

22nd THROMDE TSHOGDE MINUTES

THIMPHU THROMDE

26-Dec-14
Conference Hall-MoWHS

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Abbreviation

ac	-	acre
AFD	-	Administration and Finance Division
AMR	-	Automated Meter Reading
AOB	-	Any Other Business
BAFRA-		Bhutan Agriculture and Food Regulatory Authority
BOC	-	Bhutan Olympic Committee
CFM	-	Centenary Farmer's Market
CSD	-	Customer Service Division
DCD	-	Development Control Division
DCFO	-	Deputy Chief Finance Officer
DCR	-	Development Control Regulation
DHI	-	Druk Holding & Investment
DYT	-	Dzongkhag Yargay Tshogdu
FIs	-	Financial Institutions
Gol	-	Government of India
HPSV	-	High Pressure Sodium Vapor
HR	-	Human Resource
TT	-	Thimphu Thromde
LAP	-	Local Area Plan
LED	-	Light Emitting Diode
LG	-	Local Government
LRs	-	Land Registrars
m	-	Meter
M	-	Million
MIU	-	Meter Interface Unit
MoAF	-	Ministry of Agriculture and Forest
MoFA	-	Ministry of Foreign Affairs
MoWHS-		Ministry of Works and Human Settlement
NCRP	-	National Cadastral Resurvey Program
NLCS	-	National Land Commission Secretariat

Nu.	-	Ngultrum
OGZ	-	Office of the Gyalpoi Zimpon
O&M	-	Operation & Maintenance
PC	-	Personal Computer
PM	-	Prime Minister
PU	-	Portable Unit
RBA	-	Royal Bhutan Army
RBG	-	Royal Body Guards
RBP	-	Royal Bhutan Police
RCSC	-	Royal Civil Service Commission
SDP	-	Small Development Projects
SFA	-	Survey Field Assistant
ToR	-	Terms of Reference
UNDP	-	United Nation Development Programme
UPD	-	Urban Planning Division
SLMS	-	Survey and Land Management Section
WB	-	World Bank



Definition

<i>Bacho</i>	-	Archery range
<i>Chhuzhing</i>	-	Wet Land
<i>Chortens</i>	-	Stupa (A holy structure)
<i>Drayang</i>	-	A place of entertainment
<i>Dratshang Lhentshog</i>	-	A council for religious affairs
<i>Dzong</i>	-	Fortress
<i>Dzongkhag</i>	-	District
E2	-	Environmental Precinct 2-Forest Environment
E4	-	Environmental Precinct 4-Agri-based Environment
<i>Gup</i>	-	Head of <i>Gewog</i>
<i>Jamthog</i>	-	The raised part of the roof, esp. at the center of the main roof
<i>Kamzhing</i>	-	Dry Land
<i>Khimsa</i>	-	Land around building/house
<i>Norzin Lam</i>	-	A road passing through main Thimphu Street
<i>Lagthrams</i>	-	Land Ownership Certificate
<i>Lhakhangs</i>	-	Temples/monasteries
<i>Lhengye Zhungtshog</i>	-	Cabinet
<i>Momo&Bathub</i>	-	Edibles sold along street by the city hawkers
<i>Satshab</i>	-	Land Relocation
Sq.ft	-	Square Feet
<i>Thim-throm</i>	-	Thimphu City
<i>Thrompon</i>	-	Mayor
<i>Thuemi</i>	-	Representative
Tshogde	-	Council
UV-1	-	Urban Village-1 Core
UV-2 MD	-	Urban Village-2 Periphery MD

MINUTES OF THE 22nd THROMDE TSHOGDE**Venue:** Conference Hall 1, MoWHS**Time:** 9:30AM – 7:15PM**Date:** 26th December, 2014, Friday.**Members Present**

1	Dasho Kinlay Dorjee	Thrompon	Chairperson
2	Mr. Namgay Tshering	Babesa <i>Thuemi</i>	Dy. Chairperson
3	Mrs. Dorji Dema	Motithang <i>Thuemi</i>	Member
4	Mr. Kinley	Changbangdu-Olakha <i>Thuemi</i>	Member
5	Mr. Kuenga Yonten	Norzin <i>Thuemi</i>	Member
6	Mr. Rinzin Dorji	Changangkha <i>Thuemi</i>	Member
7	Mr. Ugyen	Taba-Dechenchholing <i>Thuemi</i>	Member
8	Mr. Ugyen Penjor	Jungzhina-Kawangjangsa <i>Thuemi</i>	Member
9	Mr. Minjur Dorji	Executive Secretary	Member Secretary

Invitees

1	Mr. Mahesh Pradhan	Head, Engineering Division
2	Mr. Jigme Dorji	Head, Customer Service
3	Mr. Thinley Norbu	Head, DCD
4	Mr. Kinzang	Project Coordinator, WB Project
5	Mr. Yeshe Wangdi	Environment Division
6	Mr. Ugyen Dorji	Architect, UPD
7	Mr. TekNath	Environment Division
8	Mr. Samten Dhendup	Head, SLMS
9	Mr. Ugyen Tshechu Dorji	Legal Officer, Legal Section
10	Mr. Tashi Penjor	Census Officer, Census Section
11	Mr. Lobzang Tobgye	Survey Engineer
12	Mr. Karma Dorji	APO, Policy & Planning Section

Opening Remarks by Chairperson

The chairperson thanked all the members present at the Tshogde for their presence. He as usual informed the floor about some of the major achievements made so far by TT since last Tshogde:

1. He informed the floor about the door to door waste collection and segregation being outsourced to Greener way through competitive bidding. The Greener way will be taking up the waste collection in South *Thim-throm* and core area extending up to Chubachu stream having to pay one million every month up to five years. Other areas within city will be carried out by city till some competent contractors come forward to take up the task. Meanwhile the performance of Greener way will be monitored. Once the waste collection has been outsourced, the Thromde residents will have to pay some nominal fees after approval from the Ministry of Finance.
2. He also informed floor regarding the ongoing construction works of low income housing at an estimated cost of Nu. 7.6 Million.
3. He updated on the New *Lagthrams* being issued to the people of Babesa and Semtokha and TT has been working with other new *Lagthrams* for rest of the areas. He also said that, once the new *Lagthrams* are issued, TT will have to work hard to provide transaction services which at the same time would help TT generate more revenue.
4. Also shared about the plans of investing TT's 100 Million reserve fund in some profitable projects/activities, which will be deliberated more in the following session.
5. He shared about the reports the TT is going to submit to His Majesty. These reports include, report on Diplomatic enclave, report on the establishment of conversion unit of all plastic waste to crude oil and the report on the plans to provide safe drinking water within Thimphu Thromde residents.



Agenda 1 Pending follow up actions of the previous Tshogdes

The Member Secretary presented updates on past Tshodge meeting minutes.

