Tshogde that the Norzin Lam will be closed for traffics every first Sunday of the Month till the MLCPs have been completed and fully closed once those MLCPs are completed and functional. However, Thromde through MoWHS has received an order to keep the decision of closure of Norzin Lam in abeyance. This was also followed by an appeal made by the business communities along Norzin Lam to Thromde.

Discussion

This was also brought up by Norzin Thuemi which was discussed with the public during their community meeting. The main concern of the business community is that such move will affect their business. The members expressed that the decision made was according to the structure plan of Thimphu Thromde which was approved in 2002 or 2003. Everywhere in the World, there are street which are fully pedestrianized and no traffic movement can be seen. It is high time that Thimphu now should prepare for such moves. Thimphu Thromde has been preparing for this few years back once the MLCPs are complete, the whole stretch of Norzin Lam will be closed for traffics. Thimphu Thromde will improve the Norzin Lam stretch for pedestrians starting this FY. The other thing is soon the hardware and meat shops will have to be relocated either to South or North of Thromde.

Once the MLCPs are complete, all parking lots along Norzin Lam will be removed. Only those utility vehicles, emergency vehicles and city buses will be allowed to ply through. Thromde will make a provision for shopping vehicles have to be parked with hazards lights for not more than 15 minutes and this system will have to fade away slowly.

Decision

Tshogde decided that Norzin Lam will be closed for traffics once the MLCPs are completed and functional. It will only be open for utility vehicles, emergency vehicles and City buses. Those vehicles which come for shopping will be allowed only for 15 minutes with hazards light on. The Thromde can even make a presentation if required to the Ministry based on the decision made.

Action: Management

Agenda 10. Proper rules and regulation for stall along Norzin Lam during Thimphu Tshechu

The issue was brought up by Norzin Thuemi having faced so many difficulties in the previous years during Thimphu Tshechu. He requested Tshogde to come up with proper system to manage such chaos.

Discussion

In line with this, one of the Engineers presented the tent which the Thromde can purchase and rent out. In his estimate, 400 numbers of 3*3 meter tent can be accommodated along Norzin Lam. The average cost of each tent is about Nu 12000. Many members felt the tents if procured will have multiple uses.

Decision

The Tshogde decided that during Tshechus, those business license holders along Norzin Lam will be given the preferences and the Thuemi and the Tshogpas are required to submit the list. The fees will be doubles than last year. It will have to be broadcast through media. People from other places and Dzongkahgs will not be allowed to sell along Norzin Lam. If the spaces are available, those in JB cloth shop will be given preferences. The Tshogde also endorsed the tents as presented but will have to discuss further on this by the Management. Tshogde also decided that Environment Division to take care that the trade fare in Changlingmethang does not coincide with Thimphu Tshechu.

Action: Environment Division

Agenda 11. Endoresment of additional budget for LED luminaries

The 22nd Tshogde of the first council has endorsed Nu 10.00M from the reserve fund for the replacement of old Luminaries with LED. Out of 10.00M, Nu 6.07M has been utilized. To replace the remaining Luminaries with LED, the estimate worked out the Electrical Section for the supply of 60W, 90W, 100W LED street light luminaries and 100W LED Flood light (1231 luminaries in total) is Nu 16.05M. The fund balance from the 10.00 which was endorsed earlier is Nu 3.93M and the current Tshogde will have to endorsed Nu 12.12M (12.12+3.93= 16.05M).

Decision

All members supported the proposal as the replacement of old luminaries with new LED luminaries help in reducing the cost implications to Thromde. The Tshogde approved and endorsed the additional fund of Nu 12.12M as estimated by the Electrical Section in addition to 10.00M approved earlier.

Action: Electrical Section

Agenda 12.Retirement benefits for Mrs. Ram Maya Sanyasi

This was submitted by the Chief ADM officer. Ram Maya Sanyasi has been working under DoR since 2001 and has been transferred to TT.

Discussion

The earlier Tshogde decided that if the muster roll workers who have joined after 2011 have worked more than 10 years in TT and those who have joined TT in 2011 or earlier, he/she will be given six months' salary as retirement benefits. However, the Thromde management informed the Tshogde that some of the retired muster roll workers have even claimed that they are eligible for retirement benefits as per Labor and Employment Act. If the retirement benefits are to be given as per the employment Act, the amount of retirement benefits for 200-300 muster roll workers under TT would be very high.

