



Thromde Tshogde Minutes

3rd Thromde Council

2nd Thromde Tshogde 3rd Council

PART I - ENGLISH

Abbreviations

BOC	-	Bhutan Olympic Committee
DCR	-	Development Control Regulations
DLG	-	Department of Local Governance
DRD	-	Development Regulatory Division
DoC	-	Department of Culture
ECCD	-	Early Child Care Development
FY	-	Fiscal Year
GNHC	-	Gross National Happiness Commission
ID	-	Infrastructure Division
LAP	-	Local Area Plan
LG	-	Local Government
LRSD	-	Land Record and Survey Division
LUC	-	Land Use Certificate
M	-	Million
MLD	-	Million Liters per Day
MoE	-	Ministry of Education
MoEA	-	Ministry of Economic Affairs
MoHCA	-	Ministry of Home and Cultural Affairs
NFI	-	National Footprint Initiative
RCSC	-	Royal Civil Service Commission
SDP	-	Small Development Project
SEN	-	Special Education Needs
STP	-	Sewerage Treatment Plant
TEO	-	Thromde Education Officer
UPD	-	Urban Planning Division
WTP	-	Water Treatment Plant



2nd Thromde Tshogde –Thimphu Thromde

Date- 10th September 2021

Venue- RTC Conference Hall

Time – 9:00AM

Members Present

1	Dasho Ugyen Dorji	Thrompon	Chair
2	Mr. Karma Namgyel	Executive Secretary	Member Secretary
3	Mr. Ugyen	Taba Thuemi	Dy. Chair
4	Mr. Ugyen Penjor	Jungzhina-Pamtsho Thuemi	Member
5	Mr. Rinzin Dorji	Changangkha Thuemi	Member
6	Mr. Phub Tshering	Norzin Thuemi	member
7	Mr. Sonam Tshering	Changbangdu-Olakha Thuemi	member
8	Mr. Dorji Gyeltshen	Babesa Thuemi	member

Invitees

Sl. No.	Name	Designation
1	Mr. Kinley Penjore	Specialist, Project Manager, ADM-PIU
2	Mr. Sonam Dorjee	Chief ADM Officer
3	Mr. Thinley Norbu	Chief, UPD
4	Mr. Yeshe Wangdi	Chief Engineer
5	Mrs. Sonam Desel	Chief, Environment Division
6	Mr. Sangay Drukpa	Chief TEO
7	Mr. Tashi Phuntsho	Chief, DRD
8	Mr. Udesh Chhetri	Dy. Chief Finance Officer
9	Mr. Ugyen Dorji Tshechu	Dy. Chief Legal officer
10	Mr. Thinley Dorji	Head, Census Section
11	Mr. KingaG yeltshen	Sr.Thromde Health Officer
12	Mr. Sonam Tobgay	Dy. Chief, LRSD
13	Mr. Tashi Dendup	Sr. Finance Officer
14	Mr. Amir Mongar	Asset Manager



Sl. No.	Name	Designation
15	Mr. Karma Dorji	Planning Officer
16	Mrs. Sherab Tshomo	AMCO
17	Mrs. Zulkee Choden Rinzin	Media Relations Officer

Note: There were Six Officials from GNHC, DLG and HELVETAS as observers

Opening Remarks

The Chair welcomed all the members of the council and the invitees to the 2nd session of the 3rd Thromde Council. He also welcomed and thanked all the observers from DLG, GNHC and HELVETAS. The Chair informed on how and when the Tshogde of Thimphu Thromde is being convened following the provisions of LG Act for the benefits of the observers. The Chair also highlighted on the importance of delivering public services diligently and free of corruption. He also updated the members on some of the bigger ongoing projects within Thromde.

Agenda 2.1 - Follow up on the Decisions of the 1st Thromde Tshogde

The Planning Officer presented the implementation status of the 1st Thromde Tshogde decisions. There were no issues being raised and observed in the implementation of the 1st Thromde Tshogde Minutes.

Agenda 2.2 - Budget Presentation for the FY 2021-2022

The Finance Officer presented the approved budget for the FY 2021-2022 to the Tshogde. The recurrent budget for the FY 2021-2022 is Nu 234.756M. The majority of the current budget has been booked for pay and allowances and other emoluments followed by waste management, ONM for Babesa STP and World Bank 10-MLD WTP. This was presented to Tshogde for endorsement.

The Finance Officer also presented the capital budget for the FY 2021-2022. Total proposed budget was Nu 1226.35M including Education budget, SDP and RGoB.

The approved budget is Nu 1045.010M including 690M annual capital grants. The revised budget is Nu 1096M including Nu 22M RGoB for Education. Out of Nu 690M annual grants, Nu 312M has been apportioned and there is a balance of Nu 377.0M which is yet to be apportioned. The Finance Officer informed that the budget will be apportioned into the budgeting system as and when the activities are ready to be executed upon Tshogde's endorsement.



