



Thimphu Thromde

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Forward

This is the first-ever public consultation conducted by the office of Thromde services and development activities. The office had planned to conduct this event since 2020. However, due to the pandemic and post-pandemic recovery work, it had to be rescheduled.

Although long overdue, it's never too late to engage the public in the progress, challenges, and upcoming plans of the Thromde. It is the responsibility of the local government and leaders to consult people about the development of the city and also receive opinions and ideas on co-creating a livable and desired city for now and tomorrow.

During the public consultation, a total of 8 key topics were presented and discussed leading to several consensus and decisions being made.

I, on behalf of the Thimphu Thromde team would like to express our sincere gratitude to the public for making the event very successful and fruitful.

Ugyen Dorji
Mayor
Thimphu Thromde.

Approved by Thimphu Thromde Administration

Thimphu Thromde Administration


Thrompon/Mayor
Thimphu Thromde


Thrinzin
Taba-Dechencholing


Thuemi
Kawajangsa-Jungshina


Thuemi,
Changangkha


Thuemi,
Motthang

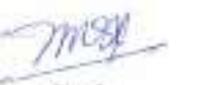

Thuemi
Norzin

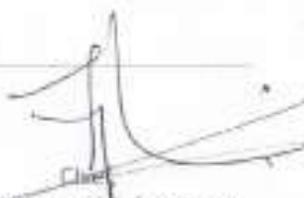

Thuemi,
Changzamtog-Glakha


Thuemi,
Babesi-Semtokha


Executive Secretary,
Thimphu Thromde


Chief,
Infrastructure Division

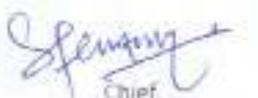

Chief,
Urban Planning Division


Chief,
Compliance and Enforcement
Division

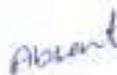

Chief,
Thromde Education Division


Chief,
Finance Division


Absent
Chief,
Environment Division


Chief,
Land Record and Survey
Division


Chief,
Operation and Maintenance
Division


Absent
Chief,
Legal Division



Content

01

Introduction

02

Water

06

Waste

09

Sewer

12

**Road Infrastructure
and Urban Mobility**

16

City Addressing

18

Property Tax

22

TSP Review

24

Finance

26

Closing

27

Annexure



Introduction



The public consultation was attended by 215 people from all seven constituencies. From the Thimphu Thromde, the event was led by the mayor, supported by seven Thuemis and the Thromde management team (Executive secretary and division chiefs).

The event began with the Lhuyang Choeba to Miwang Drugyal Zhipa and an opening remark by the mayor. The mayor informed that the purpose of the public consultation was to keep the public informed on the annual projects, budget, and challenges faced and resolved by the office to provide thromde services. The mayor called for an open and meaningful discussion for the benefit of the city and its residents.

Discussion and Decisions

Water

Public

Taba

The Public shared a concern with regard to the possible usage of Taba community water as one of the potential sources to provide water supply to the rest of the city. The water from the community source is enough to meet the current water requirement of the Upper and Lower Taba area. They expressed that tapping for other areas will lead to water shortage in Taba area.

Pamtsho E-4

The Pamtsho E-4 area has been facing water issues to date due to the lack of any source near the area. The public requested for the thromde water supply at the earliest.



Changzamtog

There are issues with the quality of network as a result of which water is lost during the distribution. It is important that Thromde prioritize the improvement of the distribution network to resolve the water shortage issues.

Bebena

Currently, the Bebena community does not have Thromde water service and the residents are dependent on the current community water supply. Due to the temporary nature of the network, it leads to disruption of water pipelines resulting in contamination, visibly mud. These issues are frequent and communities face several difficulties in availing safe and reliable potable water.

Bebesa

The Babesa area is currently facing an acute water shortage and the current water supply does not meet the requirement of the residents, there is a need for an extension of the Dodena water supply to the Babesa area.

Thimphu Thromde



The office informed that there is no plan of using Taba community water for the whole city’s purpose. The community water will continue to serve the Taba residents. The existing community water line will be integrated with the Thromde water network to meet the water shortage gap as and when required for the Taba area. Additionally, thromde is constructing a 5 MLD water treatment plant at Taba to supplement the existing WTP capacity which has the potential to supply water to Lungtenphu-Olakha Area.

Bebena area has been dependent on the community water and faced several challenges in terms of maintenance and safety. Moreover, during the pandemic, it was very difficult to provide reliable water as every house has its own connection and source which was difficult for field workers to trace the water network and the source. Therefore, the office has been connecting most of the area with the Thromde connection. Currently, the water network and infrastructure for the Bebena area have been completed and need to be tested prior to the provision of water to the public.

It was decided that the Thromde will complete all due process and safety standards, and ensure that water will be provided to all residents of Bebena within a month.

Under the Thromde water flagship program, tendering has been done, and an additional water treatment plant of 1.4 MLD at Dechencholing will be constructed to provide water supply to the Jungshina-Pamtsho area, which will resolve the current water issues.

Additional WTP of 3.5 MLD will be constructed at Chamgang along with the installation of distribution networks in the Simtokha and Babesa E-4 areas which is expected to resolve the current water shortage and improve water service. Likewise, several other water projects are currently undertaken by the office to resolve the water shortage and improve the distribution network.

Water shortage is a critical issue that needs to be addressed and with climate change water shortage has become more frequent than ever. To address the water issues, Thromde is exploring the feasibility of installing a few Bore holes along Wangchhu, such as near the truck parking area at Babesa and so on. Additionally, BPC and Dept. of Energy are currently exploring the installation of a dam at Dodena. Thimphu Thromde has already had two meetings with the two agencies and discussed tapping water from the dam to resolve water issues in the city.



Waste



The public sought clarification on waste tariffs for residential buildings as to whether an owner is liable for payment of Nu. 100/- for a whole building or Nu. 100/- per unit and also queried if the tariff was chargeable to the owner or the tenant. Similar concerns were raised with regard to commercials and institutional buildings.

Motithang-Changangkha

The waste collection timing in Motithang and Changangkha area has caused several inconveniences to the public. Therefore, there is a need for appropriate waste collection timing. There is also a need for periodic cleaning of drains and prompt lifting of waste which is mostly kept on the roadside for several days. Such incidents have caused inconvenience to the residents. Therefore, there is a need for adequate management of the waste in the city and the office needs to explore the adoption of similar practices from developed countries/cities such as Geneva which has a very systematic and efficient waste management system, and also explore seeking collaboration with such cities.

Pahutsho

A concern was raised about the gorges which are becoming a spot for cannabis plants to thrive and youth resorting unhealthy activities. Moreover, these sites have also become a spot for illegal waste dumping sites which is a concern to the residents. There is a need for installing CCTV cameras for surveillance purposes to discourage people from illegal dumping and prevent youth from getting into unlawful activities.

Thimphu Thromde



The waste management challenge is known to everyone and is recognized as one of the key concerns of the nation. Under the guidance of the Royal command, Waste Management Committee has been established with seven members including Thromde as one of the members. The committee's mandate is to address all waste-related activities in Thromdes and nationwide. With support from the Japan government, Thromde received 17 waste vehicles which have been very crucial in improving waste collection services as compared to the previous years.

In 2018-2019, Thromde collected Nu. 5.27 million from waste charges and in 2021-22, around 6.65 million was collected. The total collection from the waste charges is very minimal and unable to cover the operation cost. The waste charges were worked out based on the categorization of buildings or houses as Class-I to IV, which was payable to Nu. 10/- or a few amounts. Since the earlier waste charges were not rational considering that the waste generated is similar regardless of classes, waste charges were revised with a minimal increase to earlier charges.