PENDING FOLLOW-UP ACTIONS TILL 20th THROMDE TSHOGDE MEETING

Sl. No	Issues Discussed/Decision	Decision/ Directives	Follow up by	Decision
3 rd	17 June 2011(23nos)			
1	Charge of Fees for Store at the Clock Tower The fees as rationalized by the Chief Environment Officer based on the daily wage rate of the caretaker were calculated to be Nu. 50000.00 Per annum. It is apprised that the store user be made to construct a toilet for the store.	<ul style="list-style-type: none"> The lease of the area has been approved by the Tshogde The lease amount shall be based on the existing approved plinth area rates. <p>Regarding the toilet, it was decided that TT shall construct and maintain the toilet for public on pay and use basis.</p>	Env. Div	Has to check whether the letter has been sent or not. <i>Norling</i> has to be informed again if not done yet and starting from January, 2015 fees will be charged. Fees have to be discussed.
2	Proposal to Change the Land Use Precinct for Upper Taba: 1. Not to allow constructions in the Upper Taba 2. Request RBA to remove the ammunition dump from its present location 3. Change the precinct from UV-2 (MD) to	Inform the RBA to relocate the Ammunition Depot from its current location to outside the Municipality	UPD	A letter to be sent to MoWHS and a copy to PM's office stating the concerns about the ammunition depot

	UV-2 Sub-Cat(I) 4. Change the precinct from UV-2 (MD) to UV-2 Sub-Cat(II) 5. Change the precinct from UV-2 (MD) to UV-2 Low Density			
4 th	12 August 2011 (21nos)			
1	Report on Mr. Kinley's plot in Olakha under Lungtenphu LAP.	The UPD informed the floor about the request of Mr. Kinley to include his land under the traditional precinct in Olakha. It was decided that the entire traditional village concept has to be revisited.	UPD	The action will have to be taken based on the report produced by cultural heritage consultants under WB project.
5 th	30 th Sept. 2011 (12nos)			
1	Request from Norzin Thuemi	The Tshogde decided that a committee be constituted comprising three (3) persons who would inspect and identify all those signboards requiring corrections and officially inform the concerned owners to make necessary amendments/ rectifications.		Phub Tshering, Lopen Ugyen and Norzin Thuemi are the committee members and the committee should present a status report to next Tshogde
6 th	25Nov 2011(17nos)			
1	Approval for payment of betterment charges in lieu of land pooling	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.	UPD	UPD will review and report to next Tshogde. Legal section to send a letter to Attorney General to seek advices and opinions

		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 does 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.		
8 th	9 th March 2012 (13nos)			
2	Parking problem in the Crematorium	Since the issues related to parking problem needs to be tackled carefully for long term benefit, the meeting decided that a comprehensive master plan should be prepared taking into consideration the annual increase in traffic. An option to acquire and develop private land into parking was ruled out. Available government space both within and outside crematorium compound should be studied and developed into parking	ENV	22 nd Tshogde decided that the development of the crematorium with adequate parking and electric technology for cleaner environment should be proposed under 3 rd batch SDP funding of Gol

9 th	11 th May 2012 (31nos)			
1	Need of Fire Brigade in Dechencholing	It was decided that the land would be provided in the neighbourhood node area in the local area plan. However, with regard to the fire brigade a request would be submitted to Royal Bhutan Police.	ENV	Sent a letter to RBP and copy to RBG. TT will also talk with RBG regarding the issues
10 th	3 rd August 2012 (31nos)			
1	Sale of goods on veranda/outside the shop	Issue Public Notification not to display/sell vegetables/items in the verandas of buildings/houses. The Tshogde instructed that the existing meat shops should also be relocated and established in one location.	ENV	Write to RCSC and deploy 2-3 inspectors on contract to monitor strictly
2	Mr Dawa Zangpo from Zilukha had again applied to Thromde with the request to exempt regularization fee of amount 2, 64,428. As stated by the owner, he had to construct the temporary house (the present one) without approval as he did not get sufficient time for approval procedure and having to vacate previous one	DCD should work out similar penalty structure as applied to other buildings in the past. DCD should refer to past Tshogde decisions. The facts about the proponents submission that he had to built the structure under such short notices will have to be reconsidered.	DCD	Will have to check whether it is paid or not and follow up accordingly

11 th	12 th October 2012 (13nos)				
1	<i>Bachos</i> (Archery Range) in the Throm	Land to be leased for 3 years for <i>Bachos</i> and allow only semi-permanent structures like ekra wall to be built for other purposes. Thimphu Thromde could also build the semi-permanent structure. After the lease term expires, the <i>Bacho</i> along with the structure will be auctioned out to other bidders. Thimphu Thromde should also consult Bhutan Olympic Committee on this matter.	UPD	The Executive Secretary informed the floor that the works are going on	
2	Diplomatic Enclave	UPD to prepare a comprehensive report and present to the <i>Lhengye Zhungtshog</i>	UPD	Under Process	
3	City Address System	The inventory of street names will be finalized both in English and Dzongkha and submitted to DDC for correction and authentication.	IT Officer & GIS Officers	Works under process	
12 th	15 th December, 2012 (19nos)				
1	Endorsement of Supreme Court Drawings	The floor decided and instructed the division to endorse the proposal and service & amenity fee has to be collected base on DCR.	DCD	Has to follow up with DES to regularize	
2	Regularization fee for a building Near Babesa Middle Secondary school of Mrs. Ugyen Lhamo (plot No. 126/E & Thram	Decision: ➤ The 50% of total penalty shall be waiving off and only 50% should	DCD	Need to check whether follow up action has been taken or not.	

	No. 562/E Formula- For Illegal constructions (Nominal fee has been applied) Amount =(5000 +30/Sqft)x3 based on BBR	be deposited to get the house regularize. ➤ All the banking institutions shall be formally informed about the mandatory pre-requirements of OC to process the loans.		
3	Fee for the displaying the banner within Thromde Area	The work on guideline development shall be started in coordination with Ministry of Information and Communication. The nominal fee structure for banner hanger shall be presented in next Tshogde.	Env	Has to work on and submit report in next <i>tshogde</i>
4	Approval of betterment charges in Taba LAP & GLD	Total Nu. 4,834,817.92 (24 plot owners)	UPD	Will be discussed with NLCS
14th	10 th May, 2013(24nos)			
4	Development of overhead pedestrian bridges within the city area	The Tshogde decided to go ahead with the construction of one overhead bridge and DCD head was instructed to expedite the design works	Engg Division	Underpass instead of overhead bridge under process
15th	26 th July, 2013 (15nos)			

1	G-2 Precinct		The Tshogde decided that in the interest of the plot owner the UPD should explore availability of 25 decimal lands in E4 precinct and the remaining land should be acquired by the Thromde.	UPD/DCD	It's still pending. Has to be follow up
	16TT	30 th August 13 (9nos)			
1	Lease Rate Proposal		It was decided that those Institutions paying Nu. 1 per sq. ft. shall be increased to Nu. 2 per sq. ft. and the other lease rates shall remain as it is. The lease rate of the Golf Course shall be revisited after finding out the exact acreage.	SLMS	The letter has to be sent to concerned institutions
2	Request for Government land on lease for establishing Cable Car Service		The <i>Thuemis</i> and the participants supported and approved the proposal which will later be put to the Cabinet.	DCD	Pending. The Owner did not turn up for follow ups
3	Centenary Farmer's Market		The Tshogde decided that the management of the Centenary Farmers Market will remain with BAFRA as it is worthwhile the Thromde shall be responsible for waste management and water services. The land should be leased out either in the name of MoAF or BAFRA.	Env	Pending. It has to be followed up