The Finance Officer also presented the breakdown of all the capital activities. The details of the capital budget have been attached as an annexure at the end of the document.

Discussion

The Chair stated that there is no need for discussion for the SDP grants and NFI grants. Only the Nu 690 annual grants can be discussed. He directed the Accounts Section to detail out the activities under Nu 690M and share it with all Thromde Tshogpas and Division Heads. Only then what has been included or not included could be discussed. The Chief ADM Officer reported that there is also a need to keep budget for the construction of low income housing for Thromde Workforce. The Finance Officer said that it can be included within the balance of Nu 377. The Jungzhina Tshogpa requested that the budget should have been shared to Tshogpas beforehand for effective deliberations.

The Chief ADM Officer informed that the new Customer Service Center for Thromde has been initiated. For this there is a requirement of Nu 1.0M budget. Hence it is put to Tshogde for approval of use of Nu 1.0M for the same.

Decision

The Tshogde endorsed the current and the approved capital budget for the FY 2021-2022 however, the details of the budget especially for the annual grants will have to be shared with all the Tshogde members including the Division Heads. Tshogde also directed the Accounts Section to submit the budget before hand to be Councilors for them to prepare prior to the Tshogde. Tshogde approved Nu 1.0M for the new Customer Care center from the approved recurrent budget.

Action – Accounts Section

Agenda 2.3 - Risk associated with Dechencholing Satellite Town

The Dechencholing Tshogpa submitted to the Tshogde the risks associated with the Dechecholing satellite town, the river side settlements. There is a risk of fire and landslide because the settlements are in cluster and very near to Wangchu River. They have been provided with plots above but they are not ready to shift. He reported that he has discussed with the people there and found out that the people are worried of the unforeseen hazards but at the same time people are also worried that they might be left homeless when they shift to new plots as it will be difficult for them construct buildings immediately.

Discussion

The Chair asked the LRSD if they have been issued with lagthrams, for this the Dy. Chief of LRSD reported that almost all have been issued with lagthram and a few are still with the Land Commission. The Chief of UPD submitted that the relocation could



have been affected due to ongoing infrastructure development works like construction of road. The Jungzhina Tshogpa submitted that it would be better for Thromde to put pressure on them to shift to new locations giving certain time period as the current location is very risky. The Member Secretary shared that there are chances of people building huts in the new plots when Thromde make them to shift to new locations. Therefore, they can be directed to build one small house on the new plots till they are able to build big houses. The same idea was also shared by the Chair. He also said that they must be given certain time to vacate the current area as it is very risky.

Decision

The Tshogde decided to issue notification immediately to shift to new plots within 6 months from the date a notification is served and options to build big buildings or small dwelling unit with proper setbacks can be given to them.

Action – Management

Agenda 2.4- Report on the RBG Structure near Reservoir Tank at Dechencholing

Taba-Dechencholing Tshogpa reported that near the R-1 Tank in Dechencholing, there is a structure which has been occupied by some people. There is no idea who resides there; it is neither the Thromde staff nor the staff of the RBG. The Tshogpa proposed if the Dechencholing plumber could be shifted there. Currently the area plumber stays in Changbangdu and has been very difficult to reach the site on time when there are water related issues in the area. The site can also accommodate construction of new workforce camps in future since it is nearby the current Thromde Workforce camps area.

Decision

Since it falls under Thromde tank area, Tshogde without any further deliberation directed the LRSD to process for LUC for the reported land. The site can also be used for construction of low income housing later.

Action- LRSD

Agenda 2.5 - Need for Community Hall in each Demkhong

The request for the requirement of community hall has been put forth by the Thromde Tshogpas. Currently when there is a community assembly or meeting to be held, it is adjusted in Schools and sometimes it is conducted in an open space. If there a community hall in the community, it can be used as meeting hall, community Lhakhang and also be used during service delivery such as annual census, health related advocacy programs, educational programs, seminars, public consultation, etc.



Discussion

The Norzin Tshogpa also pointed out that the ongoing Dolma Lhakhang construction in Thai Pavilion is to be used as community hall on one of the flats as per the former Norzin Tshogpa. This was discussed in the past Tshogdes. This was also supported by the Jungzhina-Pamtsho Tshogpa. The Dy. Chief Legal Officer proposed that a proper need assessment will have to be done before the construction of community hall in the community has been decided. This was also supported by the Thromde Finance Officer.

The Chair informed that with regard to Dolma Lhakhang, he will take up the talk with Zhung Dratshang. With regard to community hall, he proposed it could be better and wise to have built one in North, South and Central rather than having one in each constituency. Thromde will also have to be ready with land for construction and also the design for community hall first. The Dy. Chair submitted that once constructed the community hall will be utilized fully. Currently, it is very difficult to call people for zomdu as there is no fix venue for zomdu and have to depend on schools, the location of which is not so convenient sometimes. Currently, due to COVID situation there is not much of zomdu to be convened but it would be useful in future. The Member Secretary reported that Thromde does not even have own Head Office and we never know where the proposed town hall will come in future if approved. Therefore, it will be too early for now to have meeting hall in each constituency.