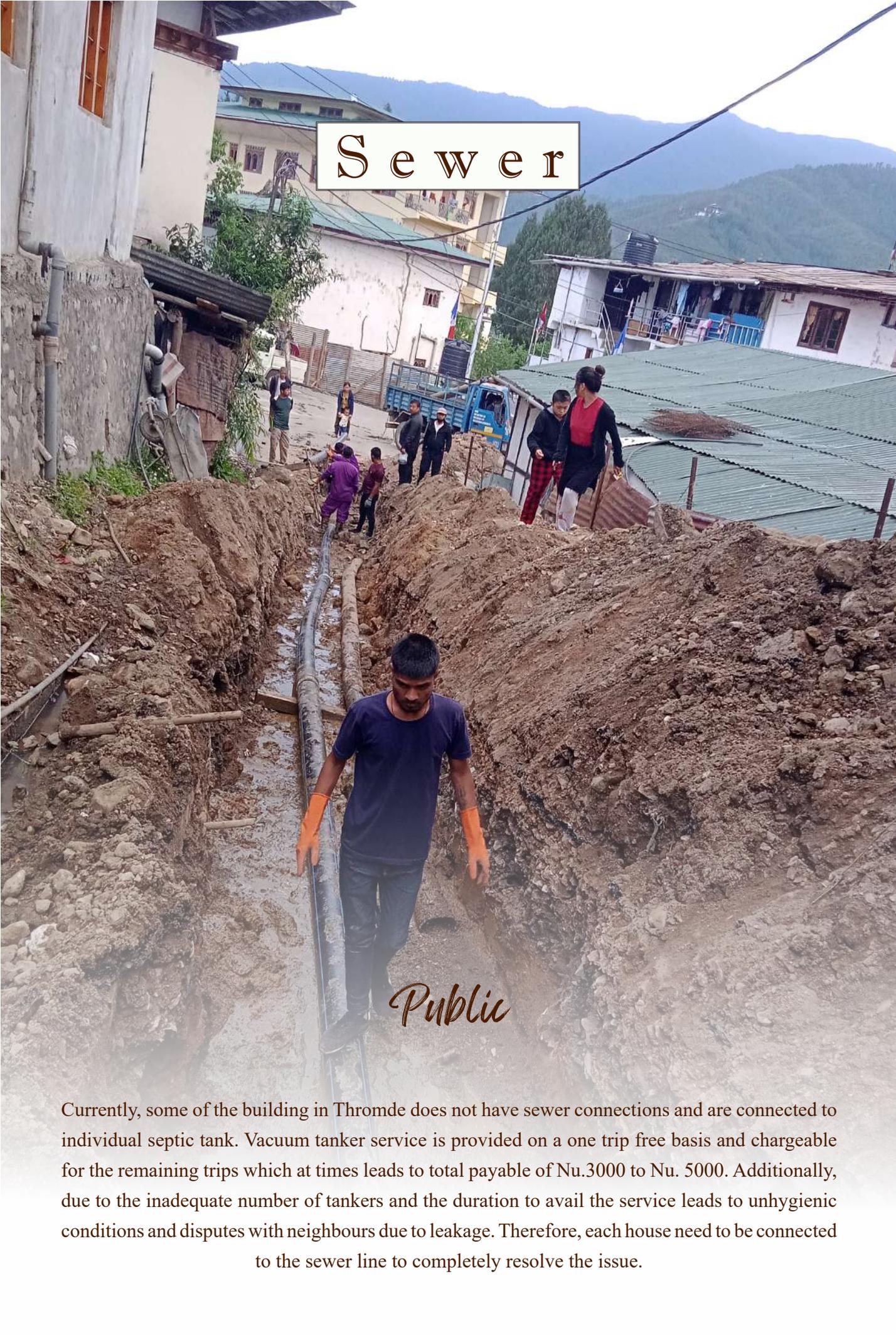
With the revised charges, Thromde collected Nu. 14 million from waste collection charges in the year July 2022-June 2023. However, since 2020 expenditure for the Municipal Solid Waste Collection (MSWC) has increased to Nu. 20.6 million Per annum of which about Nu. 8-10 million is spent on landfill maintenance and operation of 2 to 3 machines and 8-10 laborers.

Additionally, expenditures for street and drain cleaning have also been increasing. With increasing waste generation annually, expenditure for waste management is also increasing. In total, annual waste management expenditure amounts to Nu. 40 million, which is about 3-4 times higher than the charges collected. To date, the office has been managing the budget from other budget heads. Therefore, to improve the waste service, the office has recently revised waste charges.

The waste tariff for residential will be Nu. 100/- per unit i.e. if there are 10 units in a building, a total of Nu. 1,000/- will be collected as a monthly waste tariff. For commercial units, the waste tariff will be worked out as per the categorization approved by the Department of Trade, which ranges from Nu. 100/- to Nu. 4,000/-. Since the earlier tariff schedule did not include the institutional units, a new tariff has been introduced in the schedule. With the new tariff schedule coming into effect, the waste collection frequency is expected to increase to 4 days a week i.e. twice dry and twice wet. With regard to the waste tariff collection, an owner can collect from the tenants in the building or adopt appropriate means to collect the waste charges. In the case of a building with different occupancies, such as an office occupying a unit and the rest units as residential, there will be two charges, one for residential and another for office use.

Thromde has recently completed the tender evaluation process of outsourcing waste management to private individuals and with the approval from the committee, the contract will be awarded and services will be enhanced with new contractor/s. Advanced technologies are being explored to manage waste efficiently such as in landfill areas as current practice is limited to simple practices of compressing and covering of waste. Hereafter, the office will also be assisting the Dzongkhag area in waste management by dispensing waste collection vehicles.

With regard to drain cleaning and management, Thromde is also looking into the feasibility of outsourcing the management of drain cleaning to private individuals to enhance efficiency. This improvement is expected to resolve all current issues and enhance service delivery.



Sewer

Public

Currently, some of the building in Thromde does not have sewer connections and are connected to individual septic tank. Vacuum tanker service is provided on a one trip free basis and chargeable for the remaining trips which at times leads to total payable of Nu.3000 to Nu. 5000. Additionally, due to the inadequate number of tankers and the duration to avail the service leads to unhygienic conditions and disputes with neighbours due to leakage. Therefore, each house need to be connected to the sewer line to completely resolve the issue.

Norzin

The recent development work at the Lower Norzin Area has affected the existing household sewer connections to the new main sewer line. The new line has been installed at a higher level than the old one whereby the gradient for flow could not be achieved. Interventions are sought to remedy the connections for smooth flow into the main sewer line. Additionally, the sewer overflow issue at Norzin Lam is very frequent. Norzin Lam being the main street for tourists and the public to gather, there is a need to resolve such waste issues at the earliest.

Changbangdu

The current sewer line is laid at an elevation higher than the building level and there are 20 households that do not have sewer connections. Currently, waste is directly disposed of in the nearby streams. There is a need for a sewer connection at the earliest.

Langjophaka

The Building near the STP is affected by the smell issues. Thromde is requested to kindly intervene to improve the environment.

Thimphu Thromde



Thromde informed that earlier, the city had only one waste treatment plant at Babesa which is open in form and inadequate to cater sewer service to the whole city. In recent years, Thromde has completed the new Babesa Sewer Treatment Plant which has been successfully operating. With the modernization of the sewer treatment plant, it has been a huge assistance in resolving sewer issues in the city. The annual operation cost for Babesa STP is Nu. 0.5 million. Likewise, Thromde has installed several modern treatment plants in local areas such as one at Dechencholing, Taba, Jungshina, Hejo, and Yangchenphu. Thromde is anticipating an increase in the operation cost with the ever increasing sewer waste.

