

26th THROMDE TSHOGDE MINUTES
Venue: Thimphu Thromde Conference Hall

9/1/2015

THIMPHU THROMDE

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Table of Contents

Abbreviations	4
Definition.....	5
26th Thromde Tshogde	6
Venue:	6
Date:	6
Time:.....	6
Members Present	6
Invitees	6
Opening Remarks	6
Agenda 1: Waiving off land tax for Ludrong Memorial Garden.....	7
Agenda 2: Non applicability of 5% property transfer tax on the duplex under construction.....	7
Agenda 3: Support for RENEW fund raising event.....	8
Agenda 4: Installment of GPS on garbage trucks.....	9
Agenda 5: Development of Crematorium of Hejo	9
Agenda 6: Authorizing private sectors/Agencies to impose fines	10
Agenda 7: Site visit report on the Plastic-Oil conversion plant.....	11
Agenda 8: Construction of Taba-Pamtsho bridge and Olakha bailey bridge to be given to CDCL.....	12
Agenda 9: Budget re-appropriation for shifting of BPC sub-station near Thromde Office.....	13
Agenda 10: 3M budget for the construction of duct cum footpath in Hejo-Samtenling LAP to convert HT lines to UG lines	13
Agenda 11: Dr. Ugyen Tshewang and Mr. Tshering Dorji's case.....	14
Agenda 12: Overtime for SLMS staff.....	14
Agenda 13: Transaction fee of Mr. Jinpa.....	15
Agenda 14: Aum Thinley Gyem-Betterment Charges in lieu of Land Pooling.....	16
Agenda 15: Allowing 5 storied buildings in Changbangdu	16
Agenda 16: Reminder by Dechencholing thuemi on the requirement of BOD, LPG and fire fighting services.....	17
Agenda 17: Proposal for Assembly Hall in Dechencholing.....	17
Agenda 18: Increase of coverage for sub-precinct I in Changlam areas.....	18
Agenda 19: Standard design for Arcade along Kunday Lam in Centenary Market.....	18

Agenda 20: Construction issues on setbacks (Coverage exceeded too)19

 20.1: A case of Mr. Jattu.....19

 20.2: A case of Mrs Pem Sherab.....19

 20.3: A case of Aum Lily Wangchuk.....20

 20.4: A case of Mrs Kelzang Wangmo20

 20.5: Mr. Damchey Gyaltshen's case20

 20.6: Construction of staircase to the first floor from the set back.....20

 20.7: A case of Mrs. Tashi Choki.....20

 20.8: Endorsement of construction on setback in workshop areas.....21

Agenda 21: Precinct Change Issues.....21

 21.1: Additional floor, attic like structure constructed by Druksel21

 21.2: Basement conversion into training center.....22

 21.3: An additional floor requested by Kado and Sonam Wangchuk (Thinley Dem).....22

Agenda 22: Endorsement of under construction estimate and valuation.....22

Agenda 23: Status of Mr. Karma Singye's Building23

Agenda 24: Drinking water issues in Semtokha and Babesa LAP.....23

Agenda 25: A proposal for vegetable market in Semotkha and Babesa LAP.....24

Agenda 26: Proposal for access road in Semtokha E4 areas.....24

Agenda 27: Damage to Changzamtog Community water supply25

Agenda 28: Augmentation of water supply for people's welfare Lhakhang in Hejo26

Agenda 29: The environment Division has presented on the establishment of open gym within city at various locations.26

Agenda 30: Training proposal for the meat shop27

Agenda 31: Rules and Regulations in work shop areas.....28

Agenda 32: A case of Mr. Nob Tshering.....28

Agenda 33: Procurement of garbage trucks29

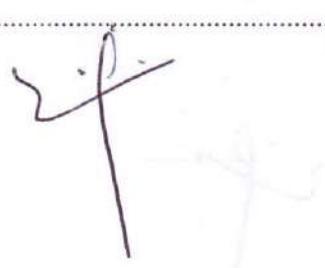
Agenda 34: Report on the collection made from Thimphu Tshechu, 201529

Agenda 35: Chorten Renovations within City30

Conclusion30

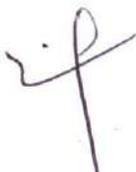
Tentative date for next Tshogde30

Minute keeper:.....30



Abbreviations

AC: Air Conditioner
ADB: Asian Development Bank
BAFRA: Bhutan Agriculture and Food Regulatory Authority
BBS: Bhutan Broadcasting Service
BOD: Bhutan Oil Distributor
CDCL: Construction Development Corporation Ltd
CSD: Customer Service Division
DCD: Development Control Division
DCR: Development Control Regulations
DHI: Druk Holding and Investment
DoL: Department of Livestock
DYT: Dzongkhag Yargay Tshogchung (District Development Committee)
E4: Environment 4 precinct
ES: Executive Secretary
GoI: Government of India
GPP: Green Public Procurement
GPS: Global Positioning System
LAP: Local Area Plan
LG: Local Government
LPG: Liquid Gas Petroleum
M: Million
m: Meter
MoEA: Ministry of Economic Affairs
MoH: Ministry of Health
MoHCA: Ministry of Home and Cultural Affairs
MoWHS: Ministry of Works and Human Settlement
MP: Member of Parliament
NCRP: National Cadastral Resurvey Program
NEC/S: National Environment Commission/Secretariat
NLCS: National Land Commission Secretariat
RBP: Royal Bhutan Police
RCC: Reinforced Cement Concrete
RCSC: Royal Civil Service Commission
RENEW: Respect Educate Nurture and Empower Women
SDP: Small Development Project
SLMS: Survey and Land Management Section
UV2-MD: Urban Village 2- Medium Density
WHO: World Health Organization



Definition

Azhi: Her Majesty the Queen

Chadri: Preparations

Chorten: Religious Stupa

Dasho: Title for the high rank officials

Druk Gyalpo: His Majesty the King of Bhutan

Dungkhor: Prayer wheel

Dzongkhag: District

Dzongdag: Head of District

Gup: Head of Gewog (One Group of Villages make up one Gewog)

Gyalyum: Royal Mother

Je Khenpo: Chief abbot of Bhutan

Lagthram/thram: Ownership Certificate

Lhakhang: Temple

Thromde: City

Tshechu: Festival

Tshogde: Council

Zhabten: A prayer for stability of life

Zhugdrel Phuensum Tshogpa: Traditional Ceremony

26th Thromde Tshogde

Venue: Thromde Conference Hall

Date: 29th September, 2015

Time: 9:30AM - 7:30PM

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. Rinzin Dorji	Changangkha <i>Thuemi</i>	Member
6	Mr. Ugyen	Taba-Dechenchholing <i>Thuemi</i>	Member
7	Mr. Ugyen Penjor	Jungzhina-Kawangjangsa <i>Thuemi</i>	Member
8	Mr. Kuenga Yonten	Norzin <i>Thuemi</i>	Member
9	Mr. Minjur Dorji	Executive Secretary	Member Secretary

Invitees

1	Mr. Mahesh Pradhan	Head, ENG Division
2	Mr. Tshering Peljor	Head, ENV Division
3	Mr. Palden Khandu	Head, DCD
4	Mr. Pusparaj	Urban Planner
5	Mr. Sonam Namgay	Head, SLMS
6	Mr. Rinchen Dorji	Survey Head
7	Mr. Ugyen Tshechu Dorji	Legal Head
8	Mr. Yeshe Wangdi	ENV. Division
9	Mr. Sangay Wangdi	Head, Road Section
10	Mr. Tek Nath Kararia	ENV, Division
11	Mr. Mahesh Pradhan	Head, ENG Division
12	Mr. Tshering Peljor	Head, ENV Division

Opening Remarks

The Chairperson welcomed all the Tshogde members and the officials of Thimphu Thromde and thanked them for their presence for the 26th Thromde Tshogde. He informed the members that

26th Tshogde could be the last Tshogde for the present Local Government to make any decisions and therefore urged all members to put up everything that requires Tshogde's decision or approval. The 27th and the final sitting of Tshogde will be convened sometimes in the end of November or December 2015 and it will not be a decision making session and more will be on review of all the achievements made for last five years by the current Thromde Local Government. It can be convened in DYT hall and Honorable MPs, Dasho Dzongdag and Gups of Thimphu Dzongkhag will be invited. The session will have to be started with traditional Zhugdrel Phuesum Tshogpa ceremony and should adjourn with a Zhabten to their Majesties.

