

བྲིམ་ཕུག་ཁྲོམ་སྡེ།

ཁྲོམ་སྡེ་ཚོགས་སྡེ་ ཞལ་འཛོམས་ཐངས་ ཐུག་པའི་གྲོས་ཚོད།

མགནས་ ཞབས་དྲོག་ལྷན་ཁག་གི་ ཞལ་འཛོམས་ཁང་ནང།

དུས་ཚོད་ རྩིས་ཚུ་ཚོད་ ༩:30 ལས་ཐུ་རུ་ ༤:45 ཚུ་ན།

ཚེས་གྲངས་ ༨ང་ལུགས་གནམ་ལོ་ལུགས་མོ་ཡོས་ལོ་ སྤྱི་ཟླ་ ༡༡ པའི་ སྤྱི་ཚེས་ 25 ལུ།



THIMPHU THROMDE

Minutes of 6th Thromde Tshogde Meeting

Venue: MoWHS Conference Hall.

Time: 9:30 am – 4:45 pm

Date: 25th November, 2011

AGENDA FOR THE 6th THIMPHU THROMDE TSHOGDE

Venue: MoWHS, Conference Hall,

Time: 9 am

Date: 25/11/2011

Sl. no	Agenda	Submitted by:
1	Review & Endorsement of 5 th Thimphu Thromde Tshogde minutes	Member Secretary
2	Adoption of Agenda for 6 th Thromde Tshogde.	Member Secretary
3	Approval for payment of betterment charges in lieu of land pooling	UPD
4	Plots falling in riverside green buffer at Lungtenphu	-do-
5	Fuel allowance for the staffs of Thimphu Thromde	AFD
6	Request for Access Road	Dechencholing-Taba Thuemi
7	Geylong Dorji's case	LMS
8	Review of TTM till date(1 st -5 th Thromde Tshogde)	Babesa Thuemi
9	Salary for the Tshogpas in Dechencholing planned areas.	Dechencholing-Taba Thuemi
10	Request of street lights in Hongkong Market area	Norzin Thuemi
11	Mandatory requirement of lift provision for building more than 5 storied.	DCD
12	List of pending unauthorized construction approved for regularization	-do-
13	Aum Tsheten's request to waive off the betterment charges in Dechencholing LAP	LMS
14	E-4 issues (land holding less than 25 decimals)	DCD/UPD
15	Budget (Preliminary Discussion)	AFD
16	Appointment of Inspectors in all 10 Zones	CSD
17	Livelihood restoration for vulnerable family in Dechencholing LAP	World Bank Project

Minutes of the 6th Thromde Tshogde Meeting (TTM)

Venue: Conference Hall, MoWHS
Date : 25th November, 2011 (Friday)
Time : 9:30 AM- 4:45 PM

The following members were present during the meeting:

Kinlay Dorjee	Thrompon	Chairperson
Namgay Tshering	Babesa	Dy. Chairperson
Minjur Dorji	Executive Secretary	Member Secretary
Kinley	Changbangdu-Olakha	Member
Kuenga Yonten	Norzin	Member
Ugyen Penjor	Jungzhina-Kawajangsa	Member
Ugyen	Dechencholing-Taba	Member
Rinzin Dorji	Changangkha	Member
Dorji Dema	Motithang	Member

Dasho Thrompon welcomed all the Thuemis and Thromde Officials who were present for the 6th TTTM. Prior to the adoption of the agenda, Dasho Thrompon briefed on the success of the Royal Wedding and the contributions made by Thimphu Thromde.. He thanked all the Thuemis and staff of Thimphu Thromde for rendering their tireless effort towards the successful wedding. He also expressed his appreciation to all the Thromde residents who waited patiently in welcoming the Royal Couple till late night.

Dasho Thrompon also briefed the members on the approval of the full height floor instead of attic. He said that the meeting was chaired by the Hon'ble Prime Minister. The proposal submitted by the Thimphu Thromde was reviewed and discussed in detail. After detailed deliberation, the proposal to have additional floor instead of attic was approved by the Hon'ble Prime Minister. Dasho Thrompon requested the Thuemis to render their full support to ensure proper implementation of the proposal.



Dasho Thrompon also informed about his trip to Canada with three Secretaries among others. The trip funded by ADB was to visit and see firsthand transport system in the area. He said that the trip was useful in terms of experience and knowledge.

Agenda 1: Review and Endorsement of 5th Thimphu Thromde Tshogde minutes

The Chairperson asked the Member Secretary that the agenda 1 can be discussed along with agenda 8.

