

བེམ་ཕུག་བྲོམ་སྡེ།

བྲོམ་སྡེ་ཚོགས་སྡེ་ ཞལ་འཛོམས་ཐེངས་ བདུན་པའི་གྲོས་ཚད།

ས་གནས་ ཞབས་རྟེན་ལྷན་ཁག་གི་ ཞལ་འཛོམས་ཁང་ནང་།

རྒྱུ་ཚད་ གྲྲ་ཕ་ཆུ་ཚོད་ ༩.༠༠ ལས་ཕྱི་རུ་ ཚུགས།

ཚེས་གྲངས་ རང་ཕྱགས་གནས་ལོ་ཆུ་ལོ་འབྲུག་ལོ་ གླི་ཆེ་, པའི་ གླི་ཚེས་ ༢༧ ལུ།



THIMPHU THROMDE

Minutes of 7th Thromde Tshogde Meeting

Venue: MoWHS Conference Hall.

Time: 9:00 am – 4:00 pm

Date: 27th January, 2012

AGENDA FOR THE 7th THIMPHU THROMDE TSHOGDE

Venue: MoWHS, Conference Hall,

Time: 9 am

Date: 27th January 2012

Sl. No	Agenda	Submitted by:
1	Review & Endorsement of 6 th Thimphu Thromde Tshogde minutes	Member Secretary
2	Adoption of Agenda for 7 th Thromde Tshogde.	Member Secretary
3	Presentation on the outstanding issues from 1 st -5 th TTM	Div/sec. Heads
4	Petitions from 18 landowners of Changbangdu LAP to either Reduce the land pooling from 27.5 % OR to allow the same precinct use as UV II(MD) instead of UV II (Sub Category II)	UPD
5	Change of precinct from E-4 to UV-2 (MD) in Simtokha under Lungtenphu LAP	-do-
6	Issues of land pooling in Simtokha near Mani Dungkhor area under Lungtenphu LAP	-do-
7	Change of precinct from UV-1 to UV-2 (MD) in Simtokha LAP	-do-
8	Rationalization of the land belonging to Mr. Sonam Thuji Tshering in Semtokha.	LMS
9	Housing allowance for Nathan Chase	Engineering Div.
10	Proposal on hire charges for the portable toilets	-do-
11	Procurement of tripper trucks/road roller/tractor/cycle for JE(s) and Lajabs.	-do-
12	Fixation of the lease rental for the one acre land at transfer station	Environment Div.
13	Extension of Land tax collection time.	Revenue
14	Segregation of core area land tax	-do-
15	Homeless people in Norzin street	Norzin member
16	Request of Access road to Chang-gedaphu area	Changbangdu-Olakha member
17	Need of security service in Olakha and Lungtenphu areas	-do-
18	Request of Thromde Thuemi's salary from Revenue	-do-
19	Banner Proposal	Env. Div
20	Incentives for surveyors	Survey sec
21	Change of Precinct above NPPF colony	UPD
22	Lift provision for building more than four storeys high.	DCD
23	Mr. Choki Dorji's proposal to develop an institutional building in UV-II MD precinct	-do-
24	Finalization of zone inspectors	CSD
25	Donation to Jigme Losel Pry. school	TT

Minutes of the 7th Thimphu Thromde Tshogde meeting.

Venue: Conference Hall, MoWHS.
Date: 27th January 2012
Time: 9.00 AM to 4 PM

The following members were present during the meeting:

1. Kinlay Dorjee	Thrompon	Chairman
2. Minjur Dorji	Executive Secretary	Member Secretary
3. Namgay Tshering	Babesa	Deputy Chairman
4. Ugyen	Dechencholing-Taba	Member
5. Dorji Dema	Motithang	Member
6. Rinzin Dorji	Changangkha	Member
7. Ugyen Penjor	Jungshina -Kawajangsa	Member
8. Kinley	Olakha-Changbangdu	Member
9. Kuenga Yonten	Norzin	Member

Welcome Remarks by the Chairman

The Chairman welcomed all Thuemis and Thromde representatives and wished them a successful and fruitful year 2012. He also mentioned that Thromde has collectively made discernable progress in all service delivery sectors. He expressed his deep appreciation to all Thuemis and Thromde staff for great support he received.

