

**Minutes of the 13<sup>th</sup> Thromde Tshogde Meeting****Venue:** Conference Hall, MoWHS**Date:** 8<sup>th</sup> March, 2013**Time:** 9:45 A.M. - 3:45 P.M.**Members present:**

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

**Members absent:**

1.	Dorji Dema	Motithang	Member
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**Participants present:**

Rinzin Dorji, Focal Person for City Address System, Bhutan Postal Corporation Ltd.

**Opening Remarks:**

The Chairperson welcomed the Tshogde members and the participants to the meeting. He made the following opening remarks:

- The 2<sup>nd</sup> Annual Thrompon Conference held in Samdrup Jongkhar from 15 - 16 February, 2013 was a success and the need to work closely with all the Thromdes was highlighted. He informed that the 3<sup>rd</sup> Thrompon Conference will be held in Gelephu in the winter of 2013.
- The Chairperson informed that the Budget for financial year 2013-2014 will be put up to the Ministry of Finance after the endorsement from Tshogde meeting. Thimphu Thromde budget has 2 categories: 1. Current budget & 2. Capital budget. The current budget is supposed to sustain the Thromde. To be self-sufficient, we need to increase taxes which is a very



challenging task. The revenue collected from water bills & parking fees cannot sustain Thromde since the 5 % property ownership transfer tax & building scrutiny fees have drastically decreased. He proposed that waste collection has to be charged since the maintenance of the garbage trucks/vehicles expenditure is very high. He stressed that Division & Section Heads should always be mindful about cutting down costs in order to be self sufficient. In the 14<sup>th</sup> Thromde Tshogde, a holistic waste collection fee/charge should be worked out and presented by the Environment Division for every category of business listings which will then be presented to the Ministry of Finance to be implemented in the next financial year. He also stressed the need to expedite setting up small restaurants at the Coronation Park & Sangaygang.

- As discussed in the 11<sup>th</sup> Thromde Tshogde meeting, Thimphu Thromde should take over the over-all management of the vegetable market and the parking in the Centenary Farmers Market from BAFRA before the Government leave office. The CFM is expected to generate a lot of revenue for the Thromde. For this, Thimphu Thromde has to study the costs & benefits and the viability of taking over the vegetable market. It was decided that the Centenary Farmers Market will be placed under the Environment Division of Thimphu Thromde.
- The Chairperson also expressed appreciation for the progress seen in terms of improved roads, lesser pot holes, and less water shortage complains.

The Member Secretary introduced two new staff in the Thromde to the Thromde Thuemes; the Internal Auditor & the Planning Officer.

#### Review & Endorsement:

#### Follow up Action: 12<sup>th</sup> Thromde Tshogde Meeting held on 15<sup>th</sup> December, 2012

Sl. No	Issues Discussed/Decision	Decision/ Directives from TTM	Action and follow up by;	Actions to be taken
	Review and Endorsement 11 <sup>th</sup> Thromde Tshogde minutes.	11 <sup>th</sup> Thromde Tshogde	TT	Endorsed
	Adoption of 12 <sup>th</sup> TTM	12 <sup>th</sup> TTM	TT	Endorsed
1	Waive off of Penalty	-do-	AFD	Thuemis to review and submit
2	Issuance of Pool Bike for water meter reader	-do-	AFD	List of two wheelers in running condition prepared and being submitted for decision.