The Chairperson also informed the floor regarding the transfer of Executive Secretary of Thimphu Thromde to Samdrupjongkhar Thromde. For this, he informed that, for the interest of many important on-going works within Thimphu Thromde, Thromde has written to RCSC stating that, till the new Executive Secretary joins the office, the services of the incumbent ES will be of much benefits and crucial for Thimphu Thromde as there are many significant works like Chadri works under full swing.

The Chairperson also thanked all the officials involved during the Thimphu Tshechu in monitoring the stalls along Norzin Lam, Changlingmethang and Zilukha area. The portion of revenue generated from the Tshechu will be used to renovate and white-wash some of the old Chortens within City dedicating for the long life of His Majesty the 4th Druk Gyalpo, His Holiness the Je Khenpo and Her Majesty the Queen Mother Azhi Dorji Wangmo Wangchuck.

He also welcomed and introduced some of the new staffs who have joined the Thromde Office.

Agenda 1: Waiving off land tax for Ludrong Memorial Garden

Her Majesty Gyalum Azhi Kesang Choden Wangchuck for the benefit of all has established the Ludrong Memorial Garden in Langjophakha with a sole purpose of creating a place for leisure and as an historical information centre for the public. Since all visitors can access the garden for free, it does not generate any income and hence has asked Thimphu Thromde to waive off the land tax for the Ludrong Memorial Garden.

Decision

All the thuemis thanked Her Majesty Gyalum for such a noble initiative in creating a beautiful place for leisure solely for the benefit of people. Therefore, Tshogde unanimously decided to waive off the land tax for the Ludrong Memorial Garden.

Action: AFD to write a response to the order received

Agenda 2: Non applicability of 5% property transfer tax on the duplex under construction

Mr Chencho Tshering has bought a 9 decimal land from the seller Mr. Karma Jigme located in Changedaphu in the year 2013. At the time of the transaction, Thimphu Thromde has frozen all the transactions and did not accept his request stating that first the NCRP has to be completed.

Before the transfer of ownership in his name, the applicant has started to construct a duplex in the name of the original land owner, Mr. Karma Jigme. After two years, in 2015 when he again put an application to Thromde for ownership transfer, he was asked to pay 5% tax on the land and on the duplex under construction. For this the applicant appealed to Thromde office stating that 5% on duplex should not be levied since he bought the land in 2013, and that relevant officials of Thromde are aware that he has constructed the duplex only after the land has been transacted between him and the seller Mr. Karma Jigme.

Discussion

The Chairperson informed the floor that the basis has to be understood well before any decision is made. It is important to know what has led to such situation and who is responsible for it. He was of the view that it has to be accepted on case by case basis. If all land related issues like surveying, planning and issuance of new lagthram have been completed, then such case would not arise. People have been disadvantaged due to Thromde's/Government's plans and programs. The case has to be properly verified to see whether the NCRP has been completed and new lagthram issued when applicant started his construction, and whether there was any structure on the plot and how the building approval has been given by Thromde if it is under construction. He also informed that Tshogde could authorize either DASHO THROMPON or Executive Secretary to properly verify all the documents and then decide on levying 5% tax.

Some of the members were of the view that it would be better to levy taxes based on the existing rules and regulations. This was also supported by the Legal section. But some members stated that 5% tax is to be levied on the transacted property, in this case the land and not on structures which are not present at the time of transaction. The members expressed various opinions and could not come to a final discussion. Therefore the issue was deferred to table after lunch. After lunch when DCD presented on the endorsement of under-construction estimate and valuation (Agenda 22), the Tshogde decided to categorize this case under the same decision made in Agenda 22.

Decision

Tshogde decided that 5% tax will be levied for the structure that was completed by the time an application was received from the applicant. The calculation of 5% tax will be as decided in Agenda 22.

Action: SLMS

Agenda 3: Support for RENEW fund raising event

The RENEW (Respect Educate Nurture and Empower Women) is a non-profit organization which looks after the affairs of women in the country. RENEW has requested Thromde to allow them to host a fund-raising event at Changlingmethang parking space from 19-27 September 2015. They have requested to grant them to use space for the event since it is for non-profit/social cause.



Discussion

The members supported the proposal since it is for the benefit of the society and it is for non-profit cause.

Decision

Tshogde approved the proposal to exempt RENEW from paying of fees to Thromde.

Action: Environment Division

Agenda 4: Instalment of GPS on garbage trucks

The Environment Division presented to Tshogde that with the installment of GPS on these trucks, Thromde can monitor the vehicle from office. And this would help Thromde to identify which places are served and which are not. It would be easier even during the receipt of complaints to easily locate the vehicles and send to the required places. This was also discussed with the Greener way and such system will also help the private sectors in monitoring their waste trucks. Such systems are also installed in ambulances and vehicles of Kuensel Corporation and has been proven successful. This system will help monitor each and every vehicle without having to go after it. This will help improve the efficiency of the service delivery. The cost of one GPS system is Nu 10000 and a yearly subscription charge of Nu. 15960. For the 20 garbage trucks, the total cost will $(10000*20)$ Nu. 200,000 and for subscription every year $(15960*20)$ is Nu. 319200. The total cost for installation for the first year is Nu 519,200.

Discussion

Norzin Thuemi expressed that it would be important to have such systems in place because people have been complaining about the waste collection, about the timing of the trucks. If such system is in place, Thromde office can locate the truck and send the collection trucks whichever is available and idle. The Chairperson also explained that such systems will benefit not only Thromde but also the private sectors who carry out the waste collection works within Thromde. So for the first year, the cost of installation can be borne by Thimphu Thromde but after a year, certain portion of the subscription charges can be shared with the private sectors.

Decision

Tshogde approved the installation of GPS system and a amount of Nu 519,200 to be used to from the reserve fund. After one year, some portion of subscription fee to be shared with the private sectors.

Action: Environment Division

Agenda 5: Development of Crematorium of Hejo

Dasho Thrompon has informed that the conditions in crematorium in Hejo has been worsening over the years and it is high time that Thromde intervène to improve it for the benefit of all



people. The current FY budget for the development of crematorium is Nu 3.5M and Thromde can provide additional budget to improve the infrastructure facilities within crematorium. The Environment Division has presented to the Tshogde following activities to be carried out this FY.:

1. Development of parking areas- Black topping
2. Construction of mortuary- The existing one is not sufficient
3. Public toilets
4. Renovations of floorings and kitchens in all adjustment buildings

The total estimated cost is Nu 20M.

Discussion

The approved budget is 3.5M. The Chairperson stated that due to limited budget, the works have to be prioritized and carry out within 5M. TT to re-appropriate additional 1.5M from current capital budget and carryout the following works:

1. Development of parking
2. Kitchen areas to be developed
3. Minor repair of toilets and convert the old mortuaries (4 Units) into toilets
4. Repair of drainage

Construction of new mortuary and toilets will be left out this time due to budget constraints and the next LG of Thromde should prioritize and take up these works at the earliest. Jungzhina thuemi requested the power lines which are underground to be removed as it is being destroyed when people work. The electric works to be carried out by Electrical section.

Decision

1.5M to be re-appropriated from budget approved for sewerage works from Infrastructure Division and made 5M. Within 5M the above discussed works to be carried out. The electrical works including repairing of ACs will have to be carried out by Electrical Section.