17th	8th November 13 (22nos)			
1	Request for setting occupancy certificate by Tashi Dorji. As per 14 th TT- regularize with nominal fee of Nu57,867.6	The council decided to regularize the structure with the nominal value of 50% of the building owners through media that the illegal development is not permissible and shall result to demolition or penalty as per DCR 2004	DCD	It is done but will have to be cross checked
5	Dzongkhag Tshogdue agenda- Whether TT can take over all <i>lhakhangs</i> and <i>chortens</i> within Thromde ; Chang <i>Gups</i> 's office near PWD colony, opposite to Semtokha Dzong	The chairperson asked to write letter to DT specifying the <i>lhakhangs</i> in particular and also the names new <i>lhakhangs</i> . The floor decided to look after the Chang gup's matter.		Pending. DT did not follow up on this
18TT	7th February 14 (16nos)			
1	Regularization of deviation in the building and issue of Occupancy Certificate and land implication. Namgay Heritage Hotel is requesting for OC certificate of the building which was completed in 2010. Till now it was not issued due to the following reasons; - Three tier roofing and attic space unregularized -created a mezzanine floor above basement	Prepare detailed cost estimate and realize taxes with effect from 2010 including delay penalty. The Tshogde instructed that all similar cases to be resolved based on the decision.	DCD/CSD	It has to be followed up and regularized

	- Initially approved as commercial space but converted into hotel. The hotel use is permissible based on existing land use.				
2	Rationalization of government land occupied by slab connection between the building & road	The details were presented in the meeting by head, CSD on 14 th February 2014 to the full bench of Tshogde members and member secretary as instructed during the Tshogde meeting. After thorough deliberation, the Tshogde approved and instructed DCD/CSD to draw up agreements and implement the proposal. The occupied area is to be leased on short-term basis at commercial rate.	DCD	Should follow up	
3	Allowing four storey heights for plot bigger than 25 decimals in Dechencholing	Review, prepare proposal & submit to MoWHS	DCD	Will be reviewed by DCD & UPD and report to next Tshogde	
5	Access road for Semtokha residents above the Dzong	Babesa Thuemi & applicants to approach Dasho Bap Kezang	Babesa Thuemi & applicants	An approval letter has to be given	
19TT	11 April 14 (31nos)				
1	Endorsement of revised Dechencholing Satellite Town Plan (UPD)	Revised Dechencholing Satellite Town Plan endorsed	UPD	Expedite the works as there is an order from His Majesty	
3	Mr. Thukten's 5% ownership transfer tax (SLMS)	<ul style="list-style-type: none"> Form a committee headed by Thromde Legal Officer, Babesa Thromde Thuemi Call Mr. Thukten, obtain necessary relevant documents and discuss with him. 	Thromde Legal Officer/ SLMS	The Legal informed that the case has been closed	

		<ul style="list-style-type: none"> Enquire as to what happened between the years 2003 to 2007. <p>Present the findings in the next (20th Thromde Tshogde) for decision</p>			
4	Water supply connection to Semtokha and Changdolo area below Thimpbu-Phuntsholing highway which are not covered under the ADB water supply project. (Engg.D)	The proposed water supply connection/diversion to Semtokha & Changdolo from the existing community water supply 75 mm diameters that was laid by Thimpbu Thromde in 2006-2007 was approved.	Water Supply Section, Changbangdu Thueimi	Expedite the works	
7	Documentation process for maintenance of old houses without drawings.	Prepare proposal and submit in the next Thromde Tshogde	DCD	Pending, has to be followed up	
8	Proposed Olakha bus parking issues and progress	Babesa and Jungshina Thueimis shall follow up with <i>Dratshang Lhenishog</i>	UPD	Has to be followed up	
9	Lack of access road in land pooled areas- Babesa Thueimis	Provide access road in land pooled areas where it is technically feasible	UPD	Has to be followed up	
10	Food Stall	Approved for setting up fast food stalls at designated locations on pilot basis. Appoint focal person/representative for the porridge vendors along <i>Norzin lam</i> .	ENV	This has to be made clear. Has to be followed up	
20 th TT	25 th July 14 (29nos)				

1	Approval for auction of old vehicles & accessories	The Tshogde decided that Thromde should request DNP to auction or carry out on its own	AFD, Vehicle Section, & Procurement Section.	Has to be followed up
2	Permissibility of basement floor for proposed private building near Chubachu roundabout	The Tshogde decided that while allowing the basement floor, an agreement shall be drawn with the owners of the building, covering the abovementioned points. The final drawing before approval should be shown to MoWHS as is done with other buildings in and around that area.	DCD	Should submit a copy of drawing to the MoWHS
3	Revision of stall rents across the Wangchhu	The Tshogde decided that the present vendors would be allowed to continue their business for a year under existing terms and conditions, after which, the overall management shall be auctioned. The vendors should be informed about the proposed change in management.	AFD	Discussed in 22 nd Tshogde
4	Banner Board Installation	The Tshogde decided to consult BICMA on installing LED screens for advertisements	ENV	It was not approved by MoIC
5	Census Transfer of Karma Choki	A warning letter shall be issued to the then Census Officer who affected the census transfer of Karma Choki and retransfer her census to Wangdiphodrang Dzongkhag.	AFD and Civil Registration & Census Section	It is Pending. Has to be followed up

6	E-4 road issue above GREF Canteen	The Tshogde decided that a feasibility study will be made for a road since all the 18 plots were on steep slopes.	UPD, SLMS, & Babesa <i>Thuemi</i>	Has to be followed up
7	Vegetable Markets for Lungtenphu, Babesa, and Simtokha LAPs	Proper locations for establishing vegetable markets to be identified for Babesa LAP and Simtokha LAP	UPD, DCD, & respective <i>Thuemis</i>	Has to be followed up
8	Proposal for need of Bypass Bridge to Olakha Workshop	it was decided that the Engineering Division will consult the Department of Roads for further action.	Engineering Division	Has to be followed up
9	Proposal for construction of a wall	The Tshogde decided that a wall will be constructed to protect the Chorten	Eng. Division, UPD, & respective <i>Thuemi</i>	Has to be followed up
10	Proposal for learning English for Thromde <i>Thuemis</i>	The Tshogde decided that an English teacher would be hired for few days a week to give the <i>Thuemis</i> basic English tutorial in Jigme Losel Primary School.	AFD	Has to be followed up
11	Requirement of a multi-purpose hall in South <i>Thim-Throm</i>	The Tshogde decided to consult BOC for the construction of a multi-purpose hall	DCD	As discussed in 21 st Tshogde
12	Request for an additional floor for structures in Dechenchholing Satellite Town	The Tshogde decided that a proposal for an additional floor will be made to be submitted to the Ministry (MOWHS).	DCD	Should be allowed 3 floors with no basement, no attic and 50% coverage. DCD should follow up

Agenda 2: Allowance for collection of Rural House Insurance and Rural Life Insurance

As discussed in the 21st Thromde Tshogde, the floor once again discussed regarding the provision of cash handling allowance for those who work for the collection of rural house insurance and life insurance premium.

Discussion

Many members were of the view that the collection of insurances is an extra work for the Thromde officials without any incentive. But some on other hand expressed the benefits to the common people of having such policy in the event of any disaster. Regarding the payment of allowances to the people working during the insurance collection time has been deliberated thoroughly. Some members pointed out the need to give allowances owing to the work burden that the lesser number of people working in census get, but many were of the view that, the busy schedule is for short term (only during the collection) and many other divisions and sections face similar workloads.. The members felt that if the allowances have to be approved for the insurance collectors, it will not be fair for many others who are burdened with similar kind of works without any incentives.