3	Incentive/salary increase for Surveyors	-do-	AFD	Approved and waiting for endorsement
4	Land registration fee to be increase	-do-	SLRS	To be announced to the public after endorsement
5	Land for developing Lhakhang in Taba	-do-	UPD	Identified and informed the Dechencholing-Taba Thuemi
6	Agenda from Norzin Thuemi	-do-	Engg. Div	Approved & Completed
7	Collection of penalty by inspectors	-do-	CSD, AFD	To be discussed in detail in the next Tshogde
8	8.1: Increase in built up coverage of Mr. Pema Tshering	-do-	DCD	Action taken, approval accorded based on Tshogde's approval.
	8.2: Location clearance to establish mobile carwash center	-do-	DCD	Action taken. Issued letter informing them that it is not approved. To be discussed further in next Tshogde
	8.3: Requirement of lift provision for buildings more than G+3 +attic	-do-	DCD	To be discussed further in next Tshogde
	8.4: Water Tariff Revision for 2013	-do-	CSD/DCD	Being forwarded for approval and being followed up
	8.5: Endorsement of Supreme Court Drawings	-do-	DCD	Pending
9	Fee for the displaying the banner within Thromde Area	-do-	Env. Div/UPD	Assessment and tender document under preparation
10	Renting of labour camp by outsiders	-do-	Engg. (Roads)UPD	Under process
11	11.1: Drinking Water for Babesa from ADB	-do-	ADB	
	11.2: Installation of Sewer line across the Express way	-do-	Engg. (Roads)	Approved
	11.3: Undersized plot of Tandin Choden and Tandin at Babesa LAP	-do-	UPD	
	11.4: Temporary constructions in E-4 zone for undersize plots	-do-	DCD	
	11.5: 3.75 land transfer from Kinley Bidha to Passang Lhamo	-do-	SLRS, Babesa T	
	11.6 Regularization fee for a building	-do-	DCD/AFD	Action not taken
12	Adjustment for Kesang Dema's plot	-do-	UPD/SLRS	Adjusted
13	Betterment charges for Tashi Wangchuk	-do-	UPD	Yet to be forwarded to NLCS
14	Payment of design fees for Jabla, Changzamtok	-do-	AFD	Informed the owner and awaiting a response
15	Endorsement of change of road alignment in Langjophakha LAP	-do-	UPD	Endorsed
16	Approval of betterment charges in Taba LAP & GLD	-do-	UPD	Approved. Information captured in NCRP and yet to be forwarded to NLCS



17	Approval for Dechencholing Satellite Town	-do-	UPD	Approved. Survey and allotment to be done once the UPD receive the final list
18	Endorsement for change of road alignment in Taba LAP	-do-	UPD	Change effected
19	Purchase of JCB and Sweeping Machine	-do-	AFD, Engg. (Roads)	Approval of MoF obtained purchase order kept pending as per management order

### Adoption of Agenda:

- City Address System.
- Penalty for waste dumping.
- Urban house insurance.
- Sonam Lhamo & Lhaden's case in Hejo-Samtenling LAP.
- Approval for new rate of nursery seedlings.

### Agenda 1: City Address System

Senior ICT Officer made a presentation of the road names assigned in the city for the Tshogde's approval as directed by the Lhengye Zhungtshog (Cabinet). He informed that the Lhengye Zhungtshog has directed that the Lhengye Zhungtshog will be naming the National Highways whereas the roads in the city will be named by the Thimphu Thromde with assistance from the Dzongkha Development Committee (DDC) on the lingual component. The City Address System is expected to be complete by July 2013.

He informed that a lot of challenges were encountered in the process; the road names were based primarily on the historical names of Villages. Lack of such documentations was a hindrance. Having to name too many roads in the city was also an overwhelming task.

The Chairperson said that minor changes could be made in the names and also suggested that the length of the roads in km should also be documented along with pictures in the final report. After finalization of the 63 road names, the proposal should also be submitted to His Majesty the King for his kind information and wise comments. The Tshogde welcomed the initiative since the system would benefit the public at large.

**Action:** Senior ICT Officer & Head, GIS.



**Agenda 2: Waive off of Penalty**

As per Para 1.1.2 of Audit Report 10552 on the Revenue Accounts of Thimphu Thromde for the period from 01.07.2009 to 30.06.2010, the Royal Audit Authority has imposed 24% penalty, amounting to Nu. 304, 992.40, on late deposit of revenues amounting to Nu. 6,162,207.00.

The Thromde Tshogde was requested to kindly consider waiving off the penalty since cash could not be deposited in the bank immediately in view of the following genuine reasons that:

- the limited staff in the Revenue Section were required to update books of accounts besides depositing money in the bank
- there was lack of adequate staff in the Revenue Section during the tax collection season
- banks closed transactions in the afternoon which made it difficult for depositing cash collected in the morning
- checks issued by clients got bounced at times
- Government holidays falling on working days delayed deposit of revenue collections

Since Thromdes are empowered to utilize, manage and control their revenues without depositing them with Ministry of Finance, the Thromde Tshogde decided to waive off the entire penalty imposed as per Para 1.1.2 of Audit Report 10552 on the Revenue Accounts of Thimphu Thromde for the period from 01.07.2009 to 30.06.2010. The staff of Revenue Section were, however, warned by the Chairman not to repeat such mistakes in future.