Decision

Tshogde decided at least a land for the construction of community hall will have to be identified, a total 10-13 decimal in each Demkhong and process for LUC with National Land Commission. Tshogde also directed DRD to come up with proto-type design for community hall in the meantime.

Action – DRD/LRSD

Agenda 2.6 - Storm Water Drain Issues within Norzin Demkhong

The Norzin Tshogpa submitted that the storm water drains within Norzin Demkhong are very old and requires frequent maintenances and cleaning. It would be better to clean before monsoon as there are incidences of drain blockages due to debris during monsoon he added. There are also cables and water pipes running through the drains causing blockages. It was observed that during disasters, all the workforce of the zones was sent to clear the debris at the site thus affecting the daily routine works.

Discussion

The Tshogpa also reported that the workforce cleaning the drains which requires hard labors are mostly women and most of them are elderly. The Chief Environment Officer reported that a routine cleaning is being carried throughout Thromde. The issues



submitted are well noted and will be taken up. Even the timetable for cleaning of the drains can be shared to the Tshogpa for reference. The Member Secretary stated that now the upper age ceiling for Thromde workforce is 60 and they are required to resign at the age of 60. He also reported that starting this year; the drain maintenance works have been contracted out and hence, the cleaning aspect which is dependent on the drain infrastructure will be taken care of. He also shared that storm water master plan has been developed and all new storm water drains henceforth are required to be developed in line the master plan.

Decision

Tshogde directed the Environment and ID to carry out frequent cleaning for public spaces and drains within Thromde. The work plan for public space and drain cleaning must be submitted to Tshogpa. The Environment Division was also instructed to submit the report on problematic areas related to drains to the Thromde Management.

The Environment Division was directed to send only few workforces during disasters. The remaining workforce should be delegated to do the routine works. Infrastructure Division should manage the disaster areas especially during the monsoons.

Action – Environment Division/ID

Agenda 2.7 – Use Jetting Machines for Cleaning Sewer Lines

The Norzin Tshogpa proposed that the jetting of the sewer lines must be done timely to avoid frequent sewer blockages with the help of water jetting machine. It would be better to procure additional jetting machine to cover whole area of Thromde. The use of water jetting machine proves to be more successful in clearing the sewer lines.

Discussion

The Member Secretary reported that the only jetting machine of Thromde has been damaged and could not be repaired as the spare parts are not available. Thromde could not even get eligible suppliers for such machineries. Currently it has been managed from Thimphu Dzongkhag. The Dy. Chair also submitted that there are same issues in other areas within Thromde and must be cleaned regularly. The Chair stated that there are just countable numbers sewers manholes which overflow, therefore, the sewer maintenance team must take note of these manholes and clear more frequently.

Decision

Tshogde directed that the manholes which overflow frequently have to be noted and clean on a routine basis. Tshogde also approved procurement of 2 jetting machines each for Environment and Infrastructure Division.

Action – Environment Division/ID



Agenda 2.8 - Request for 2 Garbage Trucks at a time and Garbage Trucks not coming on Time

This is put up as a proposal by the Norzin Tshogpa as the waste generated in Norzin areas is more compared to other parts of the City. He requested if 2 vehicles at a time. The one vehicle is filled within no time and takes time to go to dump and come back. Therefore, people pile up wastes along the road making the area dirty. He also reported that there is a waste water leakage from waste trucks causing foul smell along the roads.

Discussion

The Chief Environment Officer reported that currently it would be difficult to send 2 vehicles at a time since there are limited vehicles and all have to be sent at a scheduled time even in other areas. The Chair also stated that more waste trucks, around 17 numbers will be reaching here by the end of this year, once these trucks have been received, the services and frequency can be improved. The Changangkha Tshogpa also complained on the frequency of waste collection vehicles. People are complaining that the waste trucks are not coming on time. Therefore, sometimes the Thromde workforce land up cleaning the wastes when the monthly fees are paid to the private waste collection contractors. The Environment Division Chief reported that all vehicles have GPS installed and when people complain about waste trucks not coming, most of the time it has been found that the vehicle has actually passed the route. But as informed earlier, of course there are issues with less number of vehicles and it is undeniable. Also the construction of drop off centers in the community will ease these issues.

The contract period for waste collections services for the three private firms is due to be completed by March 2022. The Tshogde discussed that there is a need to explore different modalities for collection services. It was recommended that there is a need to study the different possibilities like leaving the wastes collection services to the Thimphu Thromde.