Action: Environment Division/Electrical Section

Agenda 6: Authorizing private sectors/Agencies to impose fines

The issue was submitted to Tshogde by the Environment Division to authorize the private sectors and other agencies to impose fines on the illegal dumping of waste within city and other related defaulters. The private sectors like Greener way at the moment and north Thimphu contractor, or RBP or inspectors from Department of Trade.

Discussion

The Norzin thuemi insisted that before moving into such action from Thromde, people should be made well aware about such move. Once the private sectors are authorized, people will be

penalized even for minor defaults. Dechencholing thuemi supported by Olakha thuemi supported the view to authorize the RBP to impose fines on defaulters as RBP is present in most of the places and people obey their instructions. This would help reduce the illegal dumping of waste. In response to the need of awareness campaign raised by some of the members, the Environment Division informed Tshogde that the decision will be broadcast through various media instead of another awareness program. The chairperson informed that the talk with RBP will continue. As practiced now, 50% of the total fine collected will be given to fine imposer and collector.

Decision

Tshogde decided that the authority to impose fines and penalties on defaulters will be given to the relevant private sectors/agencies. The list of default actions with regard to solid waste will have to be presented to the private sectors/agencies. The same has to be broadcast through BBS or other print media including the timeline by which the decision will be implemented. The receipt book has to be properly maintained and the fines have to be collected on the spot. This has to be spearheaded by Environment Division.

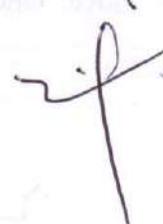
Action: Environment Division

Agenda 7: Site visit report on the Plastic-Oil conversion plant

As discussed and approved in 22nd Thromde Tshogde, Thimphu Thromde is to invest Nu 40 M in the establishment of Plastic-oil conversion plant in Bhutan with the help of DHI. It has been broadcast through media regarding the project and two companies which operate similar type of project in India have shown interest to operate in Bhutan. Subsequently a field visit was made to those plants in India by the officials from environment division including one each from NEC, MoWHS and GPP. The report of site visit was presented to Tshogde by the Environment Division. The plants are set up by MK Aromatics in Chennai and TCD in Hyderabad. A brief comparison between the two plants have been presented. TCD's total cost for establishment is Nu 20M and they will be the sole owner of the plant. In case of MK Aromatics, the cost is Nu 200 M and 80M has to be provided by Thimphu Thromde and DHI. TCD's plant needs 5 tons of plastics per day and MK Aromatics plant needs up to 10 tons of plastics and produce oil accordingly. The expenses of the site visit was Nu 192,000.

Discussion

All members expressed various-views on the two private operators. Some members were of the view that, since the project is first of its kind in Bhutan, it would be better to go for low amount, which is TCD with Nu 20M. Some members were of the view that, since it is a huge project initiated by Thimphu Thromde, Thromde office will have to play certain role in running the plant. Moreover the sole intention to establish such plants, which is to remove all plastics in Thimphu city and possibly nearby Dzongkhags in long run has to be fulfilled. In that case, MK Aromatics could be the best one. However the chairperson informed the floor that it will not be decided by Thromde alone. Both the private sectors will be called and in presence of NEC,



MoWHS and GPP, Bhutan, they will be asked on the functioning of the plants. This was also supported by the member secretary.

Decision

The total site visit expense of Nu 192,000 was approved by Tshogde. The Tshogde also decided that a thorough discussion on this will be carried out in presence of NEC, MoWHS and the two private sectors. A letter to be sent to TCD to submit financial analysis for next 15 years and MK Aromatics the cost to establish 10 plastic collection centers within city. Tshogde decided to authorize Thromde management to decide on selection of bidder in consultation with NEC, MoWHS and GPP, Bhutan. By the 10th October, the bidders have to be asked to submit their response and by the end of October 2015, the ground breaking ceremony has to be carried out.

Action: Environment Division

Agenda 8: Construction of Taba-Pamtsho bridge and Olakha bailey bridge to be given to CDCL

The Taba-Pamtsho bridge was approved under the 3rd Batch SDP with a total outlay of Nu 40M. The bridge is 35m span and the cost estimate by CDCL stands at Nu 39.85M. The time required for the construction of bridge is 15months.

In addition, Thimphu Thromde is proposing to build a bailey bridge over Olarongchu and CDCL has already prepared the estimates based on two options. The first option include the cost of construction as well as the materials to be procured, which comes to around 10.5M. Second option includes the cost of construction only for Nu. 6.5M and the materials from old Dechecholing bridge will be used. The time required for the construction is 4 months.

MoWHS has reviewed the Taba-Pamtsho bridge design proposal submitted by CDCL and has agreed in principle to award the work to CDCL for execution. The road section of Infrastructure Division has presented to the Tshogde some of the reasons why the construction of the bridges in Taba- Pamtsho, which was approved in 3rd SDP and Olakha Bailey bridge to be given to CDCL:

1. Planned for commencement of the construction before the 60th Birth Anniversary of HM the fourth Druk Gyalpo.
2. CDCL employs only Bhutanese youths which are to be encouraged.
3. CDCL is a corporation/entity under partial ownership of government.
4. The proposed bridges are of similar in nature with the under construction bridges in Hejo and Dechencholing. Hence to maintain the continuity and uniformity of the construction works.
5. CDLC posses required expertise on similar works

Discussion

The members supported the proposal as the work output and quality is commendable and moreover CDCL employs Bhutanese youths. Dechencholing thuemi thanked for the Taba-Pamtsho bridge as it will serve the people from both the areas. The chairperson informed that the design for the Taba-Pamtsho bridge will be unique. The Olakha thuemi also supported the view as the tendering of the works takes longer time than usual.

Decision

The Tshogde decided that the bridge construction works in Taba-Pamtsho and Olakha will be given to CDCL.

Action: Road Section, Infrastructure Division

Agenda 9: Budget re-appropriation for shifting of BPC sub-station near Thromde Office

After a discussion with BPC, both the organizations have agreed to shift the two sub-stations near Thromde office to a different location on a cost sharing basis. The reason to shift these stations is to increase the road width to reduce traffic congestion. The cost of equipments for the sub-station will be borne by BPC and the cost of civil works including the cable duct and foundation works will be borne by Thimphu Thromde. The total cost is Nu 2M.

Discussion

Many members supported the re-appropriation of budget for the shifting of sub-station since it has occupied more space creating traffic congestion. The chairperson informed that a total of 14M budget has been approved for FY 2014-2015 for the construction of sewer lines in Changangkha/Motithang areas. Since the budget for the construction of Changangkha/Motithang areas has been already approved by GoI under 2nd SDP, this 14M can be re-appropriated for other prioritized activities.

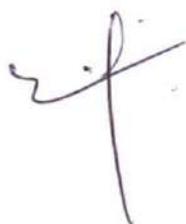
Decision

Tshogde decided to re-appropriate Nu 2M budget from the budget approved for Motithang sewer lines construction to be used for the shifting of the BPC sub-stations.

Action: Electrical Section, Infrastructure Division

Agenda 10: 3M budget for the construction of duct cum footpath in Hejo-Samtenling LAP to convert HT lines to UG lines

In the middle of village of Samtenling, in Babena areas, the Power lines between post has been causing problems for the people living there in carrying out the construction works. All these lines will be put under ground after the construction of duct.



Decision

Tshogde decided to re-appropriate Nu 3M from the 14M budget approved for the Changangkha/Motithang sewer lines.

Action: UPD

Agenda 11: Dr. Ugyen Tshewang and Mr. Tshering Dorji's case

The case between Dr. Ugyen Tshewang and Mr. Tshering Dorji has been discussed in 24th Tshogde and the decision has been passed. The decision of 24th Tshogde was to swap the trap land and the private plot. It was also decided that a provision of about 1Meter will be kept in between Dr. Ugyen Tshewang and Mr. Tshering Dorji's plot and an equivalent area of Mr. Tshering Dorji's plot will be adjusted from the vacant space in the front. The road width at the side of Mr. Tshering Dorji's plot has to be maintained as planned and no development will be permitted until the case has been resolved. If the applicants are not happy with the decision, they shall appeal to court. However it was learnt that Mr. Tshering Dorji and the adjoining land proposed for swapping did not accept the Tshogde's decision. Therefore, the case was again put up to Tshogde.