**Action:** Revenue Section & Thuemes.

**Agenda 3: Regularization of excess expenditure incurred**

In response to para RAA/SCID/TCC/2012-2013/14 on the accounts and operations of Thimphu Thromde for the period from 01.07.2010 to 30.06.2011, Thimphu Thromde explained to the Audit Exit Meeting of 16 January 2013 that, in the financial year 2010-2011, our expenditure and advance payment of Nu. 275.002 million (Nu. 264.804 + Nu. 10.198) exceeded fund release from DPA and internal revenue of Nu. 247.354 (Nu. 169.016 + Nu. 78.338) by Nu. 27.648 million.

It was suggested by the audit team that the excess expenditure of Nu. 27.648 million should be regularized by the Thromde Tshogde.





The Thromde Tshogde, therefore, accorded ex-post facto approval for excess expenditure of Nu. 27.648 million, which included advances of Nu. 10.198 million, incurred for Thimphu Thromde during the financial year 2010-2011.

**Action:** AFD.

**Agenda 4: Request for Clearance**

Head of DCD informed the Tshogde that Druk Mhe-Wang Fabric Unit, a maker of disposable paper bags, plates, & cups, has requested the Thromde for clearance for establishment of a manufacturing plant at Olakha. He added that the unit would be driven by 36KW power. The Chairperson said that although the proposal sounds practical, the Thromde should first study the advantages & disadvantages of the business establishment before clearance is given. He instructed Head, DCD to look into the pros and cons properly before giving approval. Important aspects like noise pollution, fume emission, other environmental impacts, etc. should be studied. Chief Urban Planner supported the proposal because the business would generate employment for a lot of unemployed youth. The Tshogde decided that an agreement shall be drawn from the proprietor with set terms and conditions prior to approval. The agreement should specifically contain that in the event the manufacturing work turns out to be a nuisance to the neighborhood, the business should stop operating.

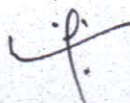
**Action:** DCD.

Head of DCD also submitted another request made for setting up a hotel in a residential area measuring 10 decimals in Changbangdu. The Tshogde was of the opinion that if this request is approved, it will set a precedence thus inviting more such applications. The Chairperson said, the request was not practical given the area (10 dec. only), parking space would be insufficient and the environment would not be conducive also. The Tshogde rejected the proposal.

**Action:** DCD.

**Agenda 5: DSA for Mr. Tamiki Nakashima**

The Member Secretary informed the Tshogde that Senior Environment Officer, Mr. Tamiki Nakashima went on earned leave to Japan. During his stay there, he managed to meet some contacts





who could assist Thimphu Thromde in waste management. A second hand excavator and 4 second hand compactor/garbage trucks were finalized to be brought in-to Bhutan. However, it is huge expenditure for the machines to reach Bhutan costing the Thromde approximately US\$11,000. For this, a proposal has been submitted to the Embassy of Japan through the GNHC for logistical assistance. Mr. Tamiki had to travel often for 8 days between Kobe, his home town, and Tokyo which is about 500 km away. During his travels, he incurred US\$ 2,400 in total and has requested the Thromde to kindly re-imburse the expenditure. The Tshogde appreciated Mr. Tamiki's effort in obtaining the machines and approved payment of DSA of US \$ 2,400 in local currency from Thimphu Thromde's budget.

**Action:** AFD.

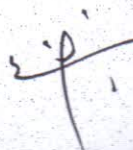
**Agenda 6: Mrs. Zangmo's land substitution**

Land Record Officer briefed the floor about Aum Zangmo's land substitution case measuring 43 dec. from Hejo Dzong Precinct to Zilukha Action Area Plan. The issue arose because of the difference in PAVA rates; the land in Hejo is Nu. 78,538.68 per dec. (PAVA rate for Dzong Precinct) whereas the land in Zilukha is Nu. 100,353.53 per dec. (PAVA rate for Zilukha Action Area Plan, UV-2, MD precinct). In an effort to obtain the land substitute, Aum Zangmo has submitted an undertaking stating that she does not own any land anywhere in the country. To this, the Chairperson reminded that such undertakings cannot be taken into consideration unless her census status and asset ownership (land) is thoroughly investigated. If Aum Zangmo and neither of her family members under the same census own no land at all, the substitution can be given after getting approval from NLCS. However, he stressed that the case should be studied well because it will set a benchmark thereafter. The Chairperson instructed that all such land substitution cases be reviewed and submitted in the 14<sup>th</sup> Thromde Tshogde.