Decision

Tshogde decided that the small vehicle received through National Flagship program can be used for the Royal Waste Collection services and the current compactor truck used could be used during emergencies to supplement the current waste truck. There is a need to manage the waste collection services with the limited resources since the proposed new waste collection vehicles are scheduled to arrive tentatively in December. Once the additional waste trucks are received, the services and frequency must be improved. After the completion of the term for the waste collection contractors, strong terms and conditions will have to be laid down if it is to be outsourced again.

Action – Environment Division



Agenda 2.9 - Request for Wage Increase for the Thomde Workforce

The Tshogpas requested the Tshogde that the current wage rate for the Thomde Workforce is very low and there is a need to increase. The current wage is very low that it will be difficult even to buy basic necessities at home.

Decision

Tshogde without deliberations decided that it must be taken cared by the Thomde Workforce Service Rule. Tshogde directed the AFD to table the deliberations on Thomde Workforce Service Book in the coming Management Meeting and the same will have to be put to 3rd Tshogde for approval.

Action – Labor Officer

Agenda 2.10 - Request for a dedicated Vehicle for Thomde Tshogpas

The Thomde Tshogpas requested for a vehicle dedicated for the Thomde Tshogpas. The Dy. Chair on behalf of all the Tshogpas submitted that the vehicle will be used for site visits by the Tshogpas and this will even help monitor better the ongoing works in Demkhong besides monitoring and site visits carried out by the site engineers and Thomde Officials. Thomde Tshogpas are required to go to sites with Thomde Officials and therefore, the need for a dedicated vehicle for Tshogpas is found crucial.

Discussion

The Member Secretary reported that clarifications on the Entitlement Act for the LG elected functionaries will have to be sought from the relevant authority. For this the Jungzhina Tshogpa submitted that there is a provision for vehicle if it is for the Official purposes. The Chair stated that it is important for Thomde Tshogpas to monitor the ongoing works in Demkhong and therefore, it is heartening to know that all Tshogpas have come forward in doing so. Therefore, it is the duty of the Management to help the proposal put forth by the Tshogpas. The Chief ADM Officer reported that the current pool vehicles are not even sufficient for Thomde Officials and readjusting from the current pool vehicles won't be possible.

Decision

The Tshogde directed the AFD to procure one small new vehicle for Tshogpas and also directed the Tshogpas to strictly monitor the ongoing projects in their respective Tshogpas.

Action – AFD



Agenda 2.11 - Request for Sewer Connection in those uncovered areas in Changangkha

The Changangkha Tshogpa requested Tshogde that there are some areas in Changangkha and Motithang areas where there are no sewer connections. Of course majority of the areas have been covered but there are few areas where the sewer network coverage is required. He requested if Thromde has plans and programs to construct the network in the area.

Discussion

The Chief Engineer responded that it will be covered in the current FY 2021-2022 and it is already budgeted. There is not much left, therefore all these missing links and uncovered areas will be taken up in the area. The Chair informed that there has to be clear report on areas which are covered and which are not. This will be very clear while planning for the next FY.

Decision

Tshogde directed the ID to carry out the work as planned in the current FY and also directed the Division to update on the map and also maintain proper report/inventory of the places covered and those which are not yet covered.

Action – ID

Agenda 2.12 - Update on Construction of Drasha for Changangkha Lhakhang

The Changangkha Tshogpa requested the ID to update on the plan for the construction of Drasha for the Changangkha Lhakhang. The Lam of the requested if the plan has been cancelled or has been deferred, also if the drawing and designs Lhakhang have been submitted to MoHCA for approval.

Discussion

The Chief Engineer submitted that in the current FY, there is no plan for construction works in Changangkha Lhakhang. Since no proposal has been received for this FY, it was not included in the current FY. The Jungzhina Tshogpa stated that the Changangkha Tshogpa to first discuss with the concerned engineer. If it cannot be decided, then it can be discussed at the Chief level and then finally put to Tshogde.

In line with this, the Taba Dechencholing Thogpa reported that the recent Thimphu Dzongkahg Tshogdu has decided that all religious monuments within Thromde will have to be looked after by Thromde. He reported that if cultural Office could be instituted in Thromde, these things can be taken cared.



Decision

Tshogde decided that henceforth external infrastructures like water, sewer, road, street lights, etc. can be carried out by Thromde but within Lhakhang, it must be discussed with MoHCA and make it clear that it must be taken up by DoC. Tshogde also directed the ID to update the current activity status to Changangkha Tshogpa.

Action – ID/Management

Agenda 2.13 - Reconstruction of Babesa Chorten

This was also discussed and decided in the past Tshogde. The Babesa Tshogpa submitted that the reconstruction works need to be initiated soon. Even the budget has been provisioned for this earlier but it could not be carried out due to pandemic.

Discussion

The Chair directed to see the possibility of financing it through Demkhong budget since currently the Thromde revenue is running into deficiency. The Jungzihna Tshogpa detailed out that the reconstruction of Chorten is crucial because people in the community believe that it is for the protection of the community. The Chair stated that it can be deferred till the end of the FY so that the budget can be adjusted later. The Dy. Chief Legal Officer informed that there must be proper clearances from the MoHCA before any religious monuments are constructed and maintained.