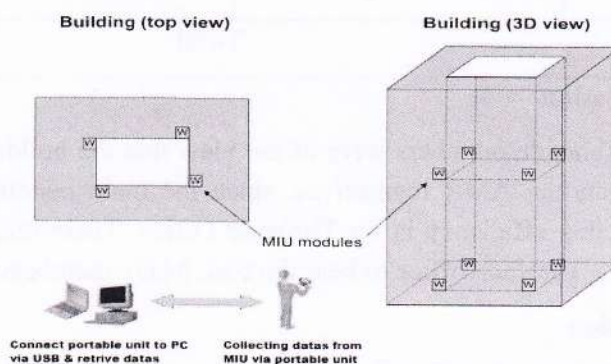
Decision

The Tshogde decided that the allowances cannot be considered but the work load could be shared by revenue office. The annual census should be carried out in census office and the payment of insurances should be directed to the revenue counter with proper information slip generated by the census office.

Action: Census Section & Revenue section

Agenda 3: Procurement of AMR and bulk water meters

The head of the CSD presented to the Tshogde the plans to procure and install AMR and bulk water meters and its benefits for Thromde and as well as for the people using it. He explained that the AMR will be installed in Babesa, Olakha, Semtokha, Lungtephu, Dechenchholing and Changbangdu while the bulk meters will be installed along the main lines and reservoirs. The main objectives of procuring these items are to detect water losses, minimize operation cost, improve service delivery and enhance revenue generation for Thimphu Thromde. He also explained with the illustrations on how the AMR actually works. The AMR once installed can easily be detected by the portable meter reading



equipment from a distance of about 100 m and then transferred to PC. The reading can be done in 2-3 seconds and needs fewer people to do that.

Benefits to Thromde

- Meter reading time is greatly reduced (2-3 seconds)
- Human error in recording meter readings is eliminated.
- Reduce ancillary costs of Vehicle, Uniforms, Salary, Stationary& etc.
- Easy to read meter or avoidance of repeated reading.
- Enables timely and accurate bills
- Option to increase billing cycle and thus improve cash flow
- Improve sense of ownership of water

Benefits to Customers

- No need of entry of meter reader into customer premises for reading the meter data (provided Line of Sight is available between MIU and PU).
- Meter can be securely positioned inside customer premises.
- Automated process minimizes incorrect meter readings and increases customer satisfaction
- Owner could opt for individual flat metering

He also presented the cost estimate of installing AMR. The total cost estimate came around 3M, however, the cost might vary depending on the actual market prices. The detail cost estimate was as shown below:

Sl No	Item description	Unit	Quantity	Cost/unit	Total
1	AMR (MIU)		500	4000	2000000
2	Bulk meter		20	34000	680000
3	GPS		1	100000	100000
4	Meter benching		1	-	-
Total					2,780,000

Discussion

The Tshogde members were of the view that the building owners will not take the initiative of installing AMR themselves, since the main benefits of such improvement in payment collection efficiency is for Thromde Office. Therefore, the members felt it appropriate and fair for Thromde office to bear the cost. Many members supported the initiative.

Decision

The Tshogde decided to install AMR in the aforementioned places and the budget of about 3 million will be utilised from the reserve fund. The work will be tendered out as per government procurement manual.

Action: Customer Services Division

Agenda 4: Increase of salary of muster-roll staffs (plumber, water meter readers and front desk staffs)

It was brought up by the CSD that, though the work load and the working conditions are same among the various muster-roll staffs, there is a greater variation in the wage rate. Some of the senior master roll staffs are paid Nu 165 per day while some are paid Nu 240 per day. Thus, the division would like to propose for a uniform pay scale for similar job description. The division has worked out the pay revision and presented as in the table below. The salary if approved by Tshogde will be implemented from January 2015.

Type of muster-roll	Existing wage	No of staffs	Proposed wage	Monthly Increment
Master roll staffs (plumber, caretaker, helper & meter reader)	240	14	NA	NA
Master roll staffs (plumber & meter reader, tank operator)	220	20	240	400
Tank operator	180	6	240	360
Cashier (BPC counter)	165	1	240	75
				835

Discussion

Some members suggested of recruiting the fresh workers in place of the old ones as some of the muster-roll workers have come to an age where the effectiveness in working as a muster roll has gone down. Many members pointed out that salary revision as a general will not be possible as it has to be based on the nature and skill of each category of work that each is undertaking. Also the wage raise should be based on their performance.

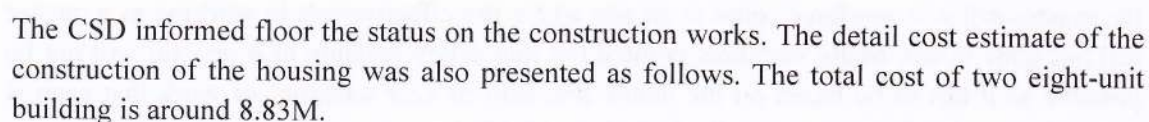
Decision

The Tshogde decided that the CSD, Engineering division, Environment division and HR section should form a committee and develop terms and conditions or a service rule for the muster-roll staffs. The service rule has to be developed soon and present in next Tshogde. Until then, the respective division head must put up a proposal to the HR committee to promote deserving muster roll staffs to higher category as per BCSR 2012.

Action: CSD, Engineering division, Environment and HR section

Agenda 5: Endorsement of Low Income Housing Drawings

The CSD also informed the floor about the on-going works for the construction of low income housing in Changangkha which would house about 16 families. CSD also presented the drawings of the low income housing:



	Plinth area	No of unit	Cost per unit	Total cost of a building	Total cost for 2 buildings Nu.
Details of one building	184.13 Sqm	8	5,52,390	4,419,040	8,838,080

Decision: The floor has accepted the proposed plan and instructed the project team to expedite construction work before November 2015.

Action: Engineer Sonam Namgay and Jigme Dorji, Project Manager

Agenda 6: Endorsement of labor contract amount

The project manager also informed the floor about the labour contract amount and the contractor selection through trust of the man. The management had unilaterally accepted Mr. Manchar Aalimia, an Indian National as a labour contractor based on the assurance provided by Dasho Thrompon, as he had worked with him before. The most important issue here is that the contractor selected should be known and trustworthy so that he will not compromise

on quality and run away after availing advance from Thromde to go and fetch the labourers. The agreement to execute the work was signed with Thrompon. The total cost of labour contract is Nu 1.6 million for the completion of two numbers of double storey low income housing.

This contract amount is 18.1% of the total preliminary cost estimate which is less than the generally accepted labour charge (18%-30%), based on the engineering estimates. CSD also shared the concerns of losing the labour due to low contract value.

Discussion:

The Chairman informed the floor that the labour contractor was selected based on his knowledge about the person and it was agreed that the works will be completed before November 2015 to coincide with the celebration of the 60th birthday anniversary of His Majesty the fourth Druk Gyalpo.

Decision

The Tshogde endorses the decision of the management to award the labour contract on the basis of trust and knowledge of the person, without having to follow the bidding process as it is not a normal work.. Anybody not known to Thromde is a great risk that the contractor may avail advance and not return to work.

Agenda 7: Status of sewer and water connection in extended LAPs

As information, the CSD inform the Tshogde about the status on sewer and water connection in the extended LAPs.

Location	Water Connection	Sewer Connection	Remarks
Lungtenphu LAP	70%	40%	Staffs are deployed but clients did not cooperate
Dechencholing LAP	20%	10%	Staffs are deployed but clients did not cooperate

The CSD also said that in areas where there is an adequate existing water facility, the owners are reluctant to go for city services. As per water regulation 2014, Thromde has the full authority to take over private water sources and manage it.