Majority of the sewer issues within the city have been resolved but issues at the city core still remain as the sewer network installed is very old and was designed to cater to building floors of two with few residents and activities. Today, almost all buildings in the city core are 6 or 7 floors with very dense commercial activities and residents. Thus, generating more waste than the designed capacity. Therefore, there is an urgent need for the redevelopment. One such case is the Norzin Lam redevelopment. If the redevelopment is not done, the sewer issue at Norzin Lam will remain as it is. The office has a plan to redevelop the Norzin Lam stretch which will resolve all the current issues of sewer, drainage, waste, and so on. In terms of the sewer line issue at the Centenary Farmers' Market area, the office has visited the site and has been instructed to rectify at the earliest.

There are a few areas such areas in E-4 areas, where Thromde is unable to provide sewer connection. In such areas or scenarios where 50% of the water bill is charged as the sewer fees for each building, the owner is entitled to an annual ONE TRIP FREE tanker service from Thromde. It was informed that hereafter, a Building with a Thromde water connection will be provided ONCE A YEAR FREE tanker service to completely empty the septic tank as and when it is full. Currently, the tanker service is provided on a first come first serve basis due to limited tanker. Hereafter, the office shall evaluate the situation and prioritize accordingly. To resolve the septic tank issues, site feasibility will be conducted to asses the possibility of connecting to the sewer line, and only if it is not possible, a septic tank is recommended.

With regard to the sewer connection at Changbangdu, the owner is requested to put in a joint application from all residents so that Thromde can look into the matter at the earliest. With regard to the smell from the treatment plant, the Thromde office is taking care of the matter and will improve the environment at the earliest.

ROAD INFRASTRUCTURE and *Urban Mobility*



Public

During the discussion, the public conveyed to provide full support to the office for infrastructural development. As an initiative to commemorate partnership, one of the owners volunteered and committed to support the repair of the clock at the clock tower and encouraged the general public to follow suit in all possible capacities.

Although Thromde has a huge responsibility for infrastructure development, the office is challenged with a limited budget and autonomy. The public shared that the government should provide autonomy to the local government to self-govern so that the office can efficiently dispense the mandates. In such cases, the public is willing to provide complete support for local government autonomy. It was also informed that the public will support the office and accordingly prepare for the Megaproject.

Changbangdu

The road near Thromde revisor has been damaged by plying of heavy trucks disposing of soil in the bacho area. It has also affected the septic tank and properties in the vicinity.

Bebesa

There are 20 households of 200 residents. No road maintenance carried out since the first road construction work. Although, there are no street lights along the street, the resurfacing needs to be prioritized due to the condition of the road.

THIMPHU THROMDE



Yearly, the Thromde office constructs several new roads. In 2018-2019 total of 2.45 km of the new road was constructed and in 2022-2023 a total of 4.01 km of the new road has been constructed. For the upcoming year 2023-2024, the office has planned for several road infrastructure development, which also includes sidewalks, drainage, street light, and other utilities. At Dechenchloing and Taba there is a proposal for road resurfacing. Jungshina sewer line installation is complete and road will be resurfaced next. Hejo will receive development worth Nu. 44 million from the budget. Similar infrastructure developments are proposed in other areas too.

The office also took the opportunity to inform the public about the budgeting process and allocation for infrastructure development. The public was informed to directly visit the Thromde office and put in a request for any infrastructure development required in their area. There should not be confusion in approaching the office for support, the need to garner trust to avail timely service by the public would be encouraged. There could be instances wherein the office might take time avail budget for some activities depending on the nature of activities. Those activities require time for preparing technical design and cost estimates for budget approval and dispensing.

The office also informed the public that despite being responsible agency for road maintenance and services related to commercial activities, the Thromde does not receive any part of the fees or charges collected from the public i.e. tariffs collected by BCTA on vehicles or by the trade office for business establishments. The vehicles ply on the Thromde road which require frequent maintenance work and other related activities like road marking, drainage etc.

Likewise, for business establishment conducive environment has to be maintained in terms of cleanliness, transport, waste, water etc. If these collections are provided to Thromde, the office will be able to develop the city with improved services. To date, the office has been submitting to the government for autonomy in the interest of serving efficiently and best to the public interest.

Additionally, the office shared that Thimphu could also reap some benefits from the mega project coming up in Gelephu, as envisioned by His Majesty. As a capital city, Thimphu and its resident should also prepare accordingly in terms of infrastructure and economic development.

Currently, the office is also working on the enhancement of city bus service through the World Bank-funded project “Bhutan Green Transport Project”. In this project, the focus to upgrade infrastructure and service development will be in the main trunk route. With this, it is expected to improve the public transport service in Thimphu city

In terms of the Clock Tower, Thromde already has a plan to redevelop it and also carried out small facelift for the space. However, there is a need for a complete facelift in terms of its significance to the city and the people. The office is also looking into the need for a clock tower and its name, as it does not fully serve its purpose. The name clock tower is very common and can also be seen even in Paro and Gelephu. Therefore, there is a need for redeveloping the space to give a sense of place unique to Thimphu. The space can be renamed to “Jangsa Dangrina”, a name used in olden times by people as a space for gathering.



City Addressing

Public

There is ambiguity among the public with regard to street and locality names as shop owners put different names on the sign boards.



Thimphu Thromde

Previously, the office had developed an addressing system but got outdated with rapid development and city expansion. The lack of an addressing system has caused confusion and inconvenience. A new system was adopted to keep in pace with the development and expansion.



Streets are renamed in consultation with the Thuemis to revive the earlier street and locality names. A stretch of road/street is given one name such as the expressway from zero point to Chubachuba junction is known as South Deobum Lam and when it crosses the Chubachu Junction it is named North Doebum Lam till Dangrina. The addressing system also provides the building number and its location. The addresses have been successfully uploaded into Google Maps in collaboration with the Google team and people can now easily navigate to various locations.

Occupancy certificates will be updated accordingly with details on structures such as structure ID, year of construction, number of floors, and unit usage, ownership etc.

All property owners and residents were requested to visit the GIS section to avail the address of the individual Building. It is also available in Google Maps. All shops, residents, and owners are requested to make use of the City Addressing system to avoid confusion or misinformation with the old building numbers and street name.

PROPERTY TAX



འབྲུག་གི་རྒྱ་དངོས་ལྷལ་གྱི་བཅའ་ཁྲིམས་ ༢༠༢༢ ཅན་མ།

PROPERTY TAX ACT OF BHUTAN 2022

Public

Tax revision is long overdue and equally welcomed by the public but no public consultation was conducted to express their opinions.

The current scenario, with significant number of people are leaving for abroad and houses getting vacant, property owners are alarmed. While still recovering from the pandemic, they have to further deal with the difficulty paying loans and recovering construction costs. Now with the significant increase in tax, they feel overwhelmed with payments to be made from the already depleting income.

In the event the property owner fails to pay taxes due to decrease in income generation from the property, the likelihood of surrendering of property to the government after three years of default is bound to happen.

It was also raised that, although taxes, fees, and salaries have been increased, the government has strictly restricted the owner from increasing the rent. Rent is the source of revenue for property owners from which taxes also being paid. Therefore, if the rent remains the same, and taxes and fees are to increase, owners will face difficulties making payments for tax and loans.

As for undeveloped tax/vacant land tax, with no financial accessibility from financial institutions, owners will not be able to develop their property and generate income. Moreover, constructing a building in an already saturated market could worsen the situation.

Public shared that with recent plan for Thimphu city, some of the land such as E-4 areas are classified under controlled / restricted development area, this affects owners from capitalizing on their property. Therefore, the government needs to consider taxation in such cases and not treat those similar to other land with no restriction.

There is also need for tax consideration for old traditional house such as in Chang Jalu, Olakha, Babesa, and other areas where reconstruction or redevelopment of land is restricted for conservation or other government purposes. Due to restrictions, owners are unable to capitalize the land and property equally as those in other areas. These properties have become less habitable and difficult to rent for the residential or commercial purposes. Thus, affecting the possibility of generating income equal to that of other properties.