Decision

Tshogde directed that a proper study will have to be done in consultation with the former Babesa Tshogpa and the Accounts Section and submit to the coming Tshogde the status of the Babesa Chorten reconstruction works/proposal.

Action – Babesa Tshogpa

Agenda 2.14 - Site Development works at Babesa Truck Parking area

This was also deliberated in the Management Meeting and the management has directed the AFD to study how the Management of truck parking in Phutsholing Thromde is carried out. The topic for discussion to the Tshogde was submitted by the Babesa Tshogpa. He submitted that Thromde must do something in the current truck parking area as there is poor waste management and no public toilets in the area.

Discussion

The Chief ADM Officer reported that as per the Management directives, the AFD has studied the management of truck parking in Phunthsoling and found out that there isn't any management done in Phunthsoling truck parking area. He reported that Thimphu Thromde has received a proposal from private individual to maintain the



Babesa Truck parking area. He proposed that it would be better if Thromde could construct the required infrastructure there and then give it on lease for the interested individuals for management.

Decision

The Tshogde directed the LRSD to process for LUC and DRD to design the necessary structures in the Truck Parking area like public toilet, canteen and other structures with estimate and put to next Tshogde for approval.

Action – DRD/LRSD

Agenda 2.15 - Parking Development at new Vegetable Shed at Babesa

This put to Tshogde by Babesa Tshogpa that there is a parking problem in the newly constructed Babesa vegetable shed. It is not convenient for people to do shopping without proper parking spaces. Therefore, he requested if Thromde could develop proper parking space in the vegetable shed.

Discussion

The Chair stated that not only in Babesa, the parking spaces are required for all vegetable sheds constructed within Thromde. He directed the ID to work out the proper estimate of constructing the parking spaces in all vegetable sheds. The Chief Engineer reported that approximately Nu 3.0M will be required for the construction of the parking spaces in all vegetable sheds within Thromde and therefore proposed to be booked under remaining annual grant balance. The Member Secretary in line with this submitted that there are issues with occupancy in various others vegetables sheds. Therefore, it would be better to terminate or reduce the scope of the ongoing vegetable shed construction work in Babesa Tshalu maphey area under SDP II. Even the progress has been found very slow at the site.

Decision

Tshogde decided to develop parking spaces in all vegetable sheds within Thromde and directed ID to workout proper estimate. The budget for the same could be booked from the balance of SDP budget allocated for the construction of Babesa vegetable after downsizing the scope. Tshogde also directed the ID to downsize the ongoing vegetable construction at Babesa under SDP II to single floor like any other vegetable sheds.

Action- ID



Agenda 2.16 - Report on the Status of the Bebesa ECCD

The Babesa Tshogpa requested on the update of the functioning of ECCD at Babesa since the construction of the ECCD has been completed long time back. The people have been questioning on why the ECCD isn't functional yet.

Discussion

The Member Secretary informed that the recruitment of facilitators has to be approved by the RCSC and accordingly the proposal has been sent but Thromde did not receive any response so far. The Tshogpa requested if the recruitment has not been approved by RCSC, Thromde recruit and make the ECCD functional. The Chief TEO informed that it was actually planned to operate right after the Thromde elections but it could not be operated since the facilitators could not be recruited. The Chief TEO even proposed to the Chief of SEN and ECCD Division that Thromde is ready to recruit 2 Class 12 graduates on muster roll with support from Thromde along with a fully trained facilitator from RBP center, the SEN and ECCD Chief verbally gave a green signal but did not get in writing., thus Thromde could not go ahead.

The center is well set up and Thromde is waiting only for the approval for recruitment of ECCD facilitators from RCSC. Thromde has been following up with RCSC for many times futilely.

Decision

Tshogde decided to follow up with RCSC or MoE through Thromde HR till the session closes this year, but if the approval doesn't come even in the next session, 2022, Thromde Tshogde has decided to recruit 1 or 2 trained facilitators and 2 supporting facilitators on muster roll through council's approval and operate the ECCD in 2022.

Action – CTEO

Agenda 2.17 – Request to Allow Construction of Low Cost Buildings within Thromde

The Changabangdu-Olakha Tshogpa put forth the request of the people that due to current pandemic, they are not able to construct buildings. Therefore they have requested if the construction of low cost buildings like bakal house and ply-board house can be allowed.