**Action:** SLRS & UPD.

**Agenda 7: Increment for URDPS labourers**

The Member Secretary informed that road maintenance workers are paid Nu. 165/- only per day. Since road & pot holes maintenance is a very difficult job, request is made for an increment of Nu.30/- per day for the 30 labourers under URDPS. If approved, their total payment will increase to





Nu. 195/- per head. However, the increment is to be given during road resurfacing work only. The Chairperson noticed that dry sweepers remain idle mostly along the roads. He said it does not make sense sweeping the roads and instead asked the Chief Engineer to instruct the Lajabs to maintain the drains properly and keep the surroundings litter free. The Tshogde decided that an increment of Nu.30/- will only be affected for URDPS labourers during resurfacing works.

**Action:** AFD & URDPS.

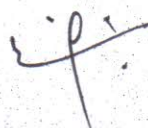
**Agenda 8: Overtime payment & lunch allowance for NCRP staff**

As per Note sheet No. 01/UPD/TT/Adm/2013/3250 dated 14/02/2013, an additional budget of Nu. 2,227,700.00 (Two million two hundred twenty seven thousand and seven hundred) was projected to meet the overtime payment and lunch allowance for the month of January and February 2013 for the NCRP. The Member Secretary informed that approximately Nu. 2,880,000.00 was incurred so far for the NCRP till December 2012. The total amount now exceeds over Nu. 5,000,000.00 (Five million) for the entire NCRP period. He said the cost will have a huge impact on the internal revenue of the Thromde. However, with strong justifications, a supplementary budget proposal will be submitted to the Department of Budget, Ministry of Finance. The main reason for the extra cost incurred was due to non completion of work on scheduled work plan and due to the complexities involved in urban land scenario and the huge number of plots to be re-surveyed. During the discussion, the floor speculated about audit memos that might arise in the future. To this, the Chairperson said that the Royal Audit Authority will have no objection in this matter because the NCRP was done for national interest and the Local Government Act gives the Thromde autonomy to utilize funds from the internal revenue. After much deliberation, the Tshogde decided that the Thromde shall spend the extra expenditure incurred for overtime payment and lunch allowance from the savings current budget and from the reserved fund if that is not sufficient.

**Action:** AFD and SLRS.

**Agenda 9: Budget proposal for the 2013 - 2014 financial year**

The Chief Administrative Officer presented to the Tshogde the budget proposal for the 2013 - 2014 financial year. The proposal amounted to Nu. 416.881 million of which Nu. 145.031 million was for current expenditure and Nu. 271.850 million for capital expenditure. The Chairperson said that the





amount we are spending is alarming and that the Thromde can never be self-reliant if we continue to follow the same trend. He stressed that we should be responsible and cut down costs as much as possible in order to be self-sufficient. He informed that cleaning campaigns will not be held henceforth and instead land owners will have to clean their respective areas themselves. While our current expenditure amounts to Nu. 145.031 million, our revenue forecast for the financial year 2013-2014 is Nu. 100 million only. We therefore require subsidy of Nu. 45.013 million from Ministry of Finance for meeting our current expenditure. In case we do not get the proposed subsidy of Nu. 45.013 million, the Chairperson recommended that maintenance of water supply be slashed into half.

**Action:** AFD.

**Agenda 10: 2004 Thram transfer case (to be discussed in the next Land Committee Meeting)**

**Agenda 11: Agendas from Chang Bangdu - Olakha Thueme**

To the Thueme's concern over a need of proper drainage system in Olakha, the Chairperson assured that a site visit shall be made soon with the Environment Division and study whether a retaining wall is required.

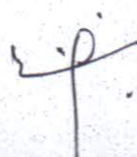
**Action:** Environment Division.