Decision

Tshogde decided to give the retirement benefits as per the Act if the budget is being approved by the MoF. If not, Thromde will have to stick to the earlier Tshogde's decision.

Action: DCFO & CAO

Agenda 13.Endorsement of 5.00M advance to CDCL for Asphalt Plant in Memelakha

As per the MoU signed on June 3, 2016 between TT and CDCL, the CDCL has requested for the release of 5.00M advance for the processing of procurement of Asphalt Plant to be established in Memilakha. The fund will be released from the Thromde reserve fund and once the budget for FY 2016-2017 has been approved, the same amount to be recouped from the capital budget approved under road resurfacing. The advances will be deducted once the Asphalt has been established and becomes functional on truck basis.

Decision

The Tshogde endorsed the 5.00M advance to CDCL, however it has to be reflected clear in MoU that CDCL will have to supply the asphalt as and when required by Thromde.

Action: DCFO

Agenda 14.Regularization fees for mini-meat processing plant in Serbithang

The case was also discussed in 24th Thromde Tshogde of the 1st Coulcil. The Tshogde then decided to impose only the 50% of the total penalty. The decision was communicated to the DoL, however the occupancy certificate could not be issued as the fees as decided by Tshogde was not paid. It was once again put up to Tshogde to deliberate.

Decision

The 3rd Tshogde of 2nd council based on the objective of the plant and also based on the fact that DoL is one of the collaborating agencies of TT decided to waive of the penalty, however the scrutiny fee only will have to be paid. Before the issuance of the occupancy certificate, the DCD officials will have to make a site visit to make sure that the constructions are as per the drawings.

Action: DCD

Agenda 15. Specific DCR for Jungzhina Workshop areas

The DCD has presented the specific DCR developed for the Jungzhina workshop areas. The plot coverage is 60-70% and 90-100% coverage shall be permitted at the ground floor which has to be covered with proper roofing material. The side facing Wangchhu River could be left open while all other sides have to be roofed. 2.5meter setback at all sides except for 5meter setback in front. No basement and Jamthog to be used as storage and for water tanks only. 4 floors + mezzanine + Jamthog will be allowed. Ground floor to be used as workshop, 1st, 2nd and 3rd floors can be used as Office, residential staff quarter, commercial activities and canteen. A collective treatment plant and proper and adequate parking spaces are required.

Discussion

The members felt that the roofs will have to be covered from all sides. Also the number of floors will have to be based on the Olakha Workshop buildings. Coverage could be 100% ground floor and for other floors, it has to be allowed as in Olakha Workshop. Jungzhina Thuemi requested for a basement where those activities which produces large noises can be allowed in the basement.

Decision

The Tshogde decided the DCR for Jungzhina workshop areas to be based on DCR of Olakha workshop. Basement will be provided based on the site verifications at the discretion of the Management of Thromde. The ongoing basement constructions in Olakha Workshop area and in base of Babesa village have to be investigated and submit the report to the Management.

Action: DCD & Internal Auditor for investigation of the two cases mentioned

Agenda 16. CPLC generated revenue

The CPLC revenue, Cash Payment in lieu of Land Contribution for Changzamtog LAP is around 25.00 M. The UPD has requested Tshogde that the revenue generated will be used for the development of infrastructure in Changzamtog LAP.

Discussion

Some of the members stated that the revenue generated can be kept in Thromde and use for infrastructure development wherever necessary within Thromde. The concern of the members is that the collection form some LAPs will be more and it will be minimum form some LAPs.

In that case, the funds collected will have to be distributed where ever insufficient. The Chairperson informed the floor that there is no donor for Changzamtog LAP unlike others LAPs. And if the revenue collected from the LAP is to be kept as revenue, TT will have to use RGoB budget for the development of Changzamtog LAP.

Decision

Tshogde decided and approved the 25.00M to be used for the infrastructure development in Changzamtog LAP since there is no separate fund for the implementation of Changzamtog LAP. UPD to hand over the maps showing priority infrastructure based on decision of management meeting. SLMS to assist in demarcation of RoWs and the Infrastructure Division to execute the physical infrastructure as planned.

Action: All relevant Divisions and DCFO to release the fund

Agenda17.Office building approval for CBS

According to DCR, the site falls under institutional precincts where only 3 storied buildings are allowed. The site is located in Jungzhina and the CBS has proposed for additional floors since is an office building and is located in the valley in Jungzhina.