Discussion

The Dy. Chair submitted that it would benefit people with low income if proper rules and regulations for allowing such structures can be developed. The Member Secretary highlighted that Thimphu is a capital City and its tourist hotspot and we can't afford to have huts/bakal houses everywhere. But due to current pandemic if



people are not able to construct big houses, dagcha zhikom can be approved with proper guidelines. The Chair informed it would be better to develop a prototype with ply board and study. The Chief of DRD reported that as per the DCR, Dagcha zhikom is permitted under the category of semi-permanent structure. He informed that rather than making such constructions legal, if the Division could scrutinize the drawings based on traditional Bhutanese architectures, sanitation and disaster aspects and most importantly the location. He also feared the precedence this type of structure could set if formally regularized. The Dy. Chief Legal Officer submitted that it would be better to propose for a change in the DCR and then implement which is legally correct. The reason for not allowing such structures is also to prevent unforeseen disasters such as fire hazards added the Dy. Chief Legal Officer.

Decision

Since the Dagcha Zhikom is permitted in the DCR, the Tshogde decided to allow the low cost building construction from bakal and practice of particle board subject to fulfillment of Bhutanese architectural features. The proposal for such structures shall comprise of plans and elevations for the purpose of scrutiny.

Action – DRD

Agenda 2.18 - Road Connection from Changjiji Housing Colony to Old Highway

The Changbangdu-Olakha Tshogpa submitted the proposal for construction of road from Changjiji Housing colony connecting the Old highway above. This would help reduce congestion along expressway besides reducing travel time for the people living in the area.

Decision

The Tshogde without further deliberations directed the UPD to study plan and see if there is a provision or the feasibility for the construction of road from Changjiji housing colony to old highway above.

Action – UPD

Agenda 2.19 - Request for Road Marking in Changbangdu

The Changbangdu-Olakha Tshogpa requested the Tshogde to take up the road markings in the Changbangdu roads. This will help reduce rampant roadside parking affecting the swift traffic flow.



Decision

The Tshogde directed the ID to take up the road marking works in Changbangdu. Tshogde also directed the ID to repaint those zebra crossing and other markings within Thromde which are fading away within this FY.

Action – ID

Agenda 2.20 - Request for Waiving-off of Land Tax for Undeveloped Land

The Changbangdu-Olakha Tshogpa submitted that the people have been requesting to waive off the land tax for the undeveloped land. Due to pandemic, people are being impacted and requested if the land tax for undeveloped land can be considered waiving-off by Thromde.

Decision

Tshogde could not approve the waiving-off the land tax since it is already within the LAP areas and also Thromde has no authority to waive-off taxes.

Action – Changbangdu –Olakha Tshogpa

Agenda 2.21 - Penalty for Unauthorized Constructions

This was already approved by the management as proposed by the DRD. The Management has approved (i) a flat penalty of Nu 20,000 for all kinds of unauthorized constructions, (ii) to serve the penalty receipt (iii) 2 numbers of notices with 20 days duration. The proposal has been put up to Tshogde for further endorsement. It was also presented to decide on the effective date and the directives for already constructed structures.

Discussion

The Chair explained that this was mainly proposed to minimize the illegal constructions / structures within Thromde. The penalty is for not getting the prior approval from Thromde however, the other processes thereafter will be dealt separately in case the structures can be regularized as per DCR or if it is illegal / deviation and is not as per rule. The Dy. Chief Legal Officer informed that the Thromde has the authority to impose penalty and to reduce the duration and the number of notices for illegal activities. However, he proposed for a discussion on the legal process to be followed in case the penalty is not paid on time. The Jungzhina Tshogpa submitted that if the Tshogde has the right to change the existing building rules and regulations, the duration of notices served could even be reduced to 5-10 days because this will prevent the illegal constructions from progressing at the earliest. The Dy. Chief Legal Officer reported that the bylaws as per the Act can be amended by Tshogde. He also stated that if approved, it must be applied retrospectively.



Decision

Tshogde decided to not to allow any unauthorized construction within Thromde and approved a flat penalty of Nu 20,000 for any kind of unauthorized constructions and deviations. The notice duration is brought down to 10 working days for the first notice and 5 working days for the final notice. The Tshogde also directed the Legal Division and the DRD to work upon the Legal due processes in imposing penalties and serving notices. Tshogde also decided that this will be effective from the date of public notification.

Action – Legal Division/DRD/Management

Agenda 2.22 - Discussion on the Sale of Vegetables by the Grocery Shops

The Asset Manager presented to the Tshogde the issues and complaints put forth by public with regard to selling of vegetables by the grocery shops/cloth shops and hardware shops. He reported that this is affecting the sale of vegetables in the community vegetable sheds.

Discussion

The Jungzhina Tshogpa reported that the issue was even deliberated before and the talk with MoEA has been carried out. According to MoEA, the general category license holders are allowed to sell vegetables but inside the shop. The Member Secretary informed that such practices are allowed by the license. The Chair proposed that Government has spent a lot in constructing the vegetable sheds in various locations. Therefore, people should not be allowed to sell vegetables outside the shop. If they do not comply, then the people selling vegetables in vegetable sheds can be allowed to operate with more relaxations.