Although, there is no written instruction from the management or Tshogde for sewer connection in Southern LAPs (Lungtenphu, Olakha and Changbangdru), sewer connections are being done based on informal instructions of the management. Therefore, the Division would like to seek *Tshogde's* approval to provide household sewer connection to the existing main sewer line.

Discussion

It was presented that especially in Dechenchholing LAP, the amount of connections provided are very low (20% water connection and 10% sewerage connections). For this the Chairperson has expressed his concerns despite the fact that the project was completed several months back. Dechenchholing *Thuemi* said that the main concerns of the people in the area are about reliability of *Thromde* water source during monsoon season. He pointed out that the intake of water source was disrupted during last monsoon season due to flash flood and silting problem, effecting normal water supply. The *Thuemi* also submitted that some of the plots have not have been provided with connection points. The members agreed that *Thromde* should double up the efforts to connect all buildings to treated water supply network and also connect all individual sewer lines to main sewer lines.

The members also discussed at length on the sanitation issues at Olakha due to leakages of septic tanks and also illegal disposal of sewer in to the open drainage system. It was also discussed that it would be better to connect the individual buildings to the sewer system even if the treatment plant capacity is exceeded. The septic tanks are being emptied and discharged into the chamber of the sewer system, which is ultimately reaching the treatment. The illegal discharge of septic into the open drains will also join the main river and pollute. The *Tshogde* therefore felt that it is wise to connect the buildings in Olakha and Lungtenphu to the sewer system for better treatment and cleaner environment in the neighbourhood.

Decision

1. The floor instructed the division to fix a day (both sewer and water connection in Dechenchholing) so that the Chairman and area *Thuemi* could accompany the team and try to complete connections within one month period.
2. All community pipes must be removed after completion of connection.
3. The floor agreed to provide sewer connection in Olakha and Lungtenphu LAPs but for Semtokha and Babesa LAPs, the possibility to connect will be studied and submitted to *Tshogde* for approval.

Regarding the water source at Dechenphu, it will have to be discussed with the WB project unit and the consultants to fix the accountability and solve the issues.

Action: CSD

Agenda 8: Aum Thinley Gyem- Betterment Charges

The appellant Aum Thinley Gyem has appealed to *Thromde* stating that as a result of land pooling, a V shaped land has been pooled from her land. According to her, the pooled land which is around 4 decimal would be of little or no use for *Thromde* to develop anything there. Therefore, she requested *Thromde* to keep her land as it is (15 decimal) and that she will pay the betterment charges in lieu of the pooled land.

Discussion

The UPD explained that the land is between the two roads and cannot be used for any developmental purposes but was of the view that such precedence will be set in future that could lead to many more such complications with other land owners. Many other members were also of the view that the land pooling has to be kept as it is.

Decision

Tshogde decided that the land pooling has to be kept as it is and betterment charges in lieu of the land pooling will not be approved.

Action: UPD

Agenda 9: Karma Bum Hejo (resubmission of case which was presented in 21st Tshogde Meeting)

The case was also deliberated in 21st Tshogde and in principle it was accepted that she will be exempted from relocation. However, from two plots, it could not be decided how much area to be allowed to retain in the existing location and how much has to be compensated. SLMS was advised to submit field verification report on actual occupation of land by house or actual required area for settlement in 22nd Tshogde.



The SLMS presented to the Tshogde the area coverage of the different plots owned by the applicant. The owner has 15 decimal *Kamzhing* and 26 decimal *Chhuzhing* which also include 15.8 decimal *Khimsa*.

Discussion

The members sought the recommendation of SLMS on which plots to be relocated. According to SLMS, only the *Khimsa* could be recommended. Few other members also shared that *Khimsa*, 15.8 decimal is a standard plot size. Few others said, since *Chhuzhing* falls under green zone, it has to be relocated. According to UPD there is no classification as *Chuzhing* or *Kamzhing* as it falls under *Dzong* precinct. UPD also recommended the *Chuzhing* but no concrete structure should be allowed other than traditional structures. Other members also supported the view.

Decision

Since the house was found to be located in Chhuzhing and one need sufficient space for living, the Tshogde recommended 26 decimal *Chuzhing* to be maintained. The 15 decimal *Kamzhing* has to be compensated. The recommendation will be sent to NLCS for approval. Regarding the regularization of access land, the owner has to follow up herself with the NLCS at a later date.

Action: SLMS

Agenda 10: Pem Choden (Penalty case for collection of *Lagthram*)

This issue was brought up by SLMS. In one of the *Tshogdes* in 2012, it was decided that 24% per annum (2%/month) penalty on the property transfer tax will be imposed if *lagthrams* not collected within six months. Pem Choden has failed to collect *Lagthram* with six months and therefore, was imposed Nu 110,086 as a penalty for late collection. She has appealed to Thromde to waive off her penalty.

Discussion

The members felt there has to be a due procedure to first inform the clients about the collection time and then only levy penalties if they don't collect even after stipulated time is being announced or informed.

Some members pointed out that there is no need to collect any penalty for such things when there is already % property transfer tax imposed on the clients. The SLMS also informed the floor that there are around 66 such cases.

Decision

Since the land owners were not informed in writing, Tshogde approved for waiving off the penalty for not collecting the *Lagthrams*. Moreover, Tshogde also approved for waiving off all the penalty cases until now. However, for new *lagthrams*, (post NCRP), SLMS shall officially inform and levy 24% penalty per annum if they fail to collect within 6 months from the date of notice.

Action: SLMS

Agenda 11: Service Charges for Mortgage Lien Noting

The issue was submitted to Tshogde by SLMS. Thimphu Thromde had been providing service to FIs regarding mortgage lien noting at free of cost. It was recommended by the members of the 20th Land Committee Meeting and as well as by NLCS verbally regarding the need to charge fee for the service, which also is a liability for Thromde. The SLMS has provided Tshogde all the supporting documents for Thromde to levy such charges to FIs.

The SLMS highlighted the following provisions:

The Section 57 of 'Movable and Immovable property Act 1999' defines 'Mortgage' as 'conveyance'. For any land conveyance Thromde had been charging certain fees and similarly this can also be applied. Also the Section 64 of LG Act 2009 states "Thromde Tshogde may levy the following in a manner, and at such rates as maybe approved by it, as per laws in force: (Land tax, Property tax, Property transfer tax, Betterment charges and Vacant land and underdevelopment tax). Since 'Mortgage/Conveyance' can be considered as Property transfer rights (though for certain period of time), lien noting charges can also be applicable.

However the issue is, no other LGs have implemented or proposed this charges. The section 6.1.ii of Thromde Finance Policy (TFP) 2012 states that "For levy of fees and charges, prior approval of the Ministry of Finance shall be obtained" and section 6.1.iii states that "Thromdes shall explore other revenue sources in their effort to meet the broad objectives of TFP". SLMS also submitted the estimated service charges for *Tshogde*'s prior approval.