Reflection on 2011

The Chairman reported the floor that many people (public) has come forward expressing their genuine appreciation and support on the outcomes of Thromde's works achieved thus far. This, he said was due to the effort put in by all staffs and Thuemis who worked collectively for common goals of Thromde. However, he also reiterated that there are more challenges in 2012 and all must remain focused and committed to work harder with due diligence to achieve all goals and aspirations of the Thromde people.

Important issues.**➤ Road maintenance:**

The Chairman informed the floor that the budget allocated in the current financial year for road maintenance Section is about 60 million. The Engineering Division has prepared estimate and other technical documents to invite bids from private contractors for carrying out the road maintenance works. However, based on the past experience in executing road resurfacing work departmentally along Changzamtok ring road during recent royal wedding, the management had decided to carry out some portion of road works departmentally. The key reasons cited by the Chairman to implement the work departmentally were to avoid delay from tendering process, expected cost savings, better quality and shorter execution period. It is also expected that more length of road can be resurfaced from available budget. He also stated that the roads repaired departmentally are better than those completed on contract. The Thromde management has recently purchased two TATA tippers from STCB to use for road repair and maintenance works.

Chairman also cautioned the floor that the road quality must be of the highest standards. Any accidents occurring due to poor condition of road is the liability of Thromde. At the moment people do not question us but in future it is going to happen. The management had also instructed the concerned division and section heads to verify road condition and the need to do maintenance work. The Chairperson then asked all Thuemis of the respective zones to monitor road condition and immediately report to the management. In response, Changbagdu-Olakha Thuemi applauded the decision of management to do the job departmentally and the initiatives taken to have better quality roads in Thimphu city. All other Thuemis also expressed their appreciation to Chairman for such initiative and gave their unanimous approval to carry out the work departmentally. They also approved purchase of two TATA vehicles from STCB.

➤ Water supply:

The Chairman expressed his deep concern over water supply shortage during lean season, particularly in the month of March, April and May. In this context, he said that the Thromde is working hard and hoping to complete construction of reservoirs and water lines within one month from now. He informed the floor that he had promised to the public that they can expect adequate and reliable water supply once the ongoing water infrastructures works are completed. He reminded the concerned divisions and sections to expedite the work and ensure that the work is completed within the given dead line. He said that the ongoing work at Changzamtog is expected to address shortage in the area. The budget for this project was supported by GOI through GNHC under small development programme. The total budget is 30 million and all related works must be within the budget ceiling.

➤ Meeting with His Majesty the Fifth King:

The Chairperson shared the outcomes of site visit conducted by His Majesty the fifth King along with Thrompon, city officials and RBG officials to discuss the issues raised by the residents of Pangrizampa Satellite Town. The residents of the town have long been requesting to relocate their town near the road to improve their business. The current location is also susceptible to high risk



from river flooding. The decision was to realign the existing road and shift the RBG compound wall little inside so that the Satellite Town could be accommodated along the existing road. The floor was informed that the instruction of the His Majesty was to ensure that the land be given to those who deserve, citing example of land allotment issues in Khuruthang and Bajo town.

The Chairman remarked that the Thromde has to prepare a plan based on above instructions and contract out the works as soon as possible. The Chairman also reported to floor that he got an opportunity to appraise His Majesty on the request of Dechencholing public to allow them use earlier access road which currently falls inside RBG compound. On this, he informed the floor that if the road is used by the public, there will be some inconvenience to the users because it is near the palace and moreover His Majesty may shift to Dechencholing Palace in the near future. Therefore, public should continue using alternative access road. He also told that the management and the public must understand the issue in proper context.

Above instructions and decisions will be conveyed to Dechencholing public during one of the public consultation meeting with them. Taba-Dechencholing Thuemi thanked the Chairperson for his effort. However, he pointed out that there is a public school below the road which also falls within the Dechencholing LAP. If the road is not accessible to the public, the students, teachers, staffs and parents will face problem in long run and it must be addressed now. The chairperson told the floor that this issue will be discussed in future.

1. Review and Endorsement of 6th Tshogde minutes

The Member Secretary presented the decisions and actions taken against each agenda adopted in the 6th Thromde Tshogde. The meeting endorsed the minutes with following corrections. Some of the agendas which were not followed up by the respective division or which were not reflected properly in the minutes are once again deliberated briefly and the decisions are highlighted below;

List of applications who applied for regularization of unauthorized construction.