In the wake of the pandemic from which people are still recovering and the huge exodus of people from the country, the public shares a concern if it is really timely to increase the tax. If at all unavoidable, the public requests the government to consider deferring the revised tax collection for 3 years to give time for people to recover from the recent pandemic and get back to normal.

It was also proposed that the tax collected from the Thromde should be kept with the Thromde office to ensure it is invested back to the taxpayers for the infrastructure development and improve services. The Public also called for good governance and autonomy. They conveyed that the local government should exercise its authority as per the Local Government Act, which was passed by parliament with public support. Thromde should have the authority to plan, make decisions, generate and utilize the budget to meet expectations and requirements of the general public and their benefit.

Thimphu Thromde

To date, the land and property tax was collected based on the property and land taxation policy 1992. With modern life style, basic service requirements to meet people's expectations has increased, there is equally a need for huge investment in the city and the nation as a whole. Therefore, the recent tax revision will provide substantial opportunity for the government to invest in infrastructure development and enhancing services. With the approval of tax revision by the Parliament, hereafter, the new tax will be applied. It is the responsibility of the local government to inform and prepare the public on taxation.

In the case of Thimphu, E-4 areas in Babesa, Simtokha, Lubding, and Pamtsho, plot sizes of 25 decimals currently pay the land tax of Nu. 2,723/- as per the 1992 taxation policy. With the revised tax, these plots will have to pay Nu. 12, 156/-tax, which is 0.1% of the total land value as per the recent PAVA Rate. For 1 acre of land in the E-4 area, the payable tax will be Nu. 48,624/-

In the case of UV2 MD, with 10 decimal plots, Nu. 726/- was paid and with the revised tax, the payable tax will be Nu. 7,335.13/-, which is 0.1% of total land value. Similarly, in the core area with 10 decimal plots, the tax paid was Nu. 1,452/- and now with the revised tax it will be Nu. 26,540/-, which is 0.1% of total land value.

In the case of the building tax, the earlier tax was paid as per the taxation policy 1992 based on the class categories of I to IV. In the case of building tax with class I category unit, which is equivalent to 3 BHK units. Therefore, for Class I per unit was payable to Nu. 100/- and if a building has 10 units of 3 BHK, the tax paid was Nu. 1,000/-. Now with the revised tax, if the 10 units of 3 BHK buildings with rent of 12,000/- per unit, one will have to pay Nu. 18,000/- per annum, which is calculated as 0.1% of the total capital value from the monthly rent.

Therefore, with the revised tax, the total payable tax for a 10 decimal land in UV2 MD with 10 units of 3 BHK buildings will have to pay Nu. 7335.130/- + Nu. 18,000/- = Nu. 25,335.13/- . The revised tax will additionally empower the public hold accountable the Government for development activities as cost incurred would be covered by taxes from the public.

To date, taxes from the public are collected and reserved with the Thromde in the Thromde account, which is used for the development, operation, and maintenance of infrastructure. However, with the revised taxation the central government is likely to centralize the tax collection. Thromde has raised the concerns and challenges that will be faced if the tax is reserved centrally, which can substantially affect service delivery. As a service-oriented organization, it will compromise the efficiency of the overall setup.

Moreover, the office has agreed to propose retaining 70% of tax collection with the Thromde and depositing 30% to the government, a practice adopted in other developed countries and cities around the world. The office also shared a concern to keep Building tax with the Thromde as related services starting from scrutiny of building drawings till it ceases to exist is provided by Thromde. This will ensure that timely and quality services are dispensed.

The discussion on tax ended with a joint agreement that the Thromde on behalf of public will raise their concerns on property taxes to the relevant government agency for review and consideration as mentioned above.

[For further information on taxation,](#)
[visit the Ministry of Finance website to access the documents.](#)



Thimphu Structure Plan

Review



Thimphu **Thromde**



The public was presented with the ongoing review of the Thimphu Structure Plan (TSP) 2002-2027 which is prepared by the Royal Commission for Urban Development (RCUD) in collaboration with the Ministry of Infrastructure and Transport and Thimphu Thromde. The presentation included the aspects of the Thimphu Structure Plan Review such as Land Use, Height Restrictions, Centres Hierarchy, City Centre Action Plan, and Urban Regeneration Case Study. The public was informed that this plan is strategic and broad in nature and detailed Local Area Plans (LAP) must be prepared to implement or translate the proposals identified in the aforementioned plan.

The public will be consulted thoroughly and they will get the opportunity for comprehensive discussion during the LAP preparation. The public was reassured that the plan won't have adverse and detrimental impacts on them and their property but rather it aims to improve the quality of life of the people.

The plan will not only be beneficial to them but also strives to make their lives comfortable and convenient. Proper implementation mechanisms will be adopted to address the impacts of the plan. Moreover, it was also informed that Thromde is substantially involved in the planning process with the two officials being the core members of TSP Review, the Executive Secretary as a member of RCUD, and multiple consultations were held between the Consultant and Dasho Thrompon pertaining to the plan and its proposals. Finally, Dasho Thrompon solicited the public for their support, cooperation, and collaboration in bringing the plan to fruition.

For further information on TSP, visit the virtual engagement platform.

<https://thimphustructureplan.virtual-engage.com/>

Finance



Public

Thromde should be financially autonomous and depend less on the central government for the Budget. The central government should be responsible for larger investments and budgets such as Hydro projects and similar mega projects. Thromde should also be able to seek financial assistance from other organizations and cities to curb financial dependency on the central government.

Thromde currently has huge budget constraints due to high expenses and limited revenue generation, which is of huge concern to the public as there are many development works required.

The Public informed that it is saddening to learn that Thromde is constrained by resources, especially budget, although the taxes collected is huge from vehicle, commercial establishments, and property which should be adequate to source the financial requirements of the Thromde. Further with the revision of tax, budget should be adequate for the development of the city.

Thimphu Thromde

In the fiscal year 2022-23, Thimphu Thromde proposed the Budget requirement of Nu. 1.56 billion to the central government. However, the Budget approved was Nu. 437 million and later a revised budget of 303 million was provided. Of the total Nu. 303 million, Nu 100 plus million was entirely for compensation to be paid to the affected public. Due to this limitation majority of the works could not be executed.

For the upcoming fiscal year 2023-2024, the office has initially proposed Nu, 2.02 billion for capital investment. However, the proposal had to be revised to Nu. 819 million under the directive of the government due to Budget constraints. The proposed amount is yet to be approved by the government.

Based on the approved budget, the office will have to prioritize the activities accordingly. Of the total budget, most of the budget is allocated for the education sector with Nu. 371 million, followed by Nu. 340 million for infrastructure development of the city.

Thimphu Thromde had revenue collection of Nu. 348 million for the year 2022-2023, which includes the opening balance from the previous year. On the other hand, the expense is Nu. 436 million with a shortfall of Nu. -87 million. However, Thromde has revenue collection of Nu. 82 million from the current year to supplement the expenses.

Therefore, Thromde is able to generate just enough revenue to meet its operation and maintenance cost. These high expenditures are due to the ad-hoc expenses during emergencies for which budget provisions could not be made. For example, the construction of a huge wall and road construction at Druk School which was affected by a landslide. Likewise, the office also has to make expenses on other critical ad-doc activities which are unforeseen during regular budgeting. These activities cost the Thromde around Nu. 160 million and are covered from the revenue.

In the end, Thromde agreed to the concerns shared by the public and committed to upscale the service delivery in line with the increase in tax. Should there be any lapses on the quality of service after the tax increase, the public should voice their dissatisfaction and demand quality service.