To the concern over the Chorten which is being damaged by Wangchhu, the Chairperson said storm water drains will be build to protect the Chorten.

**Action:** Engineering Division & URDPS.

To the Thueme's last concern, approval was accorded for an access road and construction of two toilets for the Lhakhang located below Samarzingkha for the benefit of the public.

**Action:** URDPS & Sewerage Section.





**Agenda 12: Agenda from Babesa Thueme**

Babesa Thueme raised concern over the waste water from the construction of RENEW Rehabilitation Centre flowing into the spring water which is apparently the main source of drinking water for some Simtokha residents. To this, the Chairperson informed that on a cost sharing basis with the land owners who will benefit from this water line, a main water line (approx. 6km pipe) will be brought from Chamgang soon. He said the BPC sub-station in Simtokha is also ready to assist in the work. An amount of Nu. 10,000,000.00 (Ten million) is estimated for the work. He said if the fund is not sufficient, then the balance funds could be used from the GoI fund. Thereafter, water shortage problem in E-4 Precinct areas is expected to be solved. The Tshogde came to a decision that the work will be tendered out soon.

**Action:** Water Supply Section & Engineering Division.

**Agenda 13: Penalty for waste dumping**

Head of DCD informed the floor that a total penalty of Nu. 250,000.00 (Two hundred and fifty thousand) was not paid by defaulters. He said that it is unfair when some people are exempted from paying fines while some are imposed without any exceptions. To this, the Chairperson explained that if there are very genuine reasons for dumping materials, the Thromde has to look into the matter and give considerations. He added that a name list of defaulters with other information (identity card number, address, remarks/reason for having imposed the fine, photographs could also be added) who have not yet paid their fines should be given in the newspapers along with a deadline to pay their fines and the last option would be to forward them to Court.

The Tshogde came to a conclusion that the fines should henceforth be collected by the Revenue Section instead of the Inspectors collecting them directly. The Inspectors' collection report shall be presented in every Tshogde meetings for endorsement and the 50% incentive will thereafter be given to the concerned Inspector from the current budget. It was also decided that there shall be no overtime payment for the Inspectors.

**A comprehensive list .**

Date	Mode of Offender	Amount	Paid(√)	Not Paid(√)	Name of the Offenders	Remarks
19/4/2012	Sale of goods on the streets	1,000.00	√		Panglung Enterprises	



-do-	Dumping of waste other than the approved site	500.00	√		Mumta (City Bus Stand)	
-do-	Littering at public places	100.00	√		Bangali	
21/4/2012	-do-	100.00	√		-do-	
-do-	-do-	100.00	√		-do-	
-do-	-do-	100.00	√		-do-	
-do-	-do-	100.00		√	Vivajad	17251302
-do-	-do-	100.00		√	Bupindra Rai	17265437
-do-	-do-	100.00	√		Bangali	
-do-	-do-	100.00	√		-do-	
29/4/2012	Displaying of goods	1,000.00	√		Sunday Market	
21/4/2012	Dumping of waste other than the approved site	500.00	√		Sunil Norzin Lam	
7/5/2012	-do-	500.00	√		Etho Metho Plaza	
7/5/2012	Dumping of waste into the river, streams, drainage and other water bodies	1,000.00	√		Lhaki General Store	
7/5/2012	Dumping of waste other than the approved site	500.00	√		Hotel Jomolhari	
7/5/2012	-do-	500.00	√		Yak Handicraft	
9/5/2012	-do-	500.00	√		Tashi Shopping complex	
9/5/2012	-do-	500.00	√		Sunrise Sport	
9/5/2012	-do-	500.00	√		Hotel Yoezer	
12/5/2012	-do-	500.00	√		Tobgay Auto Mobile Workshop	
12/5/2012	-do-	500.00	√		Dechen Workshop	
12/5/2012	-do-	500.00	√		Mr. Tshering	
12/5/2012	Urinating or defecationg	100.00	√		Yeshe	
12/5/2012	Dumping of waste other than the approved site	500.00	√		Winner Pub	
12/5/2012	Urinating or defecationg	100.00	√		Tenzin Dorji	
17/5/2012	Urinating or defecationg	100.00	√			