Sl.No	Name	Location	Plinth Area	Regularization Rate	Amount	Amount approved for regularization
1	Sangay Thinley	Jungshina	750.18sft	$(5000+30/\text{sft}) \times 3$	82,516.30	41,258.15
2	Zekom	Jungshina	3401.97sft	$(5000+30/\text{sft}) \times 3$	321,177.21	80294.31
3	Aum Dechen	-do-	3610.77sft	$(5000+30/\text{sft}) \times 3$	339,969.41	Not applicable
4	Peday	-do-	2747.58	$(5000+30/\text{sft}) \times 3$	262,282.08	65570.52

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

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

Action: DCD

E-4 land Inventory

Many land owners have approached Thromde with the request to allow them construct on plots with less than 25decimal. In order to propose different scenarios for E-4 plots, the inventory of land holding of E-4 zone has to be done as soon as possible and submit it to the Ministry of Works and Human Settlement (MoWHS) in the form of proposal. The proposal should also contain the permissible coverage and constructability of the plots. This is also a follow up to discussion and decision reached during 6th Thromde Tshogde.

Action: UPD

2. Adoption of agenda for the 7th Tshogde

The agendas for the 7th TTTM was approved after including following additional issues.

1. Banner Proposal
2. Incentives for surveyors
3. Change of Precinct above NPPF colony
4. Lift provision for building more than four storeys high.
5. Mr. Choki Dorji's proposal to develop an institutional building in UV-II MD precinct
6. Finalization of zone inspectors

3. PRESENTATION ON THE OUTSTANDING ISSUES FROM 1ST-5TH TTM

Head, UPD presented the issues related to compilation of inventory of Traditional Villages (TV) in different LAPS. He stressed that a single person dealing on different TV areas is difficult and cumbersome. In order to do the job faster it has to be done either by the respective planners or employ assistants so that the normal office duty of an individual is not affected while ensuring the inventory is completed on time. The floor discussed about its importance in order to prepare development plans and implement it while the projects are ongoing. The Chairman also instructed the



UPD to consider the land of Mr. Namgay Retty and Chencho Dema for land pooling. Changbangdu-Olakha Thuemi informed the floor to conduct survey of the TV villages as soon as possible.

Decision: The floor instructed UPD division to do the inventory of different areas by the respective planners and it has to be completed in next 15 days.

Action: UPD

➤ **SEWER LINE AT CHANGDELO.**

The Head, Sewerage Section informed that there are constraints in providing sewer lines for the Changdelo area, in view of the following:

1. Inadequate capacity of the existing Sewerage Treatment Plant
2. No easements available for laying of sewer pipe and manholes
3. Steep terrain
4. Planning of the area is yet to be done.

Decision: However, the committee was of the opinion that the sewer connection need to be provided especially in view of the un-sanitary conditions within the area. It was agreed that the sewer provision/designs would be commenced, subject to making available the following by the Urban Planning Division.

1. Easement for laying of sewer line and accessories such as manholes as per design
2. Cadastral information of the area

Action: Engineering Division/UPD

➤ **DCR REVIEW**

Head, DCD presented to the floor about the difficulties faced by the division which hindered the review of DCR 2004. The main reasons are man power shortage, too many building applications and time constraint. The floor questioned about the time taken by architect to scrutinize a drawing. The deputy Chairman suggested to outsource the scrutiny job. However, Mr. Gonpo Yonten, UPD, informed the floor that Thromde tried to outsource scrutiny job in the past but due to meager scrutiny fee and risk factor nobody turned up for the job. The chairman also suggested to stop receiving the application for two months in a year so that all pending works could be done during this period. However, most felt that this would not solve the problem as the number of application will be more later on.

The Member Secretary, instructed the division to study and work out the time taken by a architect to scrutinize a drawing and submit a detailed report during next Tshogde. The main objective is to find



out how many drawings are handled by each verifying engineer in a year to help make informed decisions in addressing drawing back logs.

Decision: DCD was asked to prepare Terms of Reference (TOR) to outsource the drawing scrutiny job.

Action: DCD.