Discussion

The chairperson informed the floor that as per the LG Act, Thromde Tshogde has the authority to prepare and approve the local area plans. The Tshogde's main intention was to remove the trap land for the benefit of the public. The Thromde Legal section informed the Tshogde that, the decision of 24th Tshogde to be upheld and submit to NLCS for further directives. If any of the parties is not happy with the decision, they can appeal to court. The other members also supported the decision of 24th Tshogde and let them appeal to court.

Decision

The Tshogde decided to forward the case to NLCS upholding the decision of 24th Thromde Tshogde. This is to remove the trap land created between the private plots. If either of the party is not happy with the decision, they can appeal to the court.

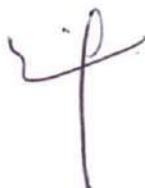
Action: SLMS

Agenda 12: Overtime for SLMS staff

The SLMS has proposed for overtime for the SLMS staffs to maintain the service plot files. The plot files which are properly maintained are arranged well and those left out needs to be arranged in a similar manner. Therefore, SLMS request Tshogde to approve them, the overtime.

Discussion

The chairperson informed that the earlier overtime for the SLMS staffs were granted at the time of issuance of new lagthrams which required more time than usual. The members felt that



maintaining plot file could be done during office hours. However some of the members highlighted that during office hours, SLMS staffs are involved in dealing with the public and there is less or no time for maintaining the plot files. The member secretary stated that there should be a clear timing and the number of days required along with the number of people required. Dechencholing thuemi supported that, since the work is in continuation to earlier work, the proposal can be considered. The chairperson informed the floor that, it should be kept in mind that there are people who work late and are not paid overtime.

Decision

Tshogde directed the head of SLMS to study and verify whether the overtime is required. If required, carefully study the number of days required (should not be more than a month) along with the number of people and proper timing and put up a follow up note to management for approval.

Action: SLMS

Agenda 13: Transaction fee of Mr. Jinpa

The Thram has been transferred to the children after the death of their mother. Thromde after the receipt of court verdict stating that the thram has to be transferred to Mr. Jinpa has transferred the thram to his name. The 5% property transfer tax has not been paid then. Before Mr. Jinpa could take the lagthram from city office, another verdict was passed by the high court. The new verdict nullified the earlier verdict and it stated that the thram should remain in the Children's name. This was put up to Tshogde to discuss whether the 5% property transfer tax of earlier transaction is applicable or not.

Discussion

On this matter, the Legal Officer has submitted to the Tshogde that the earlier transaction has been taken with reference to the court verdict. However, with the subsequent verdict, the earlier transaction should be nullified and according to the new verdict, the thram should be kept in the name of the children. In view of this, 5% property transfer tax shall not be applicable. This was also supported by Dechencholing and Jungzhina thuemis. Other members stated that since the 5% tax was not paid earlier, it is applicable this time. However many members felt that the earlier transaction is nullified by the new verdict and hence it is not applicable.

The chairperson informed Tshogde that, even if the thram has been transferred to Mr. Jinpa, the thram was still with the Thromde office and hence 5% tax should not be applied. 5% tax is levied only when the owner comes to take the lagthram from the office. In the past, there was no proper system of informing the owner or penalty system put in place if the owner fails to take lagthram within the stipulated time. The view of some of members is that, if Mr. Jinpa knew that the thram is ready in his name and that he was informed about it, he might have paid the tax. Before he could take the lagthram, the court verdict in favor of him got nullified and new verdict came through.



Decision

The Tshogde decided that the 5% property transfer tax to Mr. Jinpa is not applicable since the earlier transaction effected through court verdict was nullified by the subsequent court verdict.

Action: SLMS

Agenda 14: Aum Thinley Gyem-Betterment Charges in lieu of Land Pooling

The case was discussed in 22nd Thromde Tshogde and decided that the betterment charges in lieu of land pooling will not be accepted. However the applicant has again appealed Thromde to consider betterment charges for 4 decimal land pooling which cannot be used for any developmental purposes.

Discussion

The chairperson informed that the plot cannot be resized and cannot be used as service plot. This was also supported by Olakha thuemi that the land is triangular in shape and would be better to accept betterment charges. The legal section informed that it would better to refer the case to NLCS for endorsement after having decided by Thromde Tshogde. The chairperson was of the view that the services get delayed while referring to NLCS. He said that Thromde knows the conditions at the site and is in better position to assess and judge whether the land pooling makes sense.

Decision

The Tshogde decided that a 4 decimal pooled land, which is triangular in shape is of no benefit for the City or government. Even if it is being converted to parking, the ultimate user will be the same plot owner only. Therefore, Tshogde has decided to consider the betterment charges in lieu of land pooling and her lagthram has to be issued as it was (15 decimal).

Action: SLMS

Agenda 15: Allowing 5 storied buildings in Changbangdu

This was brought up by Changbangdu/Olakha thuemi with regard to permitting 5 storied building in Changbangdu areas. According to him, the place is flat and 5 storey should be allowed, which currently is restricted to 4 storey.

Discussion

The Changbangdu thuemi stated that it is unfair for some of the plot owners in the area to be allowed only up to 4 storey construction while others in the same LAP with steeper terrain are allowed 5 storey constructions.. The chairperson informed the Tshogde that as per the plan, there is a clear boundary which divides upper and lower Changbangdu. As per the plan, the plots falling within lower level will get 5 storey and upper level will get 4 storey. The member secretary informed the floor that it is a precinct change issue and has to be referred to MoWHS.

The precinct change will be from UV2 sub-precinct I to UV2 MD precinct. All the members supported the view to change the precinct and allow them 5 storey given the flat terrain in the upper areas. Jungzhina thuemi cautioned if Thromde Tshogde has the authority to change the precinct. For this, some members informed that, if these cases are to be referred to MoWHS, it takes longer time and unnecessarily make people suffer. The member secretary however informed that it would be better to submit the detail report to MoWHS.

Decision

Tshogde decided to approve the precinct change from UV2 sub-precinct I to UV2 MD. Hence 5 storey will be allowed in the upper part of Changbangdu areas where currently only 4 storey is allowed. A copy of minutes will be submitted to MoWHS and once the Ministry's view is received, will the appropriate follow up action be initiated.

Action: DCD

Agenda 16: Reminder by Dechencholing thuemi on the requirement of BOD, LPG and fire fighting services

The Dechencholing thuemi reminded the Tshogde on the decisions made by past Tshogdes on the establishment of BOD, LPG unit and fire fighting services. He informed even after Thromde has sent letters to RBP and MoEA, nothing has been received so far and has been put up to Tshogde to get the status of the request.

Discussion

The Chairperson informed that there is even an order from His Majesty the King on the improvement of Dechencholing satellite town. For this Thimphu Thromde has submitted all the details to NLCS long time ago and it is lying with NLCS. Regarding the establishment of BOD and LPG units, even Tshogde considers it as priority. For this, Thromde will soon convene a meeting with Honorable Minister of MoEA at the earliest and solve the problem. Regarding the firefighting services, Thimphu Thromde has been informed by RBP office that they are ready to help on our proposal.

Decision

Tshogde decided to convene a meeting with MoEA within October and solve the problem of establishing BOD and LPG stations in Dechencholing.

Action: AFD and Dechencholing Thuemi

Agenda 17: Proposal for Assembly Hall in Dechencholing

It was a request made by the people of Dechencholing to have an assembly hall as a substitute for new lhakhang in the area, which has been frozen by MoHCA. This is because, there is not a single hall in Dechencholing to conduct any kind of meeting with the people. Therefore, the thuemi requested Tshogde to consider having one assembly hall in the area.