Closing

The mayor on behalf of Thimphu Thromde thanked all the participants for their complete presence and active discussion in the best interest of city development. The program ended with the Zhabten to Miwang NgaDa Gyalpo

Annexure

Visual Record

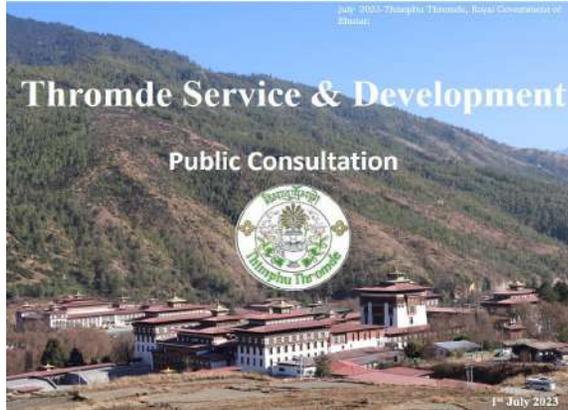




Public Consultation on Thromde Service and Development



Presentation



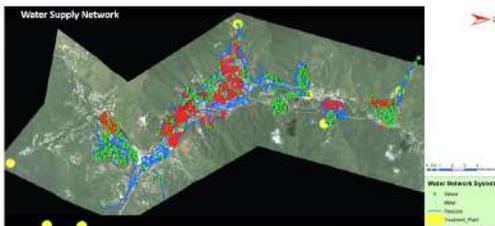
Program for the DAY

01	Arrival of Participants and Registration	08:00-09:30 am
02	Miwang Drukgyal Zhipai Lhuyang Choeba	09:30-09:35 am
03	Opening Remark by Thrompon	09:35-09:45 am
04	Presentation and Q&A Session	09:45 am-01:00 pm
05	Miwang NgaDa Gyalpai Zhabten	01:00-01:10 pm
06	Tea and Snack	01:10-02:00 pm

Outline

01	Water Supply
02	Waste Management
03	Sewer Management
04	Road Infrastructure & Urban Mobility
05	City Addressing System
06	Property Tax
07	Thimphu Structure Plan Review
08	Next Fiscal Project and Budget

Water Supply



- Water Source: 25 Nos
- Water Treatment: 7 Nos Nos
- Treated Quantity: 36.44 MLD
- Consumer Connected: 5640 Nos

Water Supply Current

Sl. No	Activity	Benefits	Cost
1	Construction of 1 AMLD Water Treatment Plant at Dechencholing	Residents of Jungshina-Pamtcho	52 million
2	Transmission mainline from Dechencholing WTP to Pamtcho Jungshina LAP		70 Million
3	Distribution Network within Pamtcho Jungshina LAP		
4	Integration of Upper Taba Community Water and Extension of SMLD WTP at Taba	Residents of Upper Taba	20 Million
5	Trapping of 2MLD water from Yusipang and Transmission mainline	Residents of Lubling	38 Million
6	Construction of 3 SMLD at Changang Distribution Network within Simtokha and Bebase E4	Residents of Simtokha and Bebase E4 area	70 Millions
7			35 millions
8	Construction of water distribution network at Simtokha Dzong area	Simtokha Dzong area	28 Millions
9	Construction of 5 MLD additional water treatment plant at Taba	Taba, Core Town, Changramtok, Langjophakha, Yangchenphu area, Changji	47 million

Water Supply Future Plan

Proposed Activities	24/7 safe & reliable water supply	Fair and efficient supply of water	Sustainable use of water	Resilience to the natural
Reducing NRW losses to ensure there is adequate water for living while protecting natural water resources. Network extension to currently supplied by the community or private networks to reduce contamination risk from community supplies that are untreated and improve the reliability of supply. Network reconfiguration between Taba and Jungshina to enable an additional 3MLD during periods of low supply from the current Jungshina source (mini Hydro) Flow/pressure monitoring Flow meters to be installed for general flow measurement, leakage detection, and customer charging.	Yes	Yes	Yes	Yes
Establish a Water Safety Plan (WSP) to ensure safe drinking water supply at consumer taps. The WSP should address normal operating conditions as well as incident or emergency situations.	Yes	Yes	Yes	Yes

Waste Management



- Municipal Waste Collection Service
- Waste Collection Vehicles: 13 (on-road) from a total of 20 vehicles.
- Drop-Off Centers: 9 Drop-off centers
- MRF: Babisa and Taba
- Landfill Management
- Monitoring of illegal dumping and littering: Penalty

Public Consultation on Thromde Service and Development

Waste Collection & Disposal

- There is increasing pressure to make waste management financially sustainable.
- The tariff currently in place is too low for any substantial inputs toward solid waste management activities.

Financial year (July - June)	Waste collection charges collected
2018-2019	5,272,208
2019-2020	6,173,990
2020-2021	6,353,072
2021-2022	6,650,244.13
2022-2023 (July - June 30)	14,053,503.59

Nu.20,607,480/- MSWC expenditure since 2020

About Nu. 8-10 million for landfill maintenance and operation.

Increasing expenditures for street cleaning and drain cleaning.

Increasing every year due to increase in waste generation.

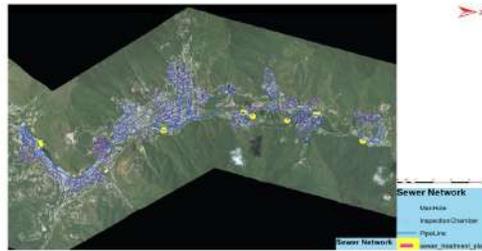
New Tariff proposal

Particulars	Charges per household
Households (residential)	100
Commercial agencies (as per trade license)	
Large	4,000.00
Medium	3,000.00
Small	200
Cottage	100
Institutions	
Residential Schools (boarding schools)	2,000.00
Residential Office/Agencies (Offices and Agencies with boarding/housing facilities)	7,000.00
Non-Residential Schools (day schools)	1000
Non-Residential Offices (Ministries/Constitutional offices/autonomous agencies)	5,000.00
Small offices taking up one unit	200
Offices taking up one building	2500

Enhanced services with Increased tariff

1. Increased waste collection frequency to an average of 4 days a week in Thromde (twice dry, twice wet)
2. Improvement of waste app to provide reliable live data to public for convenience
3. Enhanced landfill operation and maintenance
4. Enhanced street sweeping and drain cleaning services (to be outsourced in the future) involving increased HR, better tools/vehicles, etc.
5. Increased frequency and variety of waste management awareness programs to public and institutions (targeted and specific)
6. Opportunity to increase HR and HR capacity, further improving waste management services within Thromde
7. Opportunity to improve/construction more waste drop-off centres (DOCs), with public consultations and surveys in due time

Sewer Management

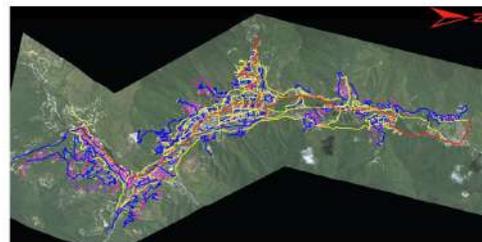


- Treatment Plant: 7 Nos Nos
- Treatment Capacity: 17.45 Nos
- Network Coverage: 70%

Sewer System Future

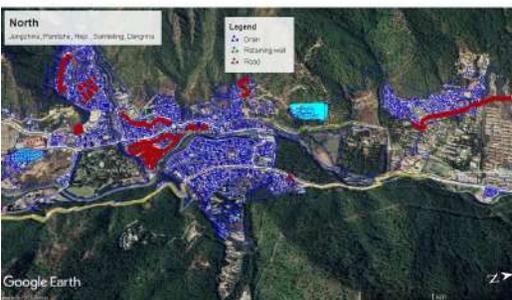
Proposed Activities	Protect the public health & environment	Wastewater services for all residents	For safe disposal of wastewater	Efficient system operation
Upgrade existing WWTPs	✓	✓	✓	✓
Centralise WWTPs	✓	✓	✓	✓
New trunk wastewater main to serve the new WWTP	✓	✓	✓	✓
Reduce the number of blockages caused by dumping	✓	✓	✓	✓
Establish sludge management plan	✓	✓	✓	✓
Install SCADA systems	✓	✓	✓	✓
Extend the existing wastewater network	✓	✓	✓	✓
Wastewater Reuse	✓	✓	✓	✓
Alternative manhole covers	✓	✓	✓	✓