➤ **IMPLEMENTATION OF MUNICIPAL SOLID WASTE GUIDELINE.**

Offtg. Chief Environment officer presented that the municipal guidelines is still not being implemented as it was not approved by National Environment Commission (NEC). The floor deliberated and decided to write to NEC immediately in order to enforce it. Also, he presented the status of electrical crematorium project. The payment was with held due to change in the name of the company. Although, the old company's employee asked to disburse the money in his/her personal account, the division decided not to send money in order to avoid complication later on. However, he also said that the payment will be made in the first week of February 2012 and the goods are expected to be delivered in the same month. The electrical crematorium is expected to be commissioned in the month of May 2012. The division was asked to ensure that there are proper documents and record on the discussions and decisions made by the team from Bhutan when they visited the company on customization of the appliance to encompass Bhutanese system of cremation.

The floor also instructed the division to construct hawker's sheds at the Bus Terminal in Lungtenzampa as soon as possible. Similar sheds will be constructed in other areas in order to control hawker problem in the town.

Decision: To write to NEC seeking approval of municipal guideline, completion of electrical crematorium in May 2012 and construction of hawker sheds at the Bus terminal

Action: Environment Division

✓ **4. Petitions from 18 landowners of Changbangdu LAP to either Reduce the land pooling from 27.5 % OR to allow the same precinct use as UV II(MD) instead of UV II (Sub Category II)**

Mr. Gonpo Yonten, UPD presented the request made by the plot owners of Changbangdu LAP, whose plot fall in UV2 (MD) to allow extra floor or to reduce the land pooling percentage from 27.5%. The plot owners are of the view that there is hardly any difference in terms of topography and soil texture between UV-1 and theirs which are located in the same locality. While they contributed same land pooling, they are disadvantaged due to restriction in floor height. On this issue, the Chairperson sought justification from the planning division whether this could be done or not. Offtg. Chief Urban Planner, in response explained that the land pooling and height restriction is based on Thimphu Structural Plan (TSP) which has considered factors such as topography of the area, density control in future, road networks, water and sewerage services and conservation of natural environment. However, there was general census amongst the members that some of the UV2 plots are more flat and gradual than UV1 in the same LAP.



In addition, he also mentioned that if the request for decrease in land pooling is to be considered, Thromde would have to revisit the entire LAP from the scratch. This, he said would entail enormous practical complications in terms of plot surveying and demarcation with some of the areas already developed or under construction. Besides it would take a minimum of six months. However, considering the manpower shortage, experience of existing staffs and nature of interest (individual or public) he informed that the request may not be workable at this stage of LAP implementation. He said that there is possibility to change the precinct from UV2 sub category II to sub category I.

The Member Secretary mentioned that given a choice, every individual will opt for extra floor or reduced land pooling and will set precedence to others. He submitted that it will be necessary to take principled decision within set guidelines for all LAPs. For this reason, the proposal should not be entertained contrary to the submission of Mr. Ugyen (Thuemi) who favored the reduction of land pooling percentage. After extensive discussion, it was resolved that the precinct will be changed from UV2 sub category II to sub category I.

Decision: To change precinct from UV2 sub category II to sub category I.

Action: UPD

5. Change of precinct from E-4 to UV-2 (MD) in Simtokha under Lungtenphu LAP

Mrs. Sonam Choden, UPD presented the floor on the conversion of two acres of land in E-4 precinct to UV-II MD Precinct. The plot is accessible to road and the topography is very gentle. It was informed that all adjoining plots fall in UV-II (MD) Precinct. The area is presently used as apple orchard. The floor after considering the topography and surrounding precinct use decided to accept the conversion but the land owners must agree to contribute land pooling similar to others.

Decision: To convert the land use from E-4 to UV-II (MD) precinct and also to apply land pooling of 28.9 %. The concerned planner has to inform the decision in writing to the plot owners.

Action: UPD

6. Issues of land pooling in Simtokha near Mani Dungkhor area under Lungtenphu LAP

Mrs. Sonam Choden, UPD presented the floor about the request made by plot owners above Mani Dungkhor in Semtokha. The request was to pay betterment charges in lieu of land pooling. She mentioned that even if the land is pooled it will be of no use to the government. However, the floor felt that the pooled land may be necessary to set up transformer station by the Bhutan Power Corporation (BPC). The area planner was asked to write to BPC whether they would require space provision for transformer in that area. Accordingly decision for land pooling or betterment charges should be proposed.