Loan Amount	Service Charge @ 2%	Service Charge @ 1%	Service Charge @ 0.5%	Service Charge @ 0.2%	Service Charge @ 0.1%
BTN 100,000	2,000	1,000	500	200	100
BTN 500,000	10,000	5,000	2,500	1,000	500
BTN 1,000,000	20,000	10,000	5,000	2,000	1,000
BTN 2,000,000	40,000	20,000	10,000	4,000	2,000
BTN 5,000,000	100,000	50,000	25,000	10,000	5,000
BTN 10,000,000	200,000	100,000	50,000	20,000	10,000

The SLMS recommended service charge at 0.1%. (The last column)

Discussion

Legal officer raised the concerns with regard to collection of lien noting charges. He was of the view that since Thromde collect land taxes, there is no need for the collection of such charges which would ultimately fall onto the people. This was also supported by Babesa and Jungzhina *thuemis* saying that it will be an extra charge for the people. Some other members also pointed out that these issues have to be discussed with FIs since TT is providing a service for the FIs with full risk being borne by Thromde office. Some others also pointed out that a lump sum fees could be charged.

Decision

The proposal in principle was not approved but recommended for further discussion with FIs regarding their views.

Action: SLMS

Agenda 12: Over time approval endorsement

The officials of SLMS including 1 Head, 5 LR's, 2 intern officers and 2 SFA have been working over time since the handing over of new *Lagthrams* by NLCS to Thromde office for plots within Thimphu Thromde... The overtime tasks include compilation of 5% property transfer tax, mortgaged land, dispute / frozen *thrums*, new *Lagthram* charges, new Kasho land registration charges and photocopying of each *Lagthram*. Therefore the SLMS has proposed for over time payment for the officials who have been working overtime

Discussion

All the members appreciated the initiative and overtime works carried out by the staff of SLMS in order to hand over the new *lagthrams* to plot owners as soon as possible.

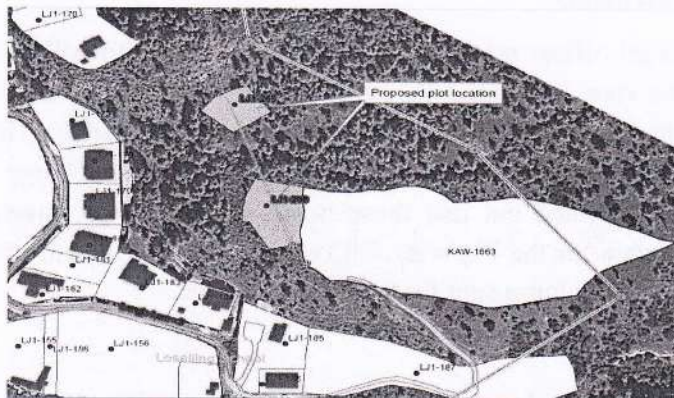
Decision

The Tshogde approved the overtime payment for the officials involved in overtime. However, the performance has to be monitored by the Head of SLMS.

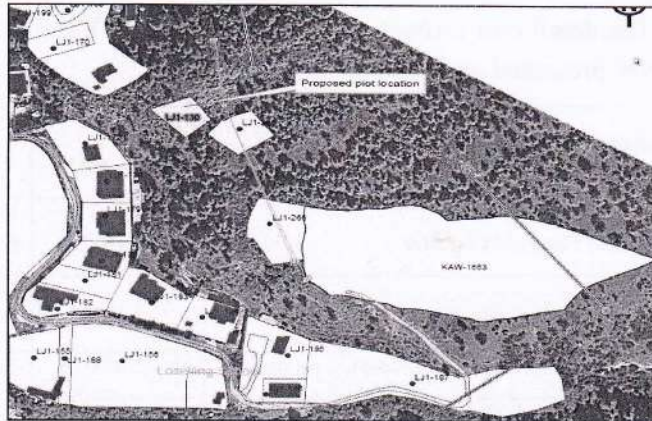
Decision: SLMS and DCFO for payment

Agenda 13: Land relocation case of Chuki Om Dorji, Tobgay S. Dorji & Karma Tsherim Dema of Langjuphakha

The Survey Engineer presented to the Tshogde the three land relocation cases which need to be deliberated and decided by the Tshogde. The first case was of Chuki Om Dorji and Tobgay S. Dorji. The plot substitute was allotted for the land taken by City for construction of water tank & forest range office. The detailed report was submitted on 27/01/2011 by Thimphu Thromde and the plot relocation was approved and conveyed approval vide letter no. NLCS/CID/48/2012-13/5047 dated 01/02/2013 during NCRP, Thimphu Thromde.



The second case was of Karma Tsheltrim Dema whose original plot falls in LAP and due to excess regularization of Langjophakha, the plot has to be relocated from the planned location. However, the plot has been identified within the LAP only, but the owner had not accepted the new location since the plot falls opposite to crematorium. Then it was identified out of LAP next to the other two plots of Chuki Om Dorji & Tobgay S. Dorji which as per TT map is an empty plot.



Initially Thromde had also identified other plots to be relocated in the same area but they refuse to accept other than Karma Tsheltrim Dema. The plot was then surveyed and demarcated during NCRP, but no formal approval from NLCS regarding the relocation case unlike other two plots.

The case was also discussed with NLCS during NCRP closing Meeting. As per the meeting, Thromde was to submit the detailed report with justification of the plot relocation.

Accordingly, proposal was also sent to NLCS for further review and approval but was not approved stating it falls under the E2 precinct which is a 'no development zone'.

Therefore, to review the case, it was submitted to Thromde Tshogde.

Discussion

Most of the members pointed out that precinct need to be changed from E2 to UV2 Sub Category II since the plots of Choki Om Dorji and Tobgay S Dorji fall in UV2 Sub category II. This is due to the unavailability of the area for relocation within the location. Moreover, it was discussed for need to update the precinct of OGZ plot which is also falling in the same precinct E2. Updation of precinct to be done by UPD

Decision

It was recommended to update the precinct to UV2 Sub Category II. The case is to be submitted back to NLCS as per the updated precinct for further review and approval

Action: Survey section, SLMS

Agenda 14: Installation of Electrical Incinerator in Crematorium

The Environment Division explained Tshogde the price comparison of the installation of electrical incinerator of 2012 and 2014. The cost of 1 unit Electrical Incinerator in 2012 was USD 53500 and now in 2014, the estimated cost was around USD 60000 which was around 12% increase.

The detail cost estimate as submitted by the Thai firm that installed one electrical incinerator was presented as follows:

Particulars	Cost in 2012	Unit price	Cost in 2014 (Nu in Millions)		
			For 1 unit	For 2 unit	For 3 unit
Installation of Electrical Cremator	USD 53500.00	USD 60,000.00	3.72M	7.44M	11.16M
Shipping and transportation price	?	USD 19,000.00	1.178M	1.18M	1.18M
DA for Technicians (Nu. 1500x120daysx4 persons)	Nu 720,000.00	Nu 720,000.00	0.72M	0.72M	0.72M
Food allowance for Technicians (Nu. 500x120daysx4 persons)	Nu 240,000.00	Nu 240,000.00	0.24M	0.24M	0.24M
Lodging for Technicians (Nu.20000x4 months)	Nu 80,000.00	Nu 80,000.00	0.08M	0.08M	0.08M
Round trip airfare for 4 technicians @ USD 675-2012 and @USD 779-2014	USD 2,700.00	USD 3,116.00	0.1932M	0.1932M	0.193,2M
Transportation cost (Kolkata- P/ling) via agent @Nu. 140000/container 40'	?		0.14M	0.24M	0.24M
Transportation from P/ling to Thimphu (4DCM load =40' container) @Nu 8000/DCM trip			0.032M	0.064M	0.064M
Total			6.3032M	10.16M	13.88M

Discussion

Many members expressed the appreciation for the initiative being taken to develop the crematorium; however, many requested Thromde to create more awareness on the use of Electrical Incinerator for cremation. Many *thuemis* expressed the need to install signboards at the site to inform people about such facilities.