Discussion

The DCD presented to the Tshogde the location of the building and the designs and drawings submitted by the CDB office.

The main concern of some of members is that the site is visible from some of the significant buildings in the area like Tashichhodzong, Supreme Court and National Assembly Hall. The Planner and some members clarified that some portion of the building will be covered by the hilly portion of site and hence will not be very prominent.



Figure SEQ Figure 1* ARABIC 1 Site for CBS Office Construction

Decision

The Tshogde approved the drawing as proposed but the DCR has to be amended. The Jamtshog will have to be used only for stores and for water tanks.

Action: DCD

Agenda 18. BOBL land occupied by Thromde water tank

It was found out and confirmed that the water tank has occupied some portion of the land of BOBL in Chhubachhu near BCCI. This was put up to Tshogde for further directives by SLMS.

Discussion

Many members expressed that it is better to acquire the land because in future many such tanks will have to be constructed to cater the growing number of population in the area and City in general. The members felt that with the increasing number of people residing in core areas, more such tanks in future will have to be constructed.

Decision

The Tshogde decided to acquire the land for the benefits of the public at large. The same information has to be communicated to BOBL and process the land acquisition.

Action: SLMS

Agenda 19. Request for waiving off of property transfer tax for genuine cases

The SLMS has put up to Tshogde for clear directives since there is more cases for the request to waive off the property transfer tax.

Discussion

The Tshogde has earlier in one of the sittings decided that property transfer tax can be considered if the ownership transfer could not be carried out due to government's plans and policies. If not, it will have to be paid as per verifications. The member secretary informed the floor that the Thromde will have to frame policies in general that would cover all the different kinds of cases rather than deciding on single cases. He also iterated that as per tax policy, Tshogde can only recommend MoF on the tax exemption and has no authority to waive off.

Decision

The 3rd Tshogde decided to uphold the decision of earlier Tshogde in terms levying the Property transfer tax. However, proper evidences will have to be produced. In addition Tshogde also decided not to consider the request for canceling the property transactions which have been approved by NLCS already. Also decided that the Property transfer tax cannot be exempted those transactions from joint ownership to individual. However, a proper study will have to be carried for some genuine cases and recommend to DRC with valid evidences.

Action: SLMS

Agenda 20.BCRS set up in Census office

This was submitted by the Census office for information to the Tshogde. Starting next year, Thromde census office will be starting to provide services such as renewal of CID and also own CIDs. For this purpose, the Census Office requested the Thromde Thuemis to be in Office on Mondays and Tuesdays from 10:00Am till 1:00PM for the benefits of public at the time census verifications during the making or renewal of CIDs.

Action: All Thuemis

Agenda 21.Fines/penalty for absentee during community meeting when informed

The issue was raised during the coordination meeting the volunteers from various constituencies. There are people who never come for a meeting whenever they are called. Therefore, Thromde will have to come up with system of levying fines/penalty for the failure to turn up for the meeting.

Discussion

Many members welcomed the idea but shared it is very difficult to put the system in place. Who will collect and when will the Thromde collect. There are cases where most of land and building owners are outside Bhutan. In some cases, there plots are empty and nobody knows who it belongs to. In that case, the collection system would not be fair.

Decision

Tshogde did not approved the idea, however directed the Thromde Management to come up with some systematic ways of levying the fines/penalties for defaulters in line with certain policies in place. The legal section of TT will have to take a lead.

Action: Legal Section & the Management

Agenda 22.Land and building under construction- ownership transfer tax, Mr. Pelden, Thram No 114, plot No SM1-136, Simtokha LAP

The case was resubmitted by the client through Dasho Thrompon sine the case could not be processed as decided by the 27th Thromde Tshogde of the 1st Thromde council. The decision of the 27th Tshogde of the 1st council was to levy 5% property transfer tax for only one slab since there was every document evidences that the client has processed the ownership transfer tax at the time of transaction but could not be carried out because the transaction were stopped by Thromde. The client continued the construction and it has been completed. Later when the client processed the ownership transfer with Thromde, he was asked to pay 5% on whole building.

Discussion

Since the decision has been already taken for this issue, the members expressed that the case will have to be approved or rejected based on the evidences. The pictorial and document evidences with corresponding dates. The client has submitted all related documents.