Decision: To write to BPC whether they would require transformer space in that area. If not, the betterment charges will be accepted in lieu of land pooling.



Action: UPD

7. Change of precinct from UV-1 to UV-2 (MD) in Simtokha LAP

Mrs. Yeshe Peldon, owner of plot No. 272 from Semtokha LAP has put up a request to convert her land from UV-I precinct to UV-II (MD) precinct. The main intention of the request was to subdivide the plot into two plots. The head, UPD, supported the proposal with the reason that this plot is not abutting the main road. However, the proposal was not found favorable to most of the members because the applicant may avail same land use if the plot is not moved to UV-II (MD) precinct. The floor proposed that either the plot be exchanged with another plot in UV-II (MD) precinct or retained as UV-I under joint ownership.

Jungshina-Kawajangsa Thuemi suggested to accept an undertaking letter from the plot owner stating that the owner will not claim for UV-I land use.

Decision: To explore the possibility to move the plot in UV-II precinct so that other can take this plot.

Action: UPD

8. Rationalization of the land belonging to Mr. Sonam Thuji Tshering in Semtokha

Mr. Sonam Thuji Tshering, the owner of a plot measuring 5.87 decimals (registered land) and 4.7 acres of land in total. He had applied for regularization of excess land which Thromde forwarded to National Land Commission (NLCS). However, NLCS did not accept the regularization. The head, Survey and Land Section, presented the floor that the road (3 m width on average) running through this area which was constructed by him should be usable to the public. The floor discussed in length and decided to construct a six meter width road and it should be considered as government property. All developed plots should be readjusted.

Decision: Accepted the proposal but maintain a uniform road width of six meters.

Action: Survey & Land Section

9. Housing allowance for Nathan Chase

Sewerage Head presented to the floor about the housing allowance request made by Mr. Nathan Chase who is working with engineering division on internship programme. The Chairman informed the floor that he is involved in tackling the issue (control of foal gas emission) related to open air sewage treatment plant at Babesa. Mr. Nathan also submitted a report to the management and found it useful for the organization. The member secretary mentioned that providing allowance should not be a problem but need to discuss over other issues such as duration, amount, implementation and completion of his work before he leaves.

Decision: To provide him housing allowance of lump sum amount of 60,000.00 for 9 months period starting from October 2011-June 2012.

Action: Engineering Division

10. Proposal on hire charges for the portable toilets

The member secretary mentioned the floor that Thromde has 28 portable toilets which was procured during the Royal wedding function. With many agencies and individuals wanting to use the toilets, there is need to come up with fee structure for its use. The proposal is to rent them out at the rate of Nu. 1000.00 per day irrespective of the number of actual hours of use. The fees are necessary in order to recover the cost of repair and maintenance works... The chairman told that the fee must be reasonable and rationales behind this rate must be work out by engineering division. The floor also discussed about charges for delay and mishandling. The floor unanimously decided to impose Nu. 1000.00 per day irrespective of number of hours. In addition, it was also decided that one day return period should be allowed but exceeding more than one day shall be charged 1000.00 per day. In the event of mishandling (breakage) it should be replaced or full cost borne by the hirer.

Decision: Irrespective of number of hours, the hire charge will be 1000.00 per day. However, the Engineering Division should come up with proper hire terms and conditions.

Action: Engineering Division

11. Procurement of tripper trucks/road roller/tractor/cycle for JE(s) and Lajabs

Head, Road section presented to the floor on the need to procure tripper trucks, road roller, tractor and bicycles. In addition, the Chairman informed the floor that two trucks were already procured in replacement of existing two old trucks, which will be auctioned off. However, the floor discussed whether to hire or procure road roller. After long deliberation, it was decided to procure one road roller as its requirement is continuous.

Decision: The floor decided to procure two tractors, one road roller and five cycles with gear. The repair cost of the cycles must be borne by the users.

Action: Engineering Division

12. Fixation of the lease rent for the one acre land at transfer station

Sr. Environment Officer informed the floor about the Thromde Management's decision to lease the one acre land at Changzamtog to Greenerway for construction and operation of Transfer Station, a solid waste management facility. He stated that the rental fees for the above land should be decided and agreed upon by the Thromde Tshogde. He mentioned that the existing rates were Nu. 1 (for social), Nu. 4 (industrial, warehousing), Nu. 5 (construction) and Nu. 20 (for commercial) activities.