Agenda 2. Adoption of agenda for 6th Thomde Tshogde

The agendas for the 6th TTTM was approved after including following three additional issues.

1. Budget (preliminary discussion)
2. Appointment of three Inspectors in each 10 zones
3. Livelihood Restoration for one vulnerable family at Dechencholing LAP.

Agenda 3: Approval for payment of betterment charges in lieu of land pooling

Discussion:

Mr. Suk kumar, the Urban Planner presented the above proposal in Taba LAP. Fifteen plot owners from Taba have agreed to pay the betterment charges in lieu of land pooling. M/s Karma Damchoe, with the maximum land holding in the area is one such owner who is willing to sign the land pooling agreement only if all her pooled lands as per cadastral survey are returned back.. The planner also informed that the proposed arrangement will not affect adjoining land owners and therefore the LAP. M/s Karma Damchoe's reluctance to sign the land pooling has resulted in non finalization of the LAP. The total collection from betterment in lieu of land pooling will bring Nu19.10 million to Thromde. The details are attached for kind reference.

Decision:

After much deliberation, the house approved the payment of betterment charges as it is not affecting any other plots and the total collection will be substantial that can be used for infrastructure developments in the area. It was further resolved that for approving similar cases in future, a detailed study will be required. The main reason for the consideration was if Karma Damchoe do not sign the land pooling agreement, then the LAP cannot be implemented even if there are donors willing to fund



the LAP. However, it was also resolved that ToR will be signed between TT and the owners to avoid any future implications before accepting the payments. The details are attached for reference.

Action (UPD)

Agenda 4: Plots falling by riverside green buffer at Lungtenphu

Discussion:

As per DCR 2004, no development or building construction shall be permitted within 30meter of the edge of the water course/edge of the gullies/banks of the rivers/streams. However, in Lungetenphu there are private plots which are already developed within the prohibited river buffer. There are few more plots falling in the same area. Therefore, the directives were sought from the meeting as to whether these plots should be acquired and paid compensation or allowed to develop.

Decision:

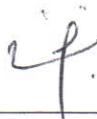
There are 14 plot owners in the area whose plots fall within the buffer zone. Against buffer zone rules, most of the plots were already developed. . Only two plots are left for the development. Therefore, the members felt that while respecting the buffer zone provisions to protect river ecosystem, special consideration should be made for the two remaining plots to develop like others. However, it was decided that more trees should be planted in the area to protect the river eco system.

(Action UPD & Environment)

Agenda 5: Fuel allowance for the staffs of TT.

Discussion:

With mobility flagged as one of the main bottleneck by many Thromde staff, the administrative and finance division was asked to study and work out the cost implication incase fuel allowance has to be paid to Thromde staff. Dy. Chief Accounts Officer said no government organization is paying fuel allowance to civil servants. Thimphu Thromde has 19 light vehicles and 13 two wheelers, which is sufficient for our mobility for time being. TT has 242 regular employees and of which about 150 staffs are permissible for vehicle fuel allowance. Assuming that monthly allowance of Nu.1000.00 is



given individually, annual fuel allowance payable would be Nu 1,800,000.00 (Nu.1000*150*12months), which is not sustainable.

Decision:

Since the investments are high, the house did not consider and anything given in the form of allowance is moreover taxable. Instead, the house recommended procuring electrical cars with higher sitting capacity.

Agenda 6: Request for Access Road

Discussion:

Dechencholing-Taba Thuemi requested for an access road from Pamtsho to Jagargongmo as the present road passes through Wirelsspang that falls under the Royal Area. As there is no plan for development at the instant, the house decided to review after the final demarcation of the Survey by the National Land Commission of Bhutan.

(Action UPD)

Agenda 7: Geylong Dorji's Case: Deficit area on Plot no. 25 and land pooling adjustment under plot no. 36

Discussion:

The Land management Section informed the house that based on the Thram records handed over to Thimphu Thromde by the erstwhile Departments of Survey and land records (DLSR), the initial registered area of plot no. 25 was 44 decimals. However, during the cadastral survey the area occupied at site was found to be 32 decimals with a deficit of 12 decimal. Only 32 decimal is shown in the Chagzag Thram. The main road leading to Jungshina-Samtenling was constructed in 1994 and the deficit in his plot could have been affected by the road and drain construction. Mr. Rinzin Dorji on behalf of his father appealed to Thrompon to consider his deficit area of 12 decimals as part of his land pooling contribution for his 32 decimals land on plot No.25, Tram No., 124 at Jungshina.

Decision:

After lengthy deliberation, the house decided not to entertain such cases as it is of very old and should have been discussed and resolved in previous Tshogde meetings.