Decision

The Tshogde decided that DCD and SLMS should carry out thorough study and verify all the documents being submitted by the client. The dates of receipt of the first letter to Thromde office and the dates of signatures of the inspector at the time building slab constructions and other related documents submitted by the client will have to be verified. Even the loan details can be another proof. If the date of various documents and signature tally and proves that building was one slab constructed at the time of transaction, the 5% property transfer tax will be levied only to one floor.

Action: DCD & SLMS

Agenda 23. Endorsement of Disaster Contingency Plan

The Disaster unit of Environment Division informed in brief the Disaster Contingency Plan developed by Thromde in collaboration with various stakeholders and DDM. This was presented to Tshogde for endorsement and start working on it and be prepared.

Decision

The Tshogde endorsed the Disaster Contingency Plan. Tshogde also directed the Disaster Unit to present the plan in detail to the council members one fine day soon.

Action: Disaster Unit, Environment Division

Agenda 24. Vegetable shed in CFM

The DCD reported that the business operators in CFM have been constructing sheds outside their shop to show case their goods blocking the footpaths. Many have also submitted application for the construction of such sheds to DCD office and the office so far has not approved any drawings. This was put up to Tshogde for deliberation and discussion.

Discussion

The DCD informed that those shed which are constructed with the help of tarpaulin sheet doesn't look good aesthetically. Therefore DCD proposes to Tshogde if Thromde could provide them with uniform design and allow them to construct shed in proper manner and sell their products keeping provisions for pedestrians. Many members were against the proposal. All members said that such problems currently in CFM area but if allowed, people along Norzin Lam and in other areas will also be willing to do so. Therefore, it will affect the



Thromde aesthetics in general. Even if people are allowed to construct such sheds, they will again bring goods to the open space and the problems will persist.

Decision

Tshogde did not approve the construction of sheds in front of their shops in CFM areas and the decision will apply all others areas too. The current situation in CFM will have to be monitored by the respective inspectors and make sure that the pedestrian walkways are not blocked.

Action: DCD

Agenda 25.Fund support for Greener Way

The Greener Way has appealed to Thromde to help him with Nu 15.7M to continue and finish the construction of transfer station in Ngabirong chhu. He has tried every means to mobilize fund but could not succeed. Therefore he request Thromde to help him with the amount and the amount can be deducted from his monthly payments that Thromde pays to Greener Way.

Discussion

Since waste collection is collective responsibility of Thromde and the Greener Way, Thromde has been helping him and have to help too. If the transfer stations can't be constructed due to financial constraints, it will affect Thromde. All members felt the need to help the contractor but die to large amount that has to be approved; many members were very reluctant to approve it since there are ever chances that things might get wrong. Tshogde wanted the detail study on the matter to be conducted by the concerned Division of Thromde and the Management.

Decision

The Tshogde decided that a task force will have to be formed comprising of Environment Division, Legal Officer and DCD. The task force will have to investigate and prepare a report to be sent to MoWHS Minister. The detail report that the Greener Way has submitted will have to be thoroughly reviewed and field verifications have to be carried out. The task force will have to prepare a report recommending the government to support the cause.

Action: Environment Division

Agenda 26.Renovation of Thrompon's Official Residence

The current Thrompon's Officials residence in Thimphu is in dire need of renovation. Although the construction of Thrompon's residence was budgeted in the previous years, it could not come through. Hence the Thrompon had availed an old government quarter which is not in good condition. Therefore the members felt the need to renovate the quarter belonging to NHDCL with the help of Thromde reserve fund as the Corporation doesn't have budget to renovate and will have to wait till there is sufficient budget.

Decision

Tshogde unanimously decided to renovate the Thrompon's residence. A sum of over Nu 395,000.00 (Three Hundred Ninety Five Thousand), estimated by NHDCL will be utilized from the Thromde reserve fund. The money will have to be released to NHDCL. *(The estimate enclosed as an annexure)*

Action: DCFO

Conclusion

The 3rd Thromde Tshogde of the 2nd Thromde Council adjourned at 8:00PM. It concluded successfully after having passed around 26 decisions to be implemented by various Divisions and Sections. The Chairperson thanked all the Thuemis and Thromde Officials for their presence and active participation throughout.

Tentative Date for 4th Tshogde - 22/09/2016

Minutes recorded by: Karma Dorji, Planning Officer, TT

THE END