The member secretary stressed that Nu. 4/sqft/annum would be more appropriate rate for such undertaking as per the rate for establishment of warehouse and godown.

Decision: The land lease will be applied only after the project is ready for execution at the rate of Nu.4.00 per sqft. per year and it will be revised every after five years meaning that during the construction phase no lease rent will be charged.

Action: Environment Division

13. Extension of Land tax collection time

Head, Revenue Section presented to the floor on time extension for revenue collection for the year 2011. Up till now, the end date for collection is 31st December. However this year due to increase in taxes, most of the government organizations did not pay the tax on time because they took some time in re-proportioning the budget. Also many private land owners in the past continued to pay penalty since it was few ngultrum not knowing that they have to pay more this time due to increase in land tax. Due to this, there is a request from both government agencies and public alike to extend the tax collection deadline till the end of February 2012.

Norzin Thuemi stressed on the importance of notifying such information to the public through media. The member secretary, supported by Taba Thumi, also added a point stating that those who did not pay taxes for more than two years should be appropriately penalized. The Chairman also stressed the importance of collecting taxes in the month of October, November and December starting from next year.

Decision: The floor approved deadline till end of February 2012. From 2012 onwards, taxes will be paid in the months of October, November and December. All tax payer who did not pay taxes for last two years should be dealt appropriately.

Action: AFD

14. Segregation of core area land tax

The Section head informed the floor that the core area land tax has been 0.25 chetrum from quite long while the tax for other extended areas was increased. On this context, the chairman mentioned that the tax should be increased to 0.5 Chetrum. The member secretary informed the floor that there is a need to develop a proper taxation policy, possibly based on the precincts as per DCR regulation and TSP. He said that land tax should not be misconstrued with type of structures on the plot. However, Thuemi (Jungshina) expressed his view that there should be a distinction between the core area and other areas because the amenities are far better in the core area. Therefore, treating all UV-I in core area and others at par will be unfair.

The member secretary then submitted that we need to form a team to review the present land tax rate of Nu0.25/sft and Nu.0.50/sft for different areas within the municipal boundary. There is a need to rationalize which areas should be taxed Nu 0.25 or Nu0.50 and submitted to next Parliament session



for endorsement.. The team should also study upward revision of current land tax, especially in the core area.

Decision: To form a working team composing Norzin Thuemi, Legal Officer and one each from UPD,DCD, Land and Revenue.

Action: AFD

15. Homeless people in Norzin street.

Norzin Thuemi expressed his concern over the growing number of homeless people residing along the Norzin Lam Street. The group consists of young, old and disabled people.. While Thimphu Thromde is responsible for looking after their bodies in the event of their demise, there is nothing done to address the issue. . The floor discussed and expressed their mixed opinion. It was resolved that a survey be conducted on their social and economic background, current status, addresses etc by the Norzin Thuemi for further discussion in next Tshogde meeting . All hawker inspectors must assist the Thuemi for the same.

Decision: Norzin Thuemi with assistance from hawker inspectors will conduct survey and compile an inventory. The report will be submitted to next Thromde Tshogde for further deliberation.

Action: Norzin Thuemi

16. Request of Access road to Chang-gedaphu area

The Head, Survey Section presented the floor that there is a request from the public of Changedaphu area for an access road. The floor discussed on the current road infrastructures in the area and the need for above access. While the access road is important to the area, Thromde has to prioritize activities for whole city within available budget.. The Chairman resolved that that there is a need to visit site and conduct survey of the area. Also, it is felt important to conduct public consultation.

Decision: The proposal was supported by the floor, however a public consultation, site visit and proper survey is necessary before making final decision.

Action: Land & Survey Section

17. Need of security service in Olakha and Lungtenphu areas

The zone Thuemi reported the need of security service in the Lungtenphu and Olakha area because the infrastructures which were developed recently through ADB project is getting damaged by public and vehicles..He said that the Thimphu Thromde should take over the completed works and look after like any other municipal infrastructures. He opined that a representative from the area could be engaged to look after the infrastructures. On this issue, Chairman informed the floor that the

introduction of inspection team in the respective zones would monitor such losses to the government. The team will compose of two inspectors from Thromde and one resident from the respective zone. The local representative will be paid a lump sum amount of Nu. 3000.00 monthly. Each of the zones will either have one or two local representative depending on its size.