Discussion/Decision

The chairperson informed the floor that Thimphu Thromde has to prioritize the works. The most important are the road works, drinking water, sewer networks and waste management. Not only in Dechencholing, even in many other areas, the works could not be started due to budget constraint. It was therefore, decided that construction of assembly hall will not be approved this time.

Action: Dechencholing Thuemi

Agenda 18: Increase of coverage for sub-precinct I in Changlam areas

Some of the plot owners in Changlam areas have appealed to Thromde to increase the coverage to 50-60% coverage in the areas. According to DCR, only 45% is allowed and if the plot size is more than 1000sq.ft, 50% coverage is allowed.

Discussion

According to DCD, if the buildings are constructed after 2004, it will be according to DCR and if it is before 2004, coverage will not be according to DCR 2004. The Chairperson informed that some buildings have more than 50-60% coverage in the same precinct when current rules allow only 45% coverage. He also informed Tshogde if the setback could be decreased to 2m from 3m on all sides. The member secretary stated that in Changlam areas, some of the new buildings are already constructed according to DCR (ie.45%). The thuemis expressed that a proper study has to be carried out whether an approved drawing has been implemented as approved. They also shared that in Thromde, it is seen by many that people who seriously follow rules are always disadvantaged.

Some members felt that in core areas 45% coverage create more space which are not optimally utilized. The members expressed in core areas, the coverage can be increased since it is 100% commercial. They also informed that a specific DCR could be developed for Core area as it has undergone lot of changes/development since 2004.

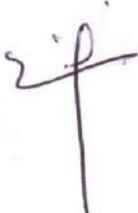
Decision

Tshogde decided that a specific DCR for core areas will be developed and be submitted to next Tshogde for approval.

Action: DCD

Agenda 19: Standard design for Arcade along Kunday Lam in Centenary Market

DCD has been receiving applications for the construction of arcade along the Kunday Lam in Centenary Market. Different owners are bringing different designs and hence DCD has decided to prepare a specific design. The main reason for constructing arcade is to prevent rain water from entering into the shops in the building.



Discussion

DCD reported that a site visit has been carried out for one shop and found out rain water entering the shop. Hence the proposal has been approved. After that DCD started to receive many more applications, DCD started to come up with different designs. Many members were of the view that once roofing is allowed, people will start selling goods outside making the whole area crowded and dirty. The Chairperson informed that it could be verified and accepted on case by case basis.

Decision

Tshogde decided that a proper agreement has to be drawn with the building owner for which arcades construction are already approved to ensure that no items will be sold outside and if found, it will be removed immediately. Tshogde also decided that henceforth Thromde will not entertain such applications/proposals.

Action: DCD

Agenda 20: Construction issues on setbacks (Coverage exceeded too)**20.1: A case of Mr. Jattu**

Mr. Jattu Dukpa bearing plot no. III(10) A at Dungkhor lam below MoWHS has submitted an application requesting to construct an independent building on the empty plot which measures 2000sqft next to his ongoing construction. It falls under sub precinct-1 and the allowable coverage is 45-50%. The present building coverage is 50%.

Decision: Tshogde decided to wait for the development of specific DCR as decided in Agenda 19 after which the issue shall be reviewed

Action: DCD

20.2: A case of Mrs Pem Sherab

Mrs. Pem Sherab bearing plot no. III (10) C, Ext. Chang Lam has constructed a single storied house within her plot boundary. It is sub precinct-1 and the allowable coverage is 45-50%. A notification has been issued to dismantle the structure on 16/07/2015 as there is no setback and also coverage is 45% already. The structure is built at the corner of the plot where parking is not feasible. The basement is used as a saloon with sauna and steam and therefore structure was built to house water tank and to be partly used as a store.

Decision: Since the additional structure built is at the basement level, there is no coverage issues. Therefore, the structure is approved for regularization.

Action: DCD

20.3: A case of Aum Lily Wangchuk

Ms. Lily Wangchuk bearing plot no.LIG-3 at Phendey Lam has submitted an application to roof her set back on the rear side of her plot. A site inspection was carried out on 07/08/2015 and found out that roofing was done at the rear side of the building to stop the rain water seeping into the basement. She has proposed to keep the space for storage of food items, dining area for staff.

Decision

Tshogde decided to approve the proposal with the condition that the space should be a semi-permanent in nature and used only for storage.

Action: DCD

20.4: A case of Mrs Kelzang Wangmo

Mrs. Kelzang Wangmo on behalf of Mr. Kinga Thinley an owner of the plot No. A (27) II at Norzin Lam has requested for the construction of toilet within building setback and vertical extension at the first floor slab projection at the rear side of the building towards Zangdopelri complex.

Decision

Tshogde approved the proposal.

Action: DCD

20.5: Mr. Damchey Gyaltshen's case

The plot is in Lungtenphu LAP and coverage allowed is 40% and the registered area is 374 sqm. The owner has requested to construct a toilet attached to existing building within setback of the plot.

Decision: Tshogde did not approve the proposal since similar proposals can be expected from others in the area.

Action: DCD

20.6: Construction of staircase to the first floor from the set back

The applicant has requested to construct a stair case to first floor from the set back in Norzin Lam area.

Decision: Since it is active pedestrian pathways, Tshogde did not approve the proposal.

Action: DCD

20.7: A case of Mrs. Tashi Choki

She has constructed a gazebo on plot No. HIG (371) at Motithang to grow flowers and plants. The structure which is semi permanent in nature is within the setback.



Decision: The structure could not be regularized since it is beside the road. Notification should be issued to remove the structure.

Action: DCD

20.8: Endorsement of construction on setback in workshop areas

Most owners have already constructed and covered their setback with structure and roofs but in a very unplanned fashion. Small extensions and projections are being developed which do not add to the aesthetics of the building. The issue was put to Tshogde to decide on whether the constructions should be regularized by charging existing fees or only scrutiny, service and amenity fee be charged for the structures.

Decision

Tshogde decided to give 100% coverage for the ground floor and allow them to cover their setback space with roof. Once roofed, all activities should be carried out within their premise. A letter to be issued to all workshop owners and if they don't comply with the decision, Thromde will withhold the issuance of occupancy certificate.

Action: DCD

Agenda 21: Precinct Change Issues

21.1: Additional floor, attic like structure constructed by Druksel

In the Plot 35PT/A at Motithang above Sersang School, Mrs. Druksel Jamyang has constructed a Jamthog which looks like an attic. She has also requested for the conversion of usage of building into hotel. According to precinct, only 4 storey is applicable and has constructed one additional floor.

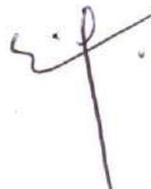
Discussion

The members were of the view that change of building usage cannot be permitted since the structure design is different for hotel and for residential buildings. Some members pointed out that, the floor which is below the road can be treated as basement since it is in the slope areas. The thuemis mentioned that building inspectors have failed to inform Thromde (DCD) regarding such constructions. If it is the failure of building inspectors, appropriate administrative actions have to be taken..

Decision

Tshogde decided that a floor below the road will be converted to basement. The hotel conversion is not approved and the Jamthog to be regularized. The warning letter to be issued to building inspector(s) for failing to report the case to the Management (DCD). The administrative actions will be decided by HR committee.

Action: DCD



21.2: Basement conversion into training center

Mrs. Sonam Wangmo, Plot No. MIG 33 at Changangkha has proposed to convert her building basement space into a training center. It is in UV2-MD precinct and the basement is not accessible for parking. The basement is 25% below the ground level.

Decision

Since the basement does not have proper facilities for training like proper ventilation system and moreover there will be more people coming with cars, it will create parking problems. In view of the above issues, the Tshogde did not approve the proposal. The Tshogde also informed the DCD to verify when was the basement approval given since the basement approval was stopped through office order issued in November 2012.