Decision

Tshogde decided to make a public announcement in Broadcast Media stating that no shops which sell vegetables will be allowed to sell vegetables outside their shop. If they do not comply, the vegetable vendors of the vegetable sheds will be given more relaxations to operate the businesses.

Action – Asset Manager

Agenda 2.23 - Rent revision for Meat Shop

The Asset Manager reported that the for the meat shops in upper Changzamtog, there are not many customers and the rent has been set high which is at par with others a meat shop. The meat shops doesn't even have peace road and people do not prefer to visit there.



Discussion

The Jungzhina Tshogpa informed that if one has been granted the rent revision considering all the issues raised by the vendors, many such requests will come up. Thromde has already agreed to develop amenities like parking and road and therefore, sales will be good he added. He also proposed if the meat vendors in the area can be changed and see if the sale is really affected due to location and amenities. This was also supported by Dy. Chair.

Decision

Tshogde decided that it is inappropriate to decide on individual case unless it is for mass. Therefore, decided that based on the genuineness of the case submitted and thorough verification by the asset manager, the Tshogde authorized the Chair to consider or not.

Action – Asset Manager

Agenda 2.24 - Concessions for the Vegetable Tshogpas –Exemption of Rental Charges

There are committees being formed in all vegetable sheds for smooth functioning of the vegetable shed and resolved any issue arising there. The Asset Manager proposed for exemptions of rent for the committee members as incentives as requested by the committee members.

Decision

Tshogde did not approve the proposal since the system has been instituted for the benefits of the vendors themselves and if they are not willing citing difficulties, it can be rotated amongst themselves.

Action – Asset Manager

Agenda 2.25 - Pay revision for the Contract Engineers and Architect

The Chief Engineer presented that there are Engineers and an Architect who were first recruited at P5 level and the past Tshogde has decided to promote to next level (P4) with pay of P4 after one year based on their performances. This time 4 contract employees, Mr. Teknath Suberi, Mr. Sonam Phuntsho, Mrs. Tandin Binda of ID and Mrs. Shrijana of UPD are eligible.

Decision

Tshogde approved the pay revision of the above 4 Officials of P4 level from October 2021.



Action – ID/Accounts Section/HRS

Agenda 2.26 - Award for National Toppers of BCSE and BHSE from Thromde Schools

This was also approved by Tshogde during the 2nd Council to award the National toppers from Thromde Schools with cash prizes and certificates. For the academic session 2020, there are 3 National level toppers one each from YHS, MHSS and Luntenzampa MSS submitted the Chief TEO. The proposal of the Chief TEO is to give them iPad rather than the cash prizes.

Discussion

Many members said that it would be better to give them the cash prizes as decided earlier because it will help them after the completion of the Classes 10 or 12. Some of the members also supported the idea of giving away the gadgets as incentives along with the certificates.

Decision

The Tshogde decided that the decisions on whether to giveaway cash prizes or the gadgets shall be left up to the Chief TEO and Executive Secretary. If it is cash prize, it must be as decided by the 20th Thromde Tshogde of the 2nd Thromde Council, i.e. Nu 50,000 for 1st, Nu 40,000 for 2nd and Nu 30,000 for 3rd toppers of Class XII from any stream and Nu 40,000 for 1st, Nu 30,000 for 2nd and Nu 20,000 for 3rd for the toppers of the Class X.

Action- CTEO

Agenda 2.27 - Proposal for City Bus at South Terminal

There is no City Bus terminal in the South and therefore it has been proposed in the current FY to construct a Bus Terminal one each in North and South of Thromde. The land for the North has been identified but for the South, the identified land for construction of City Bus Terminal at RTC junction seemed inadequate and proposed to establish at the location currently occupied as Archery Range by the Gup Kanjur. The area has been claimed by Gup Kanjur that the land was granted under Kasho to use in substitution to his land at Namsaling however, he did not produce the Kasho. Since there is no other ideal place for construction of City Bus terminal than this, it has been put to Tshogde for deliberations. Currently there is no proper place for buses and it causes inconvenience for the buses to move around.

Discussion

Many members felt that the location is very ideal and it is must to have at least one Bus terminal in the South. The members were of the view that if it is private land as



claimed, there must be thram or the claimant must produce anything to prove that the land belongs to him/her. Only then there is a room for consideration. If he/she has nothing to prove the claim, the construction of bus terminal must go on.

Decision

Tshogde decide to go on with the construction of City Bus terminal on the identified land in the South and directed the LRSD to send notification on the same to the concerned individuals to immediately vacate the land.

Action – LRSD

Agenda 2.28 - Endorsement of Roof Colors

Since there are different roof colors being used by the people, it doesn't look good. Therefore, it has been proposed for uniform colors for residential and institution buildings. The proposed color for residential is Green and Red for institutional buildings.

Discussion

Some of the members raised issues with regard to different types of Green color and different types of Red color. This would create confusion in people. Therefore, it would be better if Thromde could come up with one sample Green and Red color. Some of the members also put forth the need to make uniform building wall colors.