17/5/2012	Dumping of waste other than the approved site	500.00	√		Namgay Tshering	
17/5/2012	Failure to provide waste bin	500.00	√		Aum Karma	
17/5/2012	-do-	500.00	√		Thinley Namgay	
29/5/2012	Littering at public places	100.00	√		Aum Shazam	
28/5/2012	Placing or storing of goods including construction materials	2,000.00	√		Lhaden Pema	
28/5/2012	Dumping of waste other than the approved site	500.00	√		Hotel Jomolhari	
29/5/2012	Sale of goods on the streets on the walk ways	1,000.00	√		Suk Maya	
30/5/2012	Dumping of waste other than the approved site	500.00	√		Hotel Jomolhari	
31/5/2012	Placing or storing of goods including construction materials	2,000.00	√		Nidup Tshering (Zilukha)	
2/6/2012	Any nature of waste being found within their business unit	500.00	√		Bab Kinga	
2/6/2012	-do-	500.00	√		The Urban Dress Shop	
11/6/2012	-do-	500.00		√	Hotel 89	
12/6/2012	-do-	500.00	√		Zangdopelri Complex	
12/6/2012	-do-	500.00		√	Gawa Dorji	
12/6/2012	-do-	500.00	√		Namgay Wangchuk	
20/6/2012	-do-	500.00	√		City Bus stand	
13/7/2012	-do-	500.00	√		City Bus stand	
17/6/2012	-do-	500.00	√		Namgay Dem	
17/6/2012	-do-	500.00	√		US Enterprises	
17/6/2012	Placing or storing of goods including construction materials	2,000.00	√		Namgay Wangchuk	
17/6/2012	Sale of goods on the streets on the walk ways	1,000.00	√		Dawa Bidha	



17/6/2012	Sale of goods on the streets on the walk ways	1,000.00			Sangay T/Khang	
18/6/2012	Any nature of waste being found within their business unit	500.00	√		Samten T/Khang	Cancelled by Dasho Thrompon
18/6/2012	Any nature of waste being found within their business unit	500.00	√		Changjiji	
18/6/2012	-do-	500.00	√		Changjiji Picture Hall	
18/6/2012	-do-	500.00	√		Changjiji Housing complex Block -33	
18/6/2012	-do-	500.00		√	-do- (54)	
18/6/2012	-do-	500.00	√		-do- (51)	
18/6/2012	-do-	500.00		√	-do- (45)	
18/6/2012	-do-	500.00		√	-do- (44)	
18/6/2012	-do-	500.00		√	-do- (43)	
18/6/2012	-do-	500.00	√		-do- (39)	
18/6/2012	-do-	500.00	√		-do- (41)	
18/6/2012	Dumping or releasing of waste into the prohibited area by regulation	20,000.00			FCB building	Cancelled by Head DCD
18/6/2012	Any nature of waste being found within their business unit	500.00		√	-do- (23)	
18/6/2012	-do-	500.00	√		-do- (20)	
18/6/2012	-do-	500.00		√	-do- (01)	
18/7/2012	-do-	500.00	√		Pema & Dema	
18/7/2012	-do-	500.00	√		Ngawang T/Khang	
24/7/2012	-do-	500.00	√		Building No. 3 -A Taxi parking	
24/7/2012	-do-	500.00	√		Yeshe Zam	
24/7/2012	Sale of goods on the streets on the walk ways	1,000.00		√	Sonam ( Sunday Market)	
27/7/2012	Sale of goods on the streets on the walk ways	1,000.00		√	Sunday Market	



16/8/2012	Dumping or releasing of waste into the prohibited area by regulation	20,000.00	√	Ashi Tshering Pem Wangchuck, Ashi Tshering Yangdon & Ashi Sangay Choden
12/9/2012	Placing or storing of goods including construction materials	2,000.00	√	Sersang School (Motithang)
14/9/2012	-do-	500.00	√	Meat Shop Changji
18/9/2012	Sale of goods on the streets on the walk ways	1,000.00	√	Rinchen Tshering (SM)
18/9/2012	Sale of goods on the streets on the walk ways	1,000.00	√	Yeshe Yangkil T/khang
18/9/2012	-do-	1,000.00	√	Tshering Meto (SM)
18/9/2012	-do-	1,000.00	√	Ugyen Dorji T/Khang
18/9/2012	-do-	1,000.00	√	Pasitra Veg Shop
18/9/2012	-do-	1,000.00	√	Zambala General Shop
18/9/2012	-do-	1,000.00	√	Shop No. 3 H/market
18/9/2012	-do-	1,000.00	√	Druk Advanture Gear
17/8/2012	-do-	1,000.00	√	Dema (SM)
18/9/2012	-do-	1,000.00	√	Tshewang Rinzin
18/9/2012	-do-	1,000.00	√	Jamba Zangmo
18/9/2012	-do-	1,000.00	√	EDUX Enterprises
	<b>Total amount</b>	<b>92,200.00</b>		
	<b>Due Amount</b>			
	<b>Cancelled Amount</b>			