Action: DCD

21.3: An additional floor requested by Kado and Sonam Wangchuk (Thinley Dem)

Mr. Kado and Sonam Wangchuk (Thinley Dem), thram No:1513, Plot No, CB1-367 have submitted an application for construction of B+G+4 storey. Drawing was under process when we received information that there was a mistake in their precinct in the Site Plan. In the site plan submitted, it was UV2-MD but it was actually UV2-MD (sub precinct 1). Accordingly they were informed to remove an additional floor in their drawing. Grievance was they had bought the land recently with the site plan indicating UV2-MD and completed their design based on it also. Hence they have requested for additional floor as they were not aware of the precincts when they planned and bought the land and paid extra for the land because of lapses not of their own.

Discussion

The Tshogde members were of the view that after NCRP, they were issued the new lagthram as UV2-MD and accordingly all transactions were carried out as UV2-MD and some have even prepared drawings as per the guidelines of UV2-MD, and have proposed 5 storey.

Decision

Since they have prepared their drawings as per the new lagthram issued, which stated that their plot is UV2-MD and every transactions have been carried out accordingly, Tshogde approved 5 storey as requested.

Action: DCD

Agenda 22: Endorsement of under construction estimate and valuation

The DCD has proposed for endorsement of the formula to work out property transfer tax amount for structures under construction. The total value of building based on plinth area is carried out like in any other property transfers. Depending on the status of the construction when the application is received by DCD, the estimate is carried out till that particular stage of construction. The ratio for each stage of construction against the total cost per plinth areas is



calculated and estimate worked out accordingly. The formula worked out is attached. See Annexure 1.

Discussion

The DCD informed Tshogde that as soon as the application is received, inspectors will be sent to the site to verify the stage of construction, take pictures and keep a record. Many members were of the view that the rate is low even if it is based on BSR. Some members also pointed out that BSR has to be updated and use the latest ones. The thuemis also supported if this works because it is one way to implement the 5% tax for under construction building. Some members also pointed out that people have to be informed about such system.

Decision

Tshogde approved the proposed formula to work out 5% property tax on structures under construction. However the latest BSR has to be used to assess the cost of construction. People have to be informed about the system and the tax has to be calculated at the time of receipt of application.

Action: DCD

Agenda 23: Status of Mr. Karma Singye's Building

According to DCD, the building of Mr. Karma Singye near Thimphu Plaza has been almost 6 years and still not complete. The site has become a gathering place for drug abusers, miscreants and others making the place unhygienic. It was put up to Tshogde to decide what should be done with the construction.

Discussion

Many members questioned why the building has been left half complete. Some members also pointed out that since it is in the middle of the town, it doesn't look nice. Even the building validity has expired and the fencing towards Changlam needs to be removed for the renovations of footpaths nearby.

Decision

Tshogde decided to sent him an official letter asking him to justify why the building has been left half complete and the need to expedite the construction works and remove the fencing for the development of adjacent footpaths .

Action: DCD

Agenda 24: Drinking water issues in Semtokha and Babesa LAP

The issue was brought up by Babesa thuemi on the drinking water problems at Babesa and Semtokha LAP which was constructed by the ADP Project. The issue is with regard to fixing water meters in the area and start collection of water charges. According to area Thromde



thuemi, he pointed out that it is not fair for the people to pay water charges until water is made continuous. He said that sometimes water supply is not even 3hrs in a day. He also said that since City water is not continuous, people are using community water. According to thuemi, it would be better to start collection of charges only after stabilizing the water supply in all areas.

Discussion

The members were of the view that it is better to meter all buildings. A notification has to be issued stating that all buildings have to be metered. Once all buildings are metered, people will use water judiciously and supply can be stabilized. However, collection of charges will be effected only after all buildings are metered and supply tested. Some members said that the problem is due to absence of water tank caretaker at Gyebjakha and there is urgent need for construction of caretaker's house .

Decision

The Tshogde decided that first the metering has to be 100% complete in the area and only then the charges will be collected. Also the community water supply will continue to be retained till city supply becomes reliable. Community supply line can bypass water meter so that meter reading is not affected while using community supply.

Action: Infrastructure Division

Agenda 25: A proposal for vegetable market in Semotkha and Babesa LAP

Babesa thuemi proposed for a vegetable market at Babesa and Semtokha LAPs. He said that vegetable market will be very useful to people living in the area.

Discussion

The members pointed out that interested private individuals owning plots in the area can be allowed to set up vegetable shed within their plots. The chairperson also informed that if the meat shops could be established in one location, one each in north and south. He said it would help improve health and hygiene.

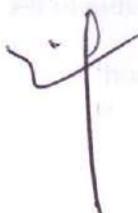
Decision

The Tshogde decided that the establishment of vegetable market in Semtokha and Babesa LAPs should be explored as PPP model after a centrally located site is identified. A shed should also house all meat shops in the areas.

Action: To be followed up by Babesa thuemi

Agenda 26: Proposal for access road in Semtokha E4 areas

The people from the area above Semtokha Dzong in E4 areas have requested for an access road. They have requested Thromde to prepare design for the access road. Accordingly the thuemi



requested UPD to take up design work. The thuemi informed that UPD has recommended to outsource the design to private consultant firms.

Discussion

The Chairperson informed that he has decided to convene a meeting with people of the locality and discuss the issue. He also said that land owners in the area should approach the private consultancy themselves and design a plan for the area. The plan and design then will be reviewed and approved by the Tshogde.

Decision

The Tshogde decided that Dasho Thrompon will convene a meeting with the people of that area. The Babesa thuemi should coordinate the meeting.

Action: Babesa Thuemi

Agenda 27: Damage to Changzamtog Community water supply

Thimphu Thromde received a complaint letter from the residents of Changzamtog about the damage of their community water supply due to the construction of private access road. The residents have asked for Thromde's intervention. Accordingly Thromde has written to NECS and they have conducted a site visit and a response letter has been sent to Thromde dated 10th August 2015. According to the letter, it was stated that Thromde may explore the possibility of constructing common water tank with same distribution system to solve the problem of unequal water distribution. The water section of Thimphu Thromde informed that the plan to augment and construction of water tank in Changzamtog is in a water plan that was recently submitted to the Ministry. But the plan is to be implemented only in 2018-2020.

Discussion

The members were of the view that the acute water shortage in Changzamtog areas has to be solved urgently and cannot wait for 2018. It has to be done immediately. According to water section, a feasibility study has to be carried out and it cannot be done immediately. The chairperson however informed that a permanent 100,000 liters RCC tank should be constructed. The members strongly felt that it should be carried out with re-appropriated budget within FY 2015-2016.

Decision

Tshogde decided that about 100,000 liters RCC reservoir tank should be constructed. An approved budget of 3M for construction of dedicated fire water reservoir in the same area available under Environment Division will be re-appropriated for above construction. However, few hydrant posts should be installed accessible to the fire trucks thus serving both the purpose.

Action: Water Supply Section, Infra. Division

Agenda 28: Augmentation of water supply for people's welfare Lhakhang in Hejo

At the Mithrukpa Lhakhang in Hejo, due to increasing number of people visiting and residing there, the existing 20mm water connection from Thromde water mains cannot meet the water demand. The caretaker has requested Thromde to augment the existing water supply system with additional line. Water supply section has prepared a cost estimate for the augmentation of water supply which is Nu. 199276.00. This was submitted for the approval of Tshogde.

Discussion

Since it is for the wellbeing of the people, all members supported the plan to augment the water supply for the Lhakhang.

Decision

Tshogde approved the budget of Nu 199276.00 and it will be re-appropriated from the 14M approved budget under Motithang sewer network construction.

Action: Water supply section, Infra. Division

Agenda 29: The environment Division has presented on the establishment of open gym within city at various locations.