Road Infrastructure & Urban Mobility

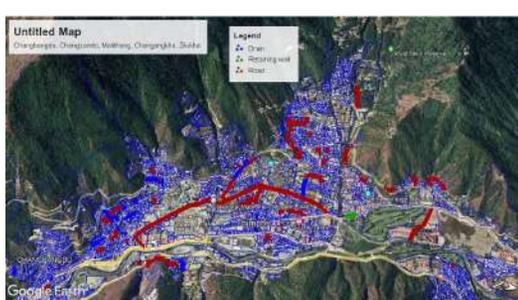


- 2018-2019 – 2.45km
- 2020-2021 – 3.05km
- 2019-2020 – 2.21km
- 2022-2023 – 4.01km

Road Infrastructure Plan



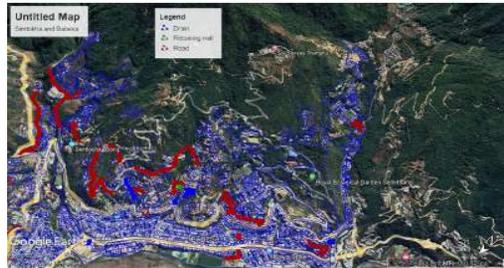
Road Infrastructure Plan



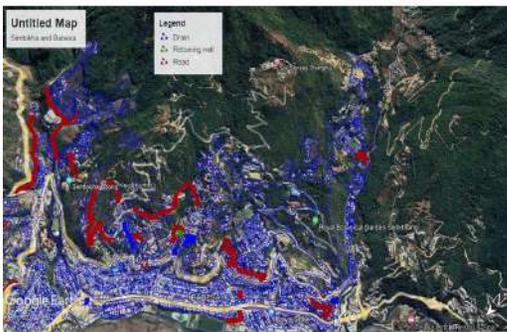
Road Infrastructure Plan



Road Infrastructure Plan



Road Infrastructure Plan



Road Infrastructure & Urban Mobility

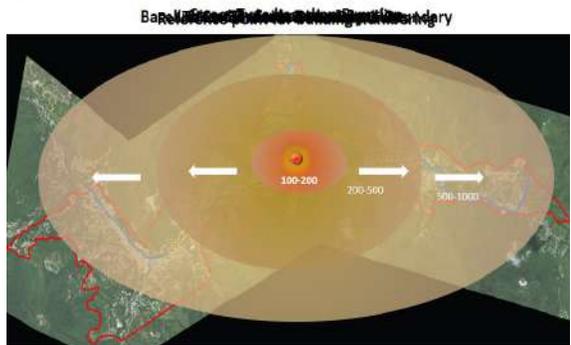
Bhutan Green Transport Project

- Assess the technical, economic, financial, environmental and social viability to introduce a high-quality bus priority service on a key corridor in Thimphu City and pedestrianize part of a main boulevard in the center of the city.
- To improve access to opportunities for the residents of Thimphu City, and provide reliable, safe, and green urban mobility options to them along the North-South Axis of Thimphu City, as well as the City Center.

Road Infrastructure & Urban Mobility



City Addressing System



City Addressing System



City Addressing System

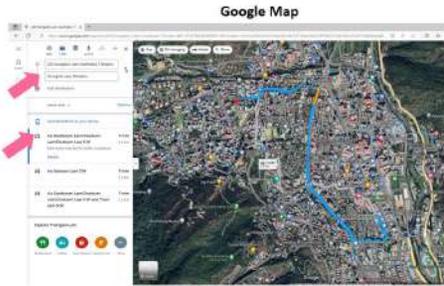
Address Format

122 Norzin Lam SE,
Norzin, Thimphu

122 Norzin Lam SE, G03
Norzin, Thimphu

Occupancy Certificate

City Addressing System *Thromde Service & Development Consultation*



Property Tax *Thromde Service & Development Consultation*



འབྲུག་གི་རྒྱ་དངོས་ལྷན་ཁྲིའུ་བཙུང་བཞིན་མཁོ་ ༢༠༢༢ ཙུག་ལྟན།
PROPERTY TAX ACT OF BHUTAN 2022

CHAPTER I
PRELIMINARY

TITLE
1. This Act is for Property Tax Act of Bhutan 2022.

COMMENCEMENT
2. This Act comes into force on the 10th day of the 1st Month of the Winter Month Year corresponding to the 1st Day of the 1st Month of 2023.

Property Tax *Thromde Service & Development Consultation*

Land Tax

LAND TAX

K. Land tax is payable each year on all land at the rate of 0.1% on the taxable land value.

9. Notwithstanding section 154 of the Land Act of Bhutan 2007, the PAUA may levy on the compensation rate from time to time, as and when required.

BUILDING TAX

11. Building tax is payable each year on all buildings at the rate of 0.1% on the taxable building value.

VACANT LAND TAX

15. Vacant land tax shall be applicable to land which meets all the following criteria:

- the land falls within the areas specified in Schedule 2 of this Act;
- other services have been made available as prescribed in the Subordinate Order to this Act;
- the owner of the land is not exercising his/her, including court order, or any prevailing rules or regulations from constructing a building on the land; and
- no development has been carried out on the land within two years from the time on which all of the above services have been made available.

16. Vacant land tax is payable each year at the rate of 1% on the assessed land tax.

Property Tax *Thromde Service & Development Consultation*

Land Tax - comparison

Plots at various locations of Thimphu			
Plot/area	Decimals	Current Tax (Rs per taxation policy 1992)	Tax from 2023 onwards (Rs per Tax Act 2023)
E4 (Babesa, Simeokha, Lubling, Phuntsho)	25	= 25 x 435.6 x 0.25 (residential) = Nu 2723	= 0.1% x 12,356,546 = Nu. 12,156
UV2 (MD) (Dochencholing, Taba, Jangpho, Morthang, Chingangpho, Champaung, Diakho, Babesa)	10	= 10 x 435.6 x 0.25 (residential) = Nu. 726	= 0.1% x 7,335,130 x 10 = Nu. 7335.130
CORE Sub precinct 1.A (Borzin)	10	= 10 x 435.6 x 0.50 (Commercial) = Nu. 1452	= 0.1% x 2,654,005 x 10 = Nu. 26,540

Property Tax *Thromde Service & Development Consultation*

Building Tax

SCHEDULE 1
TAXABLE BUILDING VALUE

For the purpose of sections 11 and 59(10) of this Act:

- the taxable building value of a building shall be the assessed capital value of the building determined in accordance with this Schedule;
- the assessed capital value shall be determined based on the following method:

Sl. No.	Item	No.	Remarks
1	Annual rental value (AR)		
2	Rates capitalisation (r)	12.5 for threshold 10 for threshold exceeding 50 years 8 for threshold not exceeding 50 years	
3	Assessed capital value	(r X AR)	

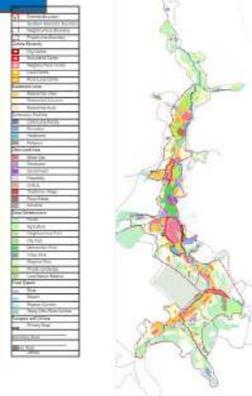
TSP: Land Use *Thromde Service & Development Consultation*

Land use designations cover the areas within:

- Thimphu Thromde boundary
- Thimphu Thromde southern extension
- Doojeyin, Begun and Chingangpho neighbourhoods outside Thimphu Thromde

Land Use zoning is defined in accordance with the following categories as described under this policy:

- Centres
- Residential Uses
- Community Facilities
- Mixed use
- Workplace
- Retail
- Hospitality
- Culture
- Royal Estate
- Industry
- Transport and Utilities
- Open Space



Property Tax *Thromde Service & Development Consultation*

Non Payment of TAX

CONSEQUENCES OF NON-PAYMENT OF LAND TAX

33. If land tax on any land is not paid for three consecutive years:

- the Competent Authority shall serve a notice to the land owner requiring the owner to pay the tax and applicable penalties within three months of the notice; and
- if the owner does not comply with such notice, the National Land Commission (hereinafter may amend the Thromde of such land and take over the land as Government land or Government Reserved Forest land in accordance with the Land Act of Bhutan 2007.