Agenda 9: Salary for the Tshogpas in Dechencholing Planned Area**Discussion:**

Dechencholing-Taba member stated that in his area there are 3 Tshogpas in planned area (LAP) and have not paid the monthly salary whereas in Changzamtog & Changbangdo areas the Tshogpas were paid monthly salary of Nu. 3000 till now and requested for the same.

To this, the Thrompon clarified that two representatives in Changzamtog & Changbangdo were required to sort out the land related disputes among the beneficiaries and also to obtain land pooling signatures as required by the ADB project on interim measures only and that the scheme does not exist anymore.

Agenda 10: Request of street Light in Hongkong Market area**Discussion:**

Norzin member states that there is no street light in Hongkong market area behind the main town, whereby people are facing problems in that particular area without street light.

To this, the Executive Secretary stated that the work has been already awarded and would be completed by end of this financial year.

(Action Engg. Division)**Agenda 11: Mandatory requirement of Lift provision for building for building more than 5 storied****Discussion:**

DCD head informed that due to conversion of attic to normal height, most buildings in UV-II Precinct will now have five storeys. According to recent minutes of the meeting chaired by the Hon'ble Lyonchen, the buildings with more than four floors must have lift provision. However, for a standard plot size, lift cannot be provided as the allowable coverage (40%) is just enough for living space. In view of the above, DCD submits the following alternatives;

1. Tshogde must decide to do away the lift requirement for residential building even if it is four storied and above.
2. If the lift provision has to be kept, the coverage has to be increased by 1.9-2%.

After lengthy deliberation, it was agreed to have lift provision for more than 4 storied and increase the coverage. A note should be prepared by DCD to seek approval from appropriate authority. The house also discussed back side set back provision of 5m to be maintained which should be reviewed during the time of DCR review.

(Action: DCD & UPD)

Agenda 12: List of pending unauthorized construction approved for regularization.

DCD Head presented the following cases for regularization

Sl.No	Name	Location	Plinth Area	Regularization Rate	Amount	Amount after concession
1	Sangay Thinley	Jungshina/Pamtsho	750.18sft	(5000+30/sft)x3	82,516.30	41,258.15
2	Zekom	Jungshina/Pamtsho	3401.97sft	(5000+30/sft)x3	321,177.21	80,294.31
3	Aum Dechen	-do-	3610.77sft	(5000+30/sft)x3	339,969.41	Not applicable
4	Peday	-do-	2747.58	(5000+30/sft)x3	262,282.08	65,570.52

Head DCD informed the house that the rate for regularization as per DCR is very high and concessional fee which is 50% less than normal fee has been approved for the 19 pending unauthorized construction to regularize the structures during the second Thromde Tshogde. However, above four owners have given their own justifications for taking up constructions and the illegal part of construction only that should be levied penalty.

Decision:

After lengthy review of their submissions and discussions, the house decided to levy penalty as follows:

1. Sangay Thinley, Jungshina- To impose penalty for only toilets and kitchen

lf.

2. Zekom, Jungshina- Has approval for renovation of ground floor and therefore penalty should be for upper floor only
3. Aum Dechen, Hejo-To take an under taking letter from owner that the current single storey structure will be demolished by end of 2013 & penalty to be exempted.
4. Peday, Jungshina- Has approval for renovation of ground floor and therefore penalty should be for erecting additional floor without approval.

DCD should rework the regularization fee and inform the owners to settle the payments.

Action: DCD

Agenda 13: Aum Tsheten's request to waive off the betterment charges in Dechenchholing LAP

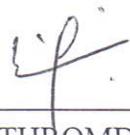
Discussion:

Aum Tsheten was given 60 decimals of land by Gyalyum at Dechenchholing as Kasho land. However, the Kasho was not honored by Government in 2005 since there was order that only His Majesty can grant land Kidu. Subsequently the owner was asked to revert her Kasho land to government. She appealed to the 4th King to reconsider her case. His Majesty granted 10 decimals (4000 sqft) as Kidu, which now fall within Dechenchholing LAP. As per LAP land pooling rule, Aum Tsheten has to contribute 25% from her 10 decimals land, leaving her with only 3000 sqft or pay Nu.2,30,000.00 in lieu of land pooling as betterment charges. As per the Urban Land Rules and Regulation of June 2011, the minimum plot size required for extended urban area is 7 decimals or 3049 sqft. In case she has to contribute land pooling her plot will be short of 49 sqft to arrive at standard plot size of 7decimal. To register her land and obtain Thram she has requested to exclude her 10decimal land from land pooling and also waive off betterment charges.