Gym Equipments Installation-Locations

SL. No.	Locations Identified by TF	Equipments Installed	Proposed by Task force	Reviewed location	Total in each locations
1	Kuensel Phodrang-1	4	10	6	10
2	Kuensel Phodrang-2	5	13	8	13
3	Centenary Park	6	11	2	8
4	Sangaygang Base	6	10	10	16
5	BBS Tower	4	0	0	4
7	Babesa	0	0	8	8
8	Dechencholing	0	0	5	5
9	Taba	0	0	5	5
	Total Numbers of equip.	25	44	44	69

In the first phase, the installation of the equipments was funded by MoH and the equipments are funded by WHO. In the 2nd phase, the cost of installation has to be borne by Thimphu Thromde and ownership will be with Thromde. One regular care taker or personnel with proper skills in minor maintenance and good knowledge of usage of equipments is required. After installation all supervision and minor maintenance has to be carried out by Thromde. The equipments are funded by WHO. The total cost estimate for installation is Nu 346770.51. This has to be borne by Thimphu Thromde.

Discussion

The Jungzhina thuemi requested if same open gym can be established in his areas too. For this the member secretary informed that one set from Bhutan Olympic Committee will be established in Samtenling in a small neighborhood node and another set in Ludrong Memorial Garden.

Decision

Tshogde approved Nu 346770.51 to be used from the savings of Environment Division for the installation of equipments at the above locations. In the third phase, similar facilities will be installed at Thai pavilion, Chubachhu and Motithang parks. One dedicated caretaker has to be recruited or appointed to look after the facilities. The proposal should be submitted to Management meeting for further discussion and approval..

Action: Environment Division

Agenda 30: Training proposal for the meat shop

It was discussed in the 22nd Thromde Tshogde on the establishment of one stop meat shop in centenary market and a total of Nu 30M to be used from the reserved fund. Accordingly Thromde has followed up with Department of Livestock and BAFRA and discussed the proposal. The DoL has a link in Bangkok for such project. Therefore some of the designers and engineers plus those who work with the project will be sent for site visit in Bangkok with one member each from DoL and BAFRA.

Discussion

Soon after the site visit, the tendering works have to be started. The member secretary informed that later the supervision of works will have to be carried out by Engineering Division and therefore if one could be from engineering Division. For this the chairperson informed that the works will be given to low income housing group. One electrical engineer will have to be included since the electric works are crucial in such projects.

Decision

The total expense to be used from the already approved 30M and one electrical engineer to be included in the group. The works to be supervised by those involved in low income housing construction. Right after their site visit, the tendering works have to be carried out.

Action: DCD

Agenda 31: Rules and Regulations in work shop areas

The Chairperson presented to the Tshogde some of the rules and regulations for the workshop areas which he has drafted. The Rules and Regulations has been attached as Annexure 2 at the end. See Annexure 2

Discussion

Some members pointed out that drinking water should not be allowed to wash cars. If drinking water is used for car washing, it should be metered. Also in the serial number 6, 'those vehicles which cannot be repaired should be removed within 3 months' to be amended as 'should not be allowed to park because there is traffic congestion in the area'.

Decision

Drinking water, sewer, drainages and road maintenance will be carried out by Thromde and the workshop owners will have to be responsible for others. Even traffic police services will be deployed in the areas to monitor all traffic rules. Before implementation, a meeting will be coordinated with the Tshogde and the members of the workshop areas on the draft rules and regulations and will be made to sign once agreed

Action: Infrastructure Division

Agenda 32: A case of Mr. Nob Tshering

Mr. Nob Tshering has put up an application to Thromde for the horizontal extension of the horizontal extension of his building. But the legal section has informed DCD that he has a court verdict stating the structure has to be demolished and the verdict will be enforced soon. The members said that in this case, the request for extension will have to be withheld.

Decision

Tshogde decided that a building has to be verified so as to find out, if the building mentioned in the court verdict is same building for which the extension has been requested. After that a respond letter has to be sent as per the court verdict.

Action: DCD



Agenda 33: Procurement of garbage trucks

The procurement of garbage trucks has been approved under the 3rd SDP of GoI with a total outlay of Nu 11.5M. Since the requirement of garbage trucks is very important, the division wanted to give it directly to Hydro-tech after the approval from Tshogde. This is because open tender takes longer time than usual and moreover there are many Hydro-tech vehicle in Bhutan and hence the backup services at the time of break down will be fast.

Discussion

The Chairperson informed that open tender takes longer time. Since this is a time bound project, it has to be completed faster. Moreover there are chances that the open tender will lead to purchase of low quality vehicles. He also informed that Thimphu Dzongkhag has also one approved garbage truck and can be procured together. The member secretary said that it would be better to go for open tender in line with the current procurement guidelines of MoF since the amount involved is huge..

Decision

The Tshogde decided that an open tender should be floated within one month with clear specifications. The specifications of Phuntsholing Thromde can be referred.

Action: Environment Division

Agenda 34: Report on the collection made from Thimphu Tshechu, 2015

The environment division presented the collection made during the 2015 annual Thimphu Tshechu from the stalls along Norzin lam and other areas. The area was divided into three blocks. First block was from BOD till main traffic junction and block 2 from main traffic till Taj junction. 3rd block is in Zilukha behind Dzong. From block one, total collection was Nu 906,000, from block 2 Nu 874,000 and Nu. 39,000 from block 3 with a total collection of Nu 1,819,000.

Discussion

The members thanked all the officials involved during the Tshechu and for the large amount collected. The expenditure include a payment of Nu 30,000 to traffic police, payment of overtime and a daily allowance of Nu 500 for food for Thromde staff.

Decision

Tshogde approved payment of Nu 30,000 to traffic police and an overtime payment of Nu. 1000 per day with additional amount of Nu 500 per day for lunch and dinner to Thromde officials involved during the Tshechu. Also for the first and last day, an additional amount of Nu 1000 was approved as officials have been working till late night. The payment will be made upon verification by the respective block coordinators.



Action: Environment Division

Agenda 35: Chorten Renovations within City

Chortens within City will be either white-washed or renovated depending on the present state of structures. The renovations of Chortens will be dedicated to the 60th birth anniversary of Fourth Druk Gyalpo. The Thromde has received a list of 50 Chortens from Dzongkhag which are within Thromde.

Decision

Tshogde decided that respective thuemis should identify the number of Chortens in their area which require renovations and what needs to be done. This has to be carried out within a week and submit to Thromde management for further review and decision.

Action: All Thromde thuemis

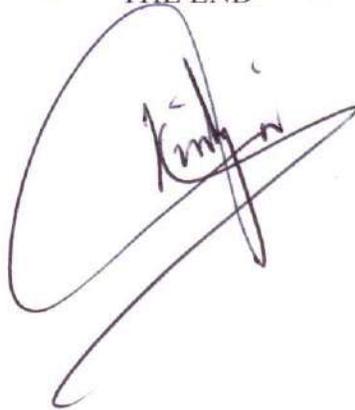
Conclusion

The 26th Thromde Tshogde was successfully adjourned at 6:30PM. The Chairperson thanked all the members for their active participation and meaningful contributions.

Tentative date for next Tshogde: 25th December 2015.

Minute keeper: Karma Dorji, Planning Officer

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

A handwritten signature in black ink, appearing to read 'Karma Dorji', is written over a large, stylized circular scribble.

Annexure 1.