CONSEQUENCES OF NON-PAYMENT OF BUILDING TAX

34. If building tax on any building or sub-divided unit of a building is not paid for three consecutive years:

- the Competent Authority shall serve a notice to the property owner requiring the owner to pay the tax and applicable penalties within three months of the notice; and
- if the owner does not comply with such notice, the Competent Authority may seize and sell the property by public auction upon the court order.

Thimphu Structure Plan Review *Thromde Service & Development Consultation*

- 01 - Thimphu Structure Plan
- 02 - Green Infrastructure Master Plan
- 03 - Utility Infrastructure Plan
- 04 - Transport Master Plan
- 05 - CCAP



TSP: Land Use Thromde Service & Development Consultation

Land use designations cover the areas within:

- Thimphu Thromde boundary
- Thimphu Thromde southern extension boundary
- Dodéyna, Begana and Changgang neighbourhoods outside Thimphu Thromde

Land Use zoning is defined in accordance with the following categories as described under this policy:

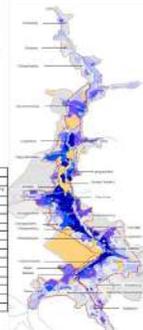
- Central
- Residential Uses
- Community Facilities
- Mixed use
- Workplace
- Hotel
- Hospitality
- Culture
- Royal Estate
- Industry
- Transport and Utilities
- Open Space



Building Heights

The Building Heights limits are defined in accordance with the following categories as described under this policy:

- High: 5-6 storeys (categories A, B)- 7 storey in some areas in the core
- Medium: 3 - 4 storeys (categories C, D)
- Low: 1 - 2 storeys (categories E, F)
- Development not permitted



TSP: Land use

Northern Extension

Dodéyna, Begana, Changgang and Rabesa

- Population growth is limited to protect the rural character.
- Promote distal sector tourism.
- Promote high value organic agriculture.



TSP: Land use

Northern Thimphu

Dochanchoing

- Regeneration and densification, with an uplift of approximately 20% more homes.
- Neighbourhood and local centre.

Taba

- Neighbourhood centre and Local Centre.

Langphaka

- Regeneration and densification, with an uplift of approximately 50% more homes.
- Neighbourhood and local centres.

Langphaka

- Approximately 25% increase in homes.
- Deliver townscape improvements to protect and enhance the setting; buffer of Tashicho Dzong.
- Local centre.

Hajo-Santoling

- Regeneration and densification, with an uplift of over 50% more homes.
- Neighbourhood and local centres.



TSP: Land use

Central Thimphu

Zabkha

- Approximate increase of 15% additional homes.
- Office cluster through the Kawajung area regeneration.
- Local centre.

Dzong Precinct

- Restricted Development Zone and buffer around Tashicho Dzong
- Protect and enhance cultural landscapes around the Dzong.

Motithang

- Approximate increase of 10% more homes.
- Neighbourhood centre including one co-located local centre.

City Core

- Regeneration and densification, with an uplift of approximately 75% more homes.
- One neighbourhood centre and four local centres.

Yangcholing

- Restricted Development Zones at the upper areas to limit susceptibility to landslides. Limit further urban growth and deliver mitigation measures.



TSP: Land use

Southern Thimphu

Changjeji

- Approximate increase of 25% more homes
- Neighbourhood centre.

Southern Sub-district

- Southern sub-district mixed-use centre that includes the Science Technology and Innovation Hub (STIH). Improve existing hospitality facilities and diversify products and offerings.

Obkha

- Approximate increase of 25% more homes

Langtephu

- Restricted development zone to control development within specific parameters.
- Approximate increase of 20% more homes.

Sinokha

- Restricted Development Zones at the upper areas to limit susceptibility to landslides
- Protect and enhance Santokha Dzong and its setting.

Tokhamphey

- Regeneration and densification, with an uplift of approximately 35% more homes.



TSP: Land use

Southern Extension

Rabesa

- Regeneration and densification, with an uplift of approximately 80% more homes
- Office cluster across around Thimphu Tech Park supporting knowledge sector development.

Serbikhang

- Restricted Development Zones in the upper areas.
- Approximate increase of 25% more homes.
- Protect and enhance cultural landscapes.

Dygal

- Restricted Development Zones at the upper areas.

Rawa

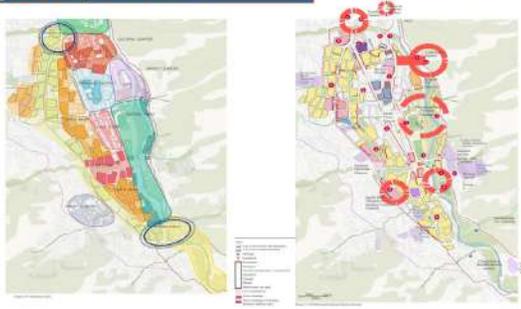
- Protect and enhance cultural landscapes.

Gangdey Norzangang

- Restricted Development Zones at the upper areas to limit susceptibility to landslides
- Protect and enhance cultural landscapes.



TSP: City Center Action Plan Thromde Service & Development Consultation



Public Consultation on Thromde Service and Development

TSP: City Center Action Plan

1.1.2 DESIGN GUIDELINES
RESPONDING TO CONTEXT

- Protect and enhance the setting of Clock Tower Square.
- New primary east-west pedestrian connection between Clock Tower Square and Cemetery Park.
- Rebuild the historic bridge south of Langxin Zhai.

TSP: City Center Action Plan

SECTION E: NORTH-LAM AT CLOCK TOWER SQUARE

Figure E.01: Street Section - North-Lam at Clock Tower Square

TSP: CCAP Case Study

- The site is primarily government owned with a commercial strip on the western edge that has a fragmented mix of private ownership.
- There is a 20% level drop across the site from west to east.
- The vertical movement within the site is not continuous with numerous cut-in-back and dead ends.
- The southern edge of the site has an existing pedestrian path along the cultural water stream.
- Public transport links along the Royal Boulevard will greatly benefit the site, making it easily accessible from the larger city.