Decision: To nominate one representative for each zone by the respective Thuemis.

Action: All Thuemis and CSD.

18. Request of Thromde Thuemi's salary from Revenue

Changbangdu-Olakha Thuemi informed the floor that there is a need to adjust additional salary of Thuemis from the Thromde. All Thuemis opined that their responsibilities are tantamount to those of Gup and Mangi ap in the gewogs. Their current pay of Nu.5000 is not commensurate to their roles and responsibilities. They submitted that an additional Nu. 5000 per month on top of recently approved Tshogpa salary should be explored from Thromde internal revenue. However, Chairperson reacted by stating that Thromde is not able to generate enough revenue to even met its current expenses. He added that 30% of the current budget is supported by the government. Therefore, there is no possibility to adjust from the Thromde collection. Also, he remarked that he has already informed the higher authorities that Thromde Thumi is different from other Tshogpa. He told that the government may consider different Thuemi salary in the long run. After extensive discussion, it was resolved that a proposal to pay additional Nu 5000.00 from Thromde internal revenue will be submitted to the government.

Decision: To put up a proposal to the cabinet that additional. 5000.00 to be met from Thromde on top of Nu. 5000.00 from the government. The reasons are that the Thuemi does the job of Gup, Mangmi and Tshogpa.

Action: AFD

19. Banner Proposal

The Environment Division presented about the proposal received from a private sector to take over the issue of banners in the city. The proposal stated charging Nu. 5000 per banner which includes printing, hanging and removal of banners after the event. The proposal also included that 20% of the fees collected would be deposited to Thimphu Thromde as fees.

Decision: The members didn't approve the proposal since it would be too expensive for client considering that the Environment Division does not charge any fees at the moment. It was decided to inform the applicant that such activities for outsourcing will be done through proper tendering.

Action: Environment Division



20. Incentives for surveyors

The Head, Land & Survey Section, informed the floor that there is more backlog in surveying job due to man power constraint. Initially, it was decided to clear off the backlogs by working overtime during weekends and off hours. However, as per the government regulations, the overtime period is limited to five hours during weekends and three hours during week days and the rate is based on basic salary. AT the end the overtime payment comes to less than Nu. 250. Therefore, the Surveyors and helpers are not willing to work. The floor discussed about the importance of clearing the backlog and improving the service to the public. The Chairman, supported by the Thuemis agreed to pay 50% of the Survey and Demarcation fees charged against the plot owner. Since the Surveyor and Helper work in a group, payment shall be proportionately divided among themselves based on the basic salary.

Decision: 50% of the survey and demarcation fees will be paid to the Survey team (Surveyor and helper) for doing the job during overtime.

Action: Land and Survey Section

21. Change of Precinct above NPPF colony

Mr. Gonpo Yonten presented the floor that there is a request from the plot owners from the existing use to UV-II (MD) precinct. He said that the area is designated as Neighborhood Node precinct according to the Structural Plan (TSP). However, since the area is fully developed the request may be acceptable. The floor unanimously decides to allow conversion because the area is already developed and if it is to be kept as neighborhood node, Thromde will have to acquire whole area which is not possible.

Decision: The area which is designated as neighborhood node above the NPPF colony will be converted to UV-II (MD) precinct.

Action: UPD

22. Lift provision for building more than four storeys high

As per ministry circular, all building exceeding four storeys must have service lift provision. Accordingly, the issue was discussed during the 6th Tshogde and instructed the division to put up a note. However, the note was reverted by Thrompon instructing the division to present detail study report during 7th Tshogde.

The detail study report and findings are as follows;

- A standard plot (4000 Sqft/371.6 Sqm / 9.18 decimals) is just enough for two units building (considering 40% coverage). If the lift has to provided, extra coverage must be given as reported in 6th Tshogdey.