Name of Work: Construction of 2-Storey frame structure Building (Residence Cum Commercial)								
Estimate Cost based on : BSR 2013								
Estiamted year : 2015								
Plinth area of building: 50.87 Sq.m								
Location: Thimphu town								
SL / No	Description of items	G.Total Cost of the building in Nu. Inclusive of escalation cost of 10% for a year (X)	Cost of consolidated works in Nu. Without adding 10% of escalation cost= (A)	Added 20% as an Escalation cost for 2 yaers =(B)	Total Cost in Nu.(A+B)	Vol/sq.m /mtr	Unit	Percentage difference bet, (A+B)/X
A FOUNDATION WORKS								
1	Total Estimate Cost on foundation works:		325728.62	65145.724	390874.34	-	-	
2	Total volumn of RCC(1:1.5:3) work below plith level (both col & footing)=		-	-	-	38.71	Cu.m	
3	Cost of the RCC (1:1.5: 3) footing per cu.m (inclusive of column till plith level, foundation earth excavation, filling of trenches, form works, stone soling 200 mm thk & PCC (1:3:6) 100 thk)=	7E+06	10097.50	-	-		Nu/Cu.m	5.32
B GROUND FLOOR WORKS								

1	Cost of earth bedding(400-500mm layer), stone soling (150 mm thk) and PCC (1:2:4) 100 mm thk complete	7E+06	248178.64	49635.728	297814.37	207.4	cu.m	4.05
2	Cost of RCC (1:1.5:3) work complete in plith baem, Col up to 1st floor level & form work	7E+06	387363.86	77472.772	464836.63	53.21	Cu.m	6.33
3	Providing & laying Second-Class Brick work in Foundation & Plinth In cement mortar 1:4 Extra for brick work in superstructure above plinth level, up to floor two level	7E+06	182484.51	36496.902	218981.41	22.34	Cu.m	2.98
4	Providing & laying Second-Class Half-brick Masonry (125 mm) in superstructure below floor 2 level	7E+06	208363.68	41672.736	250036.42	199.72	Sq.m	3.40
5	Providing & laying 20mm cement plaster C.M 1:4	7E+06	202385.02	40477.004	242862.02	1154.35	Sq.m	3.31
6	P & A primer, 12 mm PoP & dry distemper	7E+06	680134.12	136026.824	816160.94	806.34	Sq.m	11.11
7	P&L Plinth protection & drainage (150 x 200 depth)	7E+06	81636.07	16327.214	97963.28	81.8	mtr	1.33
8	P&f Glazed/panelled door & window shutter, traditional cornices and applying bhutanes painting Complete	7E+06	308416.84	61683.368	370100.21	113.89	sq.m	5.04
Total Estimate Cost on Ground floor					2758755.29			

works:								
C	FIRST FLOOR WORKS							
1	Cost of RCC (1:1.5:3) work complete in roof baem, Col up to roof level & form work	7E+06	394061.5	78812.3	472873.80	33.25	cu.m	6.44
2	Cost of RCC (1:1.5:3) work complete in Slab, staircase valcony & formworks	7E+06	734723.24	146944.648	881667.89	111.38	cu.m	12.00
3	Providing & laying Second-Class Brick work above plith level to floor two level	7E+06	248534.38	49706.876	298241.26	30.43	Cu.m	4.06
4	Providing & laying Second-Class Half-brick Masonry (125 mm) in superstructure below floor 2 level	7E+06	186595.83	37319.166	223915.00	178.85	sq.m	3.05
5	Providing & laying 20mm cement plaster C.M 1:4 & skirting 200 mm ht	7E+06	171354.76	34270.952	205625.71	974.13	sq.m	2.80
6	Providing & applying one coat of primers Cement primer, 12 mm PoP and Dry distemper two coats	7E+06	525902.08	105180.416	631082.50	623.59	sq.m	8.59
7	P&f Glazed/panelled door & window shutter, traditional cornices and applying bhutanes painting Complete	7E+06	255515.68	51103.136	306618.82	63.98	sq.m	4.17
8	Bhutan type Traditional Cornices in R.C.C 1:1.5:3, including Ihanglag, Phana	7E+06	75999.88	15199.976	91199.86	29.43	sq.m	1.24

26TH THROMDE TSHOGDE MINUTES

THIMPHU THROMDE

	& bhutanesese painting (Ding)								
9	Providing & fixing wooden railing with 90x60mm top & bottom rails, trellis 60x45mm including 2 coats of paint etc. all complete 1000 mm high, Champ wood	7E+06	24628.12	4925.624	29553.74	48.04	mtr	0.40	
Total Estimate Cost on foundation:					3140778.56				
D SECOND FLOOR WORKS									
1	G.TOTAL ESTIMATE COST OF BUILDING = (A)				7348079.56				
2	COST OF GROUND FLOOR WORKS				2758755.29				
3	COST OF FIRST FLOOR WORKS				3140778.56				
4	COST DIFFERENT BETWEEN 1ST & 2ND FLOOR=(B)				382023.28				
5	PERCENTAGE DIFFERENT BET. (B) & (A)=				5.20				
6	∴ ADDING 5.20% ONCE ONLY FOR EVERY ITEMS DESCRIBED IN FIRST FLOOR RESPECTIVELY SHALL BE DETERMINED THE COST OF SECOND & THIRD FLOOR								
7	TOTAL COST FOR EACH FLOOR (SECOND & THIRD) SHALL BE = (5.2% X 1ST FLOOR COST+ 1ST FLOOR COST)				3304099.05				
8	∴ ADDING 5.20% TWICE ONLY FOR EVERY ITEMS DESCRIBED IN FIRST FLOOR RESPECTIVELY SHALL BE DETERMINED THE COST OF FOURTH & FIFTH FLOORS I.E.								
9	TOTAL COST FOR EACH FLOOR (FOURTH & FIFTH) SHALL BE = (5.2% X 1ST FLOOR COST+ 1ST FLOOR COST)				3467419.53				
D ROOFING WORKS									
1	Providing & fixing 600mm ridges or hips in plain G.I. including bolts, hooks and nuts 8mm dia G.I limpet and bitumen washers for connection 24g, ridging, Eaves board (115x25mm) & roof trusses	7E+06	881389.8	176277.96	1057667.76	461.98	sq.m	14.39	
Total percentage=									100.00

Estimated by:

Checked by:

Countersigned by:

- Note:
1. Not estimated electrification, sanitation, water supply & marble/tile/plank flooring & miscellaneous work such as door handle, sliding bolts ect works.
 2. Not estimated head load charge if the construction site is located beyond 50 mtr from road point.

Annexure 2**Rules and Regulations for Olarongchu Workshop**

In several rounds of discussion with the workshop operators and land lords, it has been agreed that the growing congestion in Olarongchu is mainly due to lack of proper rules and regulations and lack of effective enforcement thereafter. Everyone was of the opinion that if Thromde comes up with the rules and implements them on the ground effectively, the situation will be better for all. The meetings agreed that once the rules are being prepared and discussed with the workshop operators, they will all cooperate to enforce and make the workshop area more liveable. Thromde therefore has come up with the following rules:

- 1. Segregation of waste will be strictly carried out by the workshop operator including the household waste from the tenants living in those apartments. If the wastes are not properly segregated or disposed off to the garbage collection trucks, fines and penalties will be levied based on the solid waste management act.*
- 2. Disposal of old mobil oil or grease in prohibited areas including the drains and streams will be liable for penalty. Recycling of such oil is recommended to avoid environmental hazards.*
- 3. The infrastructures including the roadside drains will be the responsibility of each individual operator to keep them clean and drains blocked intentionally for personal interest will be liable for penalty.*
- 4. No parking of vehicles on the paved road will be allowed except in the few designated parking spaces.*
- 5. Nobody will be allowed to repair the vehicles on the road or any other government spaces. All the operators should utilize their own working spaces within the demarcated property, violating this rule will result in imposition of penalty as per the law of the country.*
- 6. Those vehicles which are not repairable should not be parked on or beside the road. Thromde will notify such incidences and will be removed as scrap if not taken away within the given timeframe.*
- 7. Heavy earth moving equipment like excavators will not be allowed to park and maintain in Olarongchu due to congestion. There are separate workshops for such equipment being allowed to set up in different locations within the city along the warehousing precinct.*
- 8. Operation of alcohol outlets within the workshop premises will not be allowed due to congestion.*
- 9. Drinking water has to be metered*
- 10. All residents living in Olarongchu should be cooperative with the Tshogpas selected during the last meeting with the workshop operators.*
- 11. 2-3 people have to be deployed for cleaning the workshop areas by the workshop owners*