Decision

Tshogde decided to take up the task of installing more electrical incinerators which must be designed according to the needs of the people like designing the incinerator in a way to fix the corpse in a sitting position which has been a practice for all Bhutanese. The work will be awarded to the same Thai company that has already installed one electrical incinerator at above quoted rates. Tshogde also decided to propose the development of incinerator under 3rd batch SDP funding of GoI, as the total requirement of ten units of electric crematorium cannot be made under the current budget. Additional budget is also required to install a dedicated substation to cater to the total load demand of about 2000 kVA.

Action: Environment Division

Agenda 15: Revision of rates for the Sunday Garment Market

The Environment Division presented the existing situation at the Sunday Garment market and the need to renovate and make it more helpful to only those who really need the services. Currently there are 196 stalls of which 162 are cloth vendors and 33 handicraft vendors. Each

stall is used by about 2 vendors in some place. There are also four more temporary stalls being setup in the nearby area and the rent is different for each stalls. These additional stalls are constructed without prior approval. The rent has not been revised till date since it started back in 2000. There is no provision of electricity and drinking water facilities and there is no space for extension for new stalls. Due to less or no monitoring being done by Thromde, it was also learned that, some stalls are rented/sold to or operated by other person in the name of the original holder. All these issues have to be verified and proper space has to be given to those who really are in need of the services. This was put up to Tshogde to seek necessary guidance.

The Environment Division also presented the scenario of fee collections from the stalls, the existing and the revised rate to the Tshogde.

Sl.No	Types of stalls)	Total No. of stalls	Revenue (Nu.)
1	Cloth Vendors (P1-160)	160+2extra	103,200
2	Handicrafts stalls (N1-11,M1-20)	31 +3 extra	35,750
A	Total Stalls & Revenue per Month	196	1,38,950.00
B	Revenue supposed to be collected per month Nu.		1,79,220.60
	Differences in revenue collected per month Nu. (B-A)		40,270.00
	Differences in revenue collected per year Nu.(Bx12)		483,247.20

The Division also put forth the difference in revenue collection if the rents are collected at the government rate (i.e. 20/sq.ft) and being raised by 10%. With the raise of fees, the services will also be improved with the implementation of good terms and conditions that are already being developed by the division. Now the Division will be working on the validation of the list of the people who really will be the real beneficiaries of the stall services.

Discussion

Some *thuemis* expressed the issues of illegal vendors being getting the benefits in the name of others. There has to be strict terms and conditions. If the vendor does not want to use the stall, it has to be surrendered to TT but will not be allowed to sell, transfer or rent out to others. Many *thuemis* were of the view that there has to be a strict monitoring from TT with regard to illegal vendor issues. The Legal section of TT also expressed the legality behind the rise in the stall rents. He informed that the new allotment has to be given only after giving a three months notification to the existing vendors and that the allotment should be according to the new terms and condition being developed. The DCD pointed out that, structural fees have to applied along with 20/sqft because of the use of structures.

Decision

Strict terms and conditions will have to be developed and the existing stalls have to be renovated with the area increase of 1 meter from both the sides. Prior notice has to be served to vendors about proposed maintenance works and the need for them to vacate the area till

completion of works. After the renovation, the fees will be 23.5/sqft (3.5 structural fees) and will be revised by 10% after 2 years in line with tenancy act. Illegal structures have to be dismantled and all have to be accommodated within existing area. The preferences shall be given to the existing vendors after strict screening of their genuineness. The budget for renovation will be used from reserve fund.

Action: Environment Division

Agenda 16: Monitoring of City Hawkers

The Environment Division presented the waste issues with regard to city hawkers (*Momo and Bathu* sellers along the street). The division proposed the need to levy charges to those hawkers to pay for the sweepers who will be made responsible for cleaning the street. There are currently 49 hawkers making a living out of it. The charges were calculated as follows:

Option-I

No of vendors	Charges/Month	Total fees	No of Sweepers	Payment/month	Total payment
49	1000	49000	3	10000	30000

Option-II

No of vendors	Charges/Month	Total fees	No of Sweepers	Payment/month	Total payment
49	1000	49000	5	6000	30000

Discussion

Some members said, it has to be discouraged while many were of the view that the people take up such business to support their families and that Thromde should put in place rules to operate such business and manage their waste properly.

Decision

Tshogde decided that hawkers will be allowed only in designated locations and can operate only up to 2AM in the morning. A fee of Nu 500/month will be levied which will be used to deploy few sweepers to make sure the area is clean the next day. They have to be registered with Thromde and after verification; a card will be issued and are to be monitored by designated sweepers and Thromde officials.

Action: Environment Division

Agenda 17: Membership to International Solid Waste Association

The Environment Division explained Tshogde the benefits of being a membership to International Solid Waste Management Association (ISWA). ISWA is a global, independent and non-profit making association, working in the public interest and is the only worldwide association promoting sustainable, comprehensive and professional waste management. The Division provided the fee structure to the Tshogde. There is a membership category of

Company/Organization level and an individual level and of platinum, gold and silver memberships. The fee structure is different for different categories. The benefits for being membership are getting all the resources necessary for solid waste and also a 50% reduction of fees.

Discussion

Many members were reluctant to agree with the proposal for gold and platinum membership. Many members were of the view that thorough study has to be done about the benefits from such membership. The legal section expressed the need to seek advices from MoFA since it is an international association. Some members pointed out that an individual membership could be applied for now.

Decision: The Tshogde approved individual membership.

Action: Environment Division

Agenda 18: Archery range in Dechenchholing (Delingdangrey)

This was brought up to Tshogde by Taba-Dechhencholing *thuemi* regarding the archery range in his locality. Since the authority to operate archery range is with BOC, the community have no right over it. Therefore the *thuemi* requested if the authority could be vested with the community, so that it could generate some income for the people living there. He also informed that the maintenance works will be carried out by the community.

Discussion

The Member secretary informed Tshogde that the reason for keeping the authority with BOC was with hope of making revenue for TT out of the operation of the range and to have proper safety measures in place.

Decision

The Tshogde decided that the authority to operate and maintain the archery range will henceforth be given to the community and a copy of letter and Tshogde minutes to be sent to BOC.

Action: Dechenchholing Thuemi.

Agenda 20: Use of reserve fund

The chairperson informed the floor regarding the 100million reserve fund available with the Thimphu Thromde that has been accumulated from past several years. He informed the members that the Thromde has earned an interest of Nu 7.6 Million from one year of fix deposit last year. Thimphu Thromde wants to use reserve fund for some very productive projects. Interest of Nu7.6M will be used for the construction of labour camps.

Decision

Tshogde decided to invest the reserve fund in the following projects:



1. Meat shop complex at CFM	-	30M
2. Unit to convert all plastics to Oil	-	40M (DHI-40M & GoI-35M)
3. LED Street lightings	-	10M
4. AMR and Sunday Garment market	-	4M (3+1)
5. Reserve fund	-	16M
Total	-	100M

The Tshogde also decided that 100M will be deposited in whichever financial institutions that pay the highest interest rate for next 6 months until the above projects are readied to take up.

Action: DCFO to find out which FI is willing to pay the highest interest rate and present to next Tshogde.