Decision:

The house decided to deduct 25% for land pooling and for deficit land measuring 49sft, an amount of Nu 12,000/- based on existing PAVA rate for the area should be paid to Thimphu Thromde to regularize 49sft deficit land from adjoining vacant Government plot.

(Action: UPD)



Agenda 14: E-4 issues (Land holding less than 25 decimals)

The floor was informed that there are many land owners with lands of size smaller than 25 decimal in E-4 areas. Many owners approach Thromde office to clarify on the possibility of developing their plots. After extensive deliberation, it was decided that a note listing total number of plots in E-4 area below 25 decimal and the possibility of allowing construction with coverage from 20% to 30% will be put up to the Ministry for policy directives.

(Action: UPD)

Agenda 15: Budget (Preliminary discussion)

Thrompon insisted that all Thromde Thuemis should be aware of the Budget preparation period for next FY and work accordingly for their respective constituencies. The member Secretary was advised to inform all Thuemis while preparing next annual budget proposal.

(Action: AFD)

Agenda 16: Appointment of Inspectors in all 10 Zones

Once the Customer Services Division is fully set up, there will be 2-3 Inspectors in all the 10 Zones with the clear responsibility and will be working very closely with Thuemis. It is expected to resolve and enhance municipal service delivery. Currently zone inspectors are placed in 3 zones in South Thimphu. The members were informed that Mr. Rinchen Wangdi has been appointed as the Head of Customer Service Division.

Agenda 17: Livelihood Restoration for Vulnerable family at Dechencholing LAP

The World Bank Coordinator informed the house that as per the survey baseline report, there is one vulnerable family (Mrs. Pema Tshomo with four children and a grandmother) residing within the Dechencholing LAP. As per the Aid Memoire of the World Bank Mission, TT has to compensate the vulnerable family at a minimum National wage rate for a period of six months for the interim

sustainability of the family. In accordance with the Aid memoire, it was decided to pay National Wage for six months to the effected families.

(Action: World Bank Project)

Agenda 8: Review of TTM till date (1st-5th Thromde Tshogde)

The Member Secretary presented to the house all issues discussed from 1st to 5th TTM as shown in the below table. It was observed that there are still issues that are not followed up and resolved raising concerns from various members. Dasho Thrompon asked Member Secretary to present the status on all outstanding issues covering 1st TTM to 4th TTM in the next 7th TTM.

2nd Thimphu Thromde Tshogde

Sl. No	Agenda	Remarks
1	Karma L dorji Access Road controversy in Lungtenphu LAP	Pending (UPD)
2	Aum Nima Zam land controversy under Babesa LAP	-do-
3	Process for approval of access roads in area outside LAPs	-do-
4	Land transaction between Tshering Lham, Lungten Samdrup and Deki Peldon in Changbangdo LAP	-do-
5	Sewer line at Changdelo	Engg. Division

3rd Thimphu Thromde Tshogde

Sl. No	Agenda	Remarks
1	Endorsement of Rules and Regulations on waste	Env. Division
2	Identification and allocation of area for the hawkers	-do-
3	Precinct change for Lubding from UV2-LD to E4	UPD
4	Restoration of small Mani Dungkhor adjacent to Druk Punjab National Bank	DCD

LF

4th Thimphu Thromde Tshogde

Sl. No	Agenda	Remarks
1	Budget allocation of Thimphu Thromde for FY 2011-2012	AFD
2	Proposals to charge long term land lease for land occupied by armed forces	Revenue
3	Report on Mr. Kinley's plot in Olakha under Lungtenphu LAP	UPD
4	Crematorium Project	Env. Division

5th Thimphu Thromde Tshogde

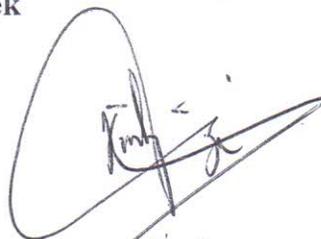
Sl. No	Agenda	Remarks
1	Improvements of Labour hutments	Eng. Division
2	Road through reclaimed land at Lungtenphu	UPD

Concluding**Remarks**

Dasho Thrompon thanked all the Thuemis and the staffs of TT for their kind cooperation and support and that the concerted effort to serve Thromde residents with due diligence should continue unabated. All the works are progressing smoothly and feed backs from the Public are, to say the least encouraging. He, however, raised his concern with increasing maintenance costs of office vehicles. He sought feedbacks from other members on cost saving measures.

The next Thromde Tshogde meeting is scheduled on 27th January 2012 (Friday)

Tashi Delek



Minutes writer: Sangay Wangdi, URDS, TT