Decision

Tshogde approved Green color for residence and Red for institutions. Therefore, a public announcement will have to be made for strict compliances within 6 months for those roofs not painted and to follow the color code for new buildings hereafter. But before the public announcement, Tshogde directed the DRD to develop sample green and red colors.

Action – DRD

Agenda 2.29 – Regularization of Jamthog and its Uses

The chairperson shared that as per the pledges, the existing Jamthogs need to be regularized and given approval hereafter. Accordingly, a circular has been issued by the Ministry of Works and Human Settlements (MoWHS) regarding the construction of jamthog and its uses for uniform implementation throughout the country. And this shall apply to Thromdes as well. The Chief DRD read out all provisions of the circular.



Discussion

The chairperson informed that long before the circular issued, the issue has been discussed with DRD to study and compile the existing Jamthog and submit for further deliberation. Since, the circular was issued; it is Thromde's mandate to come up with proper guidelines that is fair, uniform and implementable. The number of units of Jamthog constructed will have to be recorded because it must be included in the tax collection system. The members also felt that the circular is not very clear and Thromde will decide on the use.

Decision

Tshogde decided to regularize the existing Jamthogs in use as independent units and will be allowed as per the function of the building but it cannot be used as entertainment centers. It can only be used as residential units, store and offices. Further, the number of units shall be inventoried immediately for planning, decision making and levying property tax.

Action – DRD

Agenda 2.30 – Issues with Opening below Main Roof

It has been observed that many ongoing constructions within Thromde have kept the huge opening below the main roof. This looks like attic and sometimes are even converted to attics with habitation. The opening under the main roof doesn't look good and it must be stopped before it becomes uncontrollable.

Decision

Tshogde unanimously agreed that no opening under the main roof shall be entertained and directed the DRD to strictly monitor and serve notification for rectifications immediately. The building inspectors should inform and accompany the area Tshogpas to the sites with deviations. In case of notwithstanding the notifications and verbal request to rectify the deviations, DRD must immediately inform and get support of the Management to stop the constructions at the initial stage.

Action- DRD

Agenda 2.31 - Babena Chorten to be taken out of BOC Compound

The Jungzhina-Pamtsho Tshogpa submitted Tshogde that the Chorten in Babena is inside the BOC boundary fencing. And therefore people do not have access to the Chorten. The Chorten has a very significant story and it is highly valued by the locals and it must be made accessible to the local people.



Decision

The Tshogde decided to bring Chorten out of the boundary fencing of the BOC. Therefore, Tshogde directed the Jungzhina-Pamtsho Tshogpa to submit the detail report on the significant of Chorten and submit to Thromde. Thromde will then forward the report to BOC for necessary action.

Action- Jungzhina Tshogpa

Conclusion

The Chair thanked all the members of the Council and the Officials of Thromde for fruitful deliberations and effective decisions being taken. The Chair also thanked all the external observers for taking time out of their busy schedule in observing the sessions of the Thromde Tshogde. Before closing, the Planning Officer read out the draft minutes to the Tshogde for validation of the decisions taken.

The Tshogde adjourned at 8:00PM. The tentative date for 3rd Thromde Tshogde is on December 10, 2021.

Rapporteur – Karma Dorji, Planning Officer



Annexure –Budget Details

Thimphu Thromde
Budget Proposal
FY-2021-2022

Nu. In Millions

SL. No.	Description	Amount	Remarks
1	Proposed	1226.350	
2	Education	350.500	
	RGoB	275.500	
	SDP	75.000	
3	Health	3.950	
4	Engineering	739.000	
	RGoB	531.000	
	SDP	68.000	
	PG	140.000	
5	Environment	51.900	
	RGoB	51.900	
6	Others		Civil, ICT, UPD, DRD, Survey
	RGoB	81.000	

Thimphu Thromde
Approved Budget
FY-2021-2022

Nu. In Millions

SL. No.	Description	Amount	Remarks
1	Approved	1045.010	
2	Education		
	RGoB	0.000	
	SDP	75.000	
3	Engineering		
	RGoB	690.010	
	SDP	90.000	
	PG	140.000	
4	City Bus	50.000	

Thimphu Thromde
Revised Budget
FY-2021-2022

Nu. In Millions

SL. No.	Discription	Amount	Remarks
1	Revised	1096.022	
2	Education	97.650	
	RGoB	22.650	
	SDP	75.000	1183.207
3	Health	1.000	
4	Engineering	517.662	
	RGoB	236.650	
	SDP	101.012	
	PG	230.000	
5	Environment	50.000	
	RGoB	50.000	
6	Others		
	RGoB	52.200	city bus/ computer peripherals
7	Annual Capital Grant	377.510	
	Balance in CD Acc.	187.695	
	Total Capital budget	1283.717	



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