Action: DCD.

#### Agenda 14: Land for livestock products sales counter and BAoWE

The floor was informed that the Thromde in the past identified several sites for the construction of sales counter for women entrepreneurs, which was initiated by the BAoWE. One such site is the one



located at the bus terminal in Lungtenzampa.

Recently, the Thimphu Dzongkhag Administration had requested the Thromde to allot plots for establishing livestock product sales counter where they can sell fresh milk, cheese, butter, etc. (Ref: TDA/10FYP/LS-19/2012-2013/07 dated 7.11.2012). The floor was informed that these sales counters can be integrated with the BAoWE sales counter since the activities complement each other. Therefore, all sites identified for BAoWE in the past may also be identified for the livestock sales counter.

**Decision:** The Tshogde decided that both the BAoWE and the livestock sales counter should be accommodated at the same site/s. For the time being, the following sites are approved:

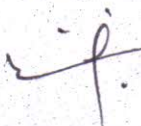
- i. Changjiji (below express way)
- ii. Near Lungtenzampa traffic circle
- iii. Above Memorial Chorten
- iv. Core area (below proposed multi level parking site)
- v. Jungshina (buffer area after crossing the bridge)
- vi. Taba (green area above road)
- vii. Changzamto (near drubjur cement agent)

The Tshogde also decided that the Thromde should allot these lands on short term lease.

**Action:** UPD, SLRS, and DCD.

#### **Agenda 15: Yab Ugyen Dorji's land in Babesa**

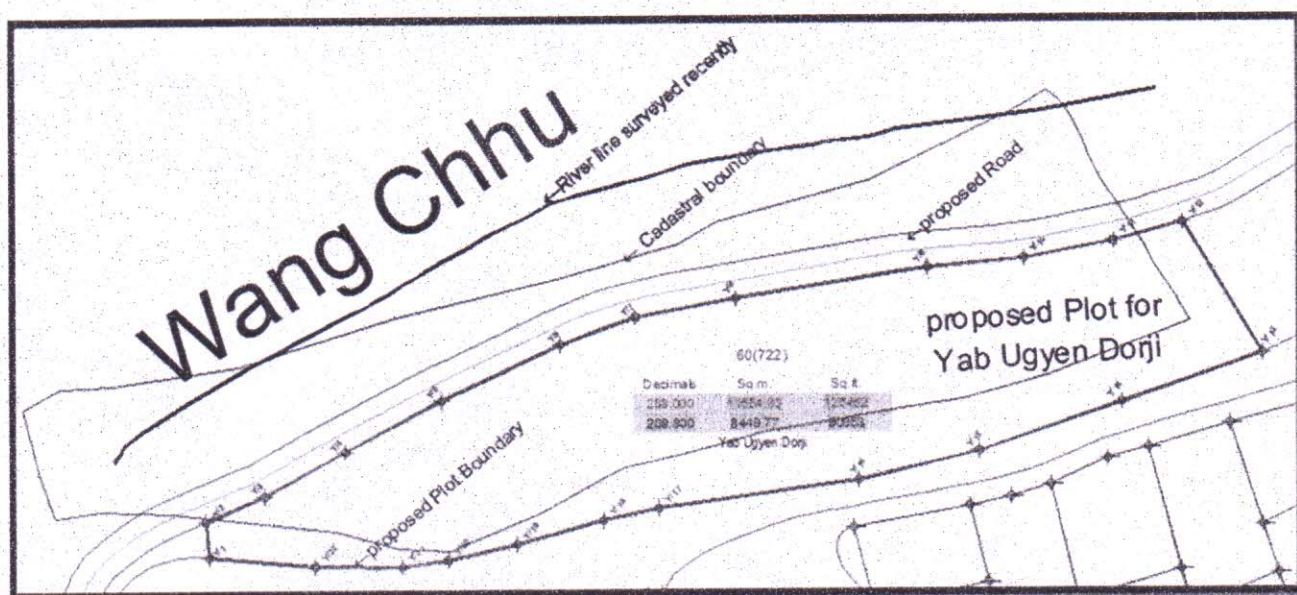
The floor was informed that the Babesa LAP in the past has identified Yab Ugyen Dorji's plot (288 decimals) as buffer area whereby the Thromde was required to either substitute or acquire the land. However, during the implementation of the ADB project, Dasho Thrompon instructed that the proposed road towards the STP (which was winding) should be made straight. Accordingly, the ADB project has realigned and implemented the road along the 30m green buffer. While doing so, the Thromde was able to get a huge area for plotting. After applying the 27.5% land pooling, we were able to re-plot a net area of 208 decimals to be given back to Yab Ugyen Dorji. Thus, this avoids the need to either acquire or substitute. In the meantime, Ex. Lyonpo Sangay Ngedup has also submitted and signed the land pooling agreement.