- Space requirement of a minimum size lift $A = 2 \times 2 = 4$ Sqm
 Space required for mobility = 80% of A
 Total area required = 7.2 Sqm / 78 Sqft / 1.78 decimal
 Extra coverage = $(7.2 / 371.6) \times 100 = 1.93\%$
- From above calculation, if the constructible plot size is less than 10.96 decimals, additional coverage of 1.93 should be allowed in order to accommodate the lift service. However, all plots measuring above 10.96 decimal should not ask for any extra coverage.
- However, extra coverage would result to decrease in setback as follows.
 1. For narrow plot the decrease in setback along the length on one side of the building = 0.339 m
 Considering two sides = .1695m
 2. For a nearly square shape plot the setback will be decreased by = 0.532 m (considering one side, length)
 = 0.266m (considering two side, length.)

Based on above facts, setback tolerance of .5 m should be allowed. However, people may think that parking space may be compromised because of increase in coverage. For this reason, reduced setback may be allowed on one or two side of the building which is not used for parking.

Nevertheless, other parameters such as storm water drainage, affect to adjacent structures etc should not be ruled out but these can be left to the designers.

Decision: The Tshogde decided to allow 2% extra coverage for all plots measuring less than 11 decimal after land pooling. Also, the setbacks adjustment shall be up to .5 meters on the most convenient sides of the building but it should not affect the parking provisions of DCR 2004.

Action: DCD

23. Mr. Choki Dorji's proposal to develop an institutional building in UV-II MD precinct

The proposed building falls in UVII MD precinct where B+G+4 storeys (including attic) residential building is permissible according to DCR 2004. However, if the plot size is more or equal to 10000 Sqft. Institutional buildings are allowed.

The owner has proposed an institutional building on this plot which doesn't qualify for institutional set-up as the plot area has a deficit of 370 Sqft or 34.386 Sqm or 0.85 decimal. The drawings were sent for revision but the owner has recently approached Thromde requesting for approval to develop institutional building due to the need of such development in that area.

Decision: Since there is a need of such institutional building in that area and moreover the deficit area is very minimum, the Tshogde decided to permit institutional building as proposed.

Action: DCD

24. Finalization of zone inspectors

Head, Customer Service Division appraised the floor that the "Zone Inspectors" comprising of 3 inspectors each (Building Inspector, Sanitary Inspector & Plumber) in three zones have been implemented on trial bases since November 2011. The three zones where the zone inspectors were deputed are:

- i. Changzamtok, Chang Gedaphu, Changbangdu & YHS Areas
- ii. Olakha, Changjiji, Lungtenphu & E4 Areas
- iii. Babesa, Semtokha(Below Old Highway) Areas

He stated that although more number of inspectors in the zone would have had positive impact in monitoring and inspection but with only one vehicle available with the inspectors, it had seriously affected their movement and the impact of having more inspectors envisaged could not really translate on to the field.

Further, he also informed the members that the plumbers needs to be excluded from the zone inspectors hereafter as some of the zones do not have any water supply related works and is felt as a waste of resources and manpower while other areas such as the core areas are running short of plumbers. He expressed his concern that if the plumbers are assigned to the respective zones, then they might not attend the complaints of other areas.

Hon'ble Chairman informed that in order to improve the monitoring and timely reporting of any activities which are unlawful to the authorities for swift action, there is a need for private participation and to this he insisted that from every zone a member should be nominated which will work in close coordination with the inspectors. The Chairman also stated that the representative from the zones should be remunerated to encourage their active participation. All the members unanimously agreed and supported the proposal submitted by the Chairman.

Decision: The Tshogde decided to exclude the plumbers from the zone inspectors with immediate effect and instead zone representatives should be nominated by the Thuemis from their respective zones to assist the inspectors. Although there are only 10 zones, altogether 12 representatives should be nominated as some of the zones are too large to be handled by single representative. The Tshogde also decided to pay Nu. 3000/- per month as remuneration for their role in monitoring activities.

Action: Customer Service Division and respective Thuemis

25. Donation to Jigme Losel Primary School.

The chairman also informed the floor that he had approved donation of Nu. 100000.00 to Jigme Losel Primary School from the entertainment budget because the staffs of this school had approached Thromde requesting for additional budget to conduct study tour to Bangkok. The school has recently won international recognition for its day feeding program and the cash award it has won is not



sufficient for their study tour. The main purpose of the study tour was to learn education system for some of the best schools in Thailand. In order to supplement their budget and to promote better education system in the country, the donation was purely based on public interest.

Tashi Delek

Minutes Writer: Jigme Dorji, Head, DCD



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