Agenda 21: Request to setup Karaoke by Aum Dechen Wangmo

It was submitted by DCD for *Tshogde's* deliberation. The applicant wants to set up a karaoke facility in Changbangdu near the Changjiji Bridge. It is at the basement floor and the locations fall under UV-2 MD precinct. According to DCD, as of today, all the entertainment approval such as *drayang*, karaoke and discotheque is given in the UV-1 Precinct only. UV2-MD Precinct is predominately residential.

Discussion

It was known that the karaoke is already operational. The Olakha *Thuemi* supported by Babesa *Thuemi* explained that setting up of karaoke does not create any disturbances to the community and more over it is located at the basement.

Decision

Tshogde decided that proper study has to be done to see whether setting up of such facility will have any disturbances or nuisance in the community. Also verification should be carried out to see whether the ground floor is commercial or not. If the ground floor is already used for commercial purposes, the karaoke will not be allowed and vice versa.

Action: DCD

Agenda 22: Additional construction of floors (top floor and *jamthog*) without Thromde's approval by Mr. Dorji Tshering

The issue was submitted to Tshogde by DCD. The owner Mr. Tshering Dorji has illegally constructed attic plus *Jamthog*. The site is located near helipad in Lungtenphu and the approved structure was 2B+G+2 but was built as B+3+Attic. The approved height G-roof pitch is 14.35Meter. Thromde tried every measures like demolition and disconnection of electricity but all in vain.

Discussion

DCD recommended the possible solution to Tshogde. It is to regularize the illegal floors (attic + *Jamthog*) at a DCR Rate with the submission of revised drawings. Since the building is located at the helipad site, he is being disadvantaged by the location some members said. As a result the building height has to be 3 storeys. Some members pointed out that the structures could be regularised if the attic could be modified in such a way that looks like it's not attic. Some members said that if the regularization fees are to be at the DCR rate, it could be very high that he may not be able to pay.

Decision

The structures could be regularized provided the attic has to be modified. The rate has to be worked out on DCR rate and communicate to him. The case has to be reported to next Tshogde.

Action: DCD

Agenda 23: Conversion of basement floor into Electric car service center and development of Govt. land into public parking by Mr. Tashi Wangchuk

The case was submitted by DCD. The issues are conversion of Basement Parking into Electric Car Service, Ground Floor shop into Car Show Room and occupation of Government land. The site falls in UV-2 and is located in Changzamtog. The DCD has sent a notification but the ground status still remains same.

Discussion

The DCD also recommended various possible solutions to the Tshogde:

- Regularization of the floor usage at DCR rate with the submission of revised drawings,
- demolish the slab constructed on the government land or could be proposed for long term lease with DCR penalty for illegal construction
- change in the Ground Floor usage and to keep it as a Shop.

Decision

The Tshogde decided that the floor could be regularized with nominal fees and the government land will be given on short term lease (20/sqft) and has to be renewed every year.

Action: DCD

Agenda 24: Request for Scrap yard at Semtokha LAP above workshop

It was also put by DCD. The applicant Damcho Zangmo requested to set up a scrap yard in Semtokha which fall in LAP, UV-1 precinct. It was observed that the proposed plot is an independent and vacant.



Discussion

Some members said that the scrap could be anything and there are chances it will create disturbances in the community. Few others said that it may lead to littering of the places. But some members said if once it is enclosed there will be no disturbances to the locality and therefore, can be approved.

Decision

Tshogde decided that the structure should be semi-permanent and must be enclosed. And it should not create any disturbances in the community. The owner should be asked to submit an undertaking that the operation will be discontinued incase Thromde receives any complaints from the community in the area.

Action: DCD

Agenda 25: Discussion on provision of energy efficient street lights along express way

It was brought up by the Electrical section of the Engineering Division to install energy efficient street lights along express way. With an aim to reduce the energy consumption and O&M cost on the street lighting within Thimphu Thromde, *Dasho Thrompon* had made a request to JK-Luxim Company based in Singapore to do the test installation of the induction lighting along the Thimphu express way during his visit to Singapore.

Upon *Dasho's* request, the team from JK-Luxim visited the country from 8th – 11th October 2014 at their own expenses. The team brought eight numbers of induction luminaries to do the test installation and compare their intensity and efficiency with the existing HPSV Street lights. The induction luminaries were installed and tested jointly and the results are as follows:

Actual Measurement (Onsite)	HPSV (400W)	JK ZD10-100E (100W)
E max (lux)	22 lux	32 lux
E min (lux)	2.5 lux	3.5 lux

He also presented the comparison of the electricity bill of the existing and the LED street lights. Currently TT is paying about **Nu 119188** per month and if it is replaced by LED, the cost can be brought down to **Nu 28350** per month which is about 70% saving compared to existing luminaries. The UNDP has agreed to provide USD150,000 for the project and rest will have to be mobilized departmentally.

Discussion

Many members supported that the new LED street lights could be more energy efficient and the O&M cost for Thromde will reduce substantially. Members pointed out that with

installation of street lights in different parts of Thromde, monthly electricity charges will only increase. Therefore, there is need to use low wattage lamps like LED for all street lights to reduce electricity consumption.

Decision

Tshogde decided to replace all street lights along the express way with LED/induction lighting under the grant assistance from UNDP and it will be tendered out with clear specifications. 10M from reserve fund will be utilized to replace street lights in other locations within City as well to get the overall impact on the revenue saving on a monthly basis.

Action: Electrical Section, Engineering Division

Agenda 26: Relocation of Chorten

This agenda was submitted by Babesa-*thuemi* regarding the relocation Chorten in Babesa.

Discussion

The *thuemi* informed that the site has been identified. Some members also shared the traditional believes regarding the location to be chosen for Chorten construction.

Decision

The Tshogde decided that the estimate regarding the relocation of Chorten has to be submitted to next Tshogde and that the same will be proposed in the coming year's budget.

Action: Babesa *Thuemi*

Any Other Business (AOB)

1. **Issuance of *Lagthram*:** SLMS raised issues with regard to issuance of *Lagthram* at the site. Sometime they have to refer the documents which are in the office and that disrupt smooth issuance of *Lagthrams*. So they want to issue in office giving the specific time for specific zones. Many members were of the view that in office, it will be very difficult because sometime when people come, relevant officials may not be in office and more over people will crowd the office. Therefore the members decided that the *Lagthrams* will be issued at the site LAP wise.
2. **A Movie Hall proposal by Aum Dechen, C/O Gup Sonam Dukpa:** The chairperson informed the floor regarding the proposal for construction of a movie hall in an 85 decimal land at Olakha. All the members felt it necessary to support such facility for the neighborhood and the size of the land is also adequate to have enough parking spaces. It was also reported that the movie hall will be of standard modern facility. Due to lack of such modern movie hall facility in Thimphu, the members also felt the need to promote our film industry and the employment opportunities offered for the

unemployed youth. The Tshogde decided to accord in principle approval for the location and ask the proponent to submit the conceptual drawings for review.

3. **Waste truck to be donated to Thimphu Dzongkha** It was also decided in 21st Tshogde that one of the garbage compactor trucks will be donated to the Thimphu Dzongkhag administration to cover door to door waste collection for the neighboring places like Kabisa and Debsi. Although a dumper placer is already approved to be given to *Dzongkhag*, they have requested to explore possibility of replacing with compactor truck to increase waste collection efficiency. Therefore the *Tshogde* again decided that the Environment Division should see if Thromde can donate an old compactor truck to *Dzongkhag* as proposed by DT.

Tentative date for next Tshogde: 27th February 2015.

Minute writer: Karma Dorji, Asst. Planning Officer.

*****THE END*****