This change was accepted by the landowner and was also discussed and approved during the 12<sup>th</sup> management meeting and also vide note sheet No. 05/UPD/TT/BabesaLAP/2012 dated December 26, 2012.

**Decision:** The change was approved as shown in the map above.



**Action:** UPD/SLRS.

#### **Agenda 16: Sonam Lhamo & Lhaden's case, Hejo-Samtenling LAP**

The floor was informed that Sonam Lhamo and Lhaden has taken a joint site plan and constructed a 5 floor structure at Hejo. However, during the NCRP survey Lhaden's husband claimed that Sonam Lhamo has neither informed nor consulted him on taking the joint site plan or to merge the Thram. He insisted that he should get an independent Thram and expressed that he has no intention of clubbing the plots. On the other hand, Sonam Lhamo had no problem keeping the plots together because she had already constructed the building.

However, if no action is taken on this there may be huge implications in the future since other land owners may cite this example to build higher.

*References: (i) Lhaden's letter to Dasho Thrompon dated 31/12/2012 (ii) Note sheet No. 17/UPD/TT/Hejo-Samtenling LAP/2013/3185 dated 16/1/2013 (iii) Note sheet No. 17/UPD/TT/Hejo-Samtenling LAP/2013/3222 dated 6/2/2013.*

*Handwritten signature*



**Decision:** The plots which are now clubbed together should remain as it is, since the built structure has already taken advantage of the specific DCR by constructing an additional floor. Sonam Lhamo should be asked to replace Lhaden's plot which can also be from her family members and relatives.

**Action:** UPD/DCD/SLRS.

**Agenda 17: New Rate for Nursery Seedlings**

Chief Urban Planner informed that around 3000 seedlings were planted in 2012. Back then, a seedling used to cost Nu. 4/- only. He proposed to the Tshogde if it could be increased to cost Nu. 6/- from this year. He also informed that the seedlings will be distributed free of cost to Schools while private individuals, Institutions, etc. will have to buy from the Thromde. The Tshogde after much deliberation decided that the new rate for a sapling shall be Nu.10/- henceforth.

**Action:** Environment Division.

**Agenda 18: Urban House Insurance**

Since Thimphu Thromde has stopped collecting house insurance from this year on, the Jugshina - Kawang Thueme expressed concern about the urban house insurance money that were being paid so far by Thim Throm residents. He said that people were questioning about their insurance money (Nu. 150/- per year) that they have been depositing to Thimphu Thromde till 2012. The Tshogde decided that a clarification will be sought from RICBL on this issue.

**Action:** Revenue Section.

Honourable Chairperson thanked all the Thuemes and participants and concluded the 13<sup>th</sup> Thromde Tshogde Meeting. The 14<sup>th</sup> Thromde Tshogde Meeting was scheduled to be held on **10<sup>th</sup> May, 2013**.

**Minutes writer:**

**Thinley Choden**

**Asst. Land Registrar**