Proposed Budget FY 2022-2023

Particulars	Particulars	Amount in Million	Amount in million Nu. Received from RGoB. (Initial)	Amount in million Nu. Received from RGoB. (Revised)
Capital	Spill Over Activities	129,794		
	Specific Structure	557,95		
	Roads and Drainage Works in Demkhong	293,055		
	Water Network	111,5		
	Sewer Networks	40,994	437,721	303,513
	Electrical Works	26,47		
	Education Facilities	254,277		
	Annual Framework Contract	90		
	Env. Division	53		
	Health Sector	2,9		
Total		1,566,746		741,234

Proposed Budget FY 2023-2024

Particulars	Proposed Amount in million Nu. (Initial)	Revised Proposal in million Nu. (Revised)
Current	1,318,166	1,365,358
Capital	2,022,446	819,823
Total	3,340,612	2,185,181

Current Proposal for FY 2023-2024

Particulars	From Revenue	From RGoB
Mandatory	85,482	924,187
Controllable/Operation and Maintenance	135,939	74,490
Subsidy for city bus services		100,260
Workforce wages and overtime payments	45,000	
Total	266,421	1,098,937
Grand Total (Revenue and RGoB)		1,365,358

Capital budget proposal for FY 2023-24

Division/Section	Initial Proposal	Revised Proposal
Education	928,131	371,203
Health	2,900	2,900
Infra	685,0	340,620
O&M	15,245	0,600
Environment	17,500	12,500
LPD	1,000	1,000
Finance	8,000	8,000
Spillover budget		82,000
CoED		1,000
Total	1,657,776	819,823

Revenue Status for the FY 2022-2023

Month	Collections	Appropriations/Rebates	Net Collections	Balance
Opening Balance as of June 30, 2022	169,208,496.15			
July 2022	33,566,571.06	50,295,189.29	(16,728,618.24)	150,660,282.83
Aug 2022	49,287,408.03	0	49,287,408.03	199,947,690.86
Sept 2022	17,130,018.48	66,712,194.52	(49,582,176.04)	150,365,514.82
Oct 2022	31,973,618.75	380,637.11	31,642,981.64	181,808,496.46
Nov 2022	23,386,924.32	156,441.59	23,230,482.73	205,038,979.19
Dec 2022	62,546,129.78	158,871,839.06	(96,325,709.28)	98,942,669.91
Jan 2023	36,844,304.96	151,480.00	36,792,824.96	135,735,285.55
Feb 2023	25,363,311.84	11,693.65	25,341,618.19	161,076,903.74
Mar 2023	60,751,670.72	86,800,896.06	(26,049,225.34)	135,027,678.40
Apr 2023	22,395,323.34	438,516.00	21,956,807.34	156,984,485.74
May 2023	22,598,640.84	2,012,054.00	20,586,586.84	177,571,072.58
June 2023 as of 27 th June 23	18,927,747.52	70,620,672.16	(51,692,924.64)	82,920,748.83
Total (withholding 1% rate)	188,879,872.29	426,913,318.04	(237,033,445.75)	



བཀའ་འདྲིན་ཆེ། **Thank You**

Open For Discussion

Public Consultation on Thromde Service and Development

Registration form for Thromde Service and Development Public Consultation (1st July 2023)

Name	Designation	Contact Number	Sign
1. Ugyen	Thumi	17674872	
2. Pema Yangsom	"	17719646	
3. Kasma Dorji	S. Planning Office	17701470	
4. Ama Peki Luntel	Dr. Chief ICTD	17685032	
5. Phubs Tshering	Thumi (Norsin)	17719604	
6. Dorji Gyeltshen	Thumi (Norsin)	77829957	
7. Doreen Namgyal	Thumi	17740090	
8. Namgyal Dorji	Thumi	17116181	
9. Yashi Dorji	CE		
10. Kasma Dorji	CEO	177291221	
11. Thumby Dorji	CE	17160070	
12. Tashi Dorji	UP	17172677	
13. Singa Chodon	-	1706474	
14. Kozam Dorji	UP	77412324	
15. Karuna Namgyal	ES		
16. Namgyal Dorji	CEO	17818072	
17. Sujana Mngyar	Architect	17906915	
18. Tashi Dorji	CEO	77157030	
19. Shashi Gyeltshen	Intern	17445412	
20. Ugyen Dorji	Chargedaphu	17604360	
21. Choki Wangmo	Chargedaphu	17604360 17300217	
22. Wangmo Wangmo	Chargedaphu	17604360	WA.
23. Sonam Dorji	GIS Officer	17922399	
24. Namgyal Dorji	UP, UPT	17520786	
25. Tashi Dorji	UP, UPT, TI	17812650	
26. Pasol Rai	UP, UPT	17216820	
27. Phuntsho Dorji	GIS, TI	17485021	

Registration form for Thromde Service and Development Public Consultation (1st July 2023)

Name	Area	Contact Number	Sign
1 Tashi Chama	Tabo	17312506	[Signature]
2 Dawa Dorji	Tabo	17982193	[Signature]
3 Pemra Gyalkho	Notelhang	17609700	[Signature]
4 Chenchu Gen	Changzang	77330297	[Signature]
5 Tshering Gyalkho	Jangshing	17449358	[Signature]
6 Pemra Choden	Olakha	17751350	[Signature]
7 Rinchen	"	17600480	[Signature]
8 Wangchuk	Behena	17659612	[Signature]
9 Chime Eden	D/Li	17632307	[Signature]
10 Tshering Wang	"	17402538	[Signature]
11 Tsheten	"	17417724	[Signature]
12 Dorji	Changzang	17685809	[Signature]
13 Chingkhun	Changzang	177536	[Signature]
14 Tshering Dorji	CORE	17954799	[Signature]
15 Geamba Tshering	Pantsho	17629980	[Signature]
16 Passang	Changzang	17600580	[Signature]
17 Kheny Yuden	"	17602700	Ken
18 Am. Lgyen	"	"	Ken
19 Ab. Laps	"	17725589	KL
20 Dorji Tshering	"	17622827	"
21 Yungchen Tshomo	Byhena	-	[Signature]

Registration form for Thromde Service and Development Public Consultation (1st July 2023)

Name	Area	Contact Number	Sign
21. Tshewang Sonar	Changrabong	17884995	
23. Lhazep Rinzin	Phabasa	77227430	
24. Haki Himaipalu	Digala	17891183	
25. Pem Zam	Taba	17764018	
26. Gendun Tenzin Pem	Thun Ngawa	17416173	
27. Tshering	Taba	17661188	
28. Chini omc	Changrabong	-	
29. Tandin	Saibokha	14622609	
30. Tenzin Wangmo	Taba	17662509	
31. Penden Wangchuk	Changrabong	17317634	
32. Kinlay Dorjee	Baka	1785171	
33. Tenzin Tshawa	Borzi	17113772	
34. Wangmo Chingpa	Sunabpa	17889536	
35. Jigme Wangchuk	Saibitang/Cere	17111363	
36. Sonam Dorji	Dochunchoyong	14617527	
37. Ugyen Dendup	Changrabong	17608186	
38. Tashi	Hajo	77423912	
39. Chenshe Dorji	Dochunchoyong	7770007	
40. Tsheten Wangmo	Lungtenpa	77621282	
41. Phub Dem	Changrabong	-	
42. Wangmo Chingpa	Thun Ngawa	17110169	
43. Tenzin Tshewang	Saibitang	77763711	

Registration form for Thromde Service and Development Public Consultation (1st July 2023)

	Name	Area	Contact Number	Sign
44	Le. Lhasangp	Sintokha	17683205	
45	Vidya Sagar	Dangnamtoy	14252825	
46	Debi Yangzom	Thim Throm	77454626	
47	Norbu	Lungtokpa Lep	17119664	
48	Passang Wangmo	Jushim	17757145	
49	Murzim	Jushim	17658605	
50	Tshering Choden	Babesa	13117638	
51	Kinley Yangzom	Babesa	17621827	
52	Ugyen Lhamby	Sintokha	17978658	
53	Tshering Dorji	Dangnamtoy	17610392	
54	Choki Dorji	Babesa		
55	K. NDANGDI	Changnamtoy	1710200	
56	Chenzo Gyalo	Thim Throm	17609468	
57	Rinzin Dorje	Changnamtoy	17636730	
58	Sangay Chopel	Thim Throm	77342900	
59	Dana Khan	Thim Throm	77114137	
60	Ugyen Bida	Lhasangpa	77651454	
61	Dorji Om	Sintokha	77221377	
62	Phub Khan	"	17978245	
63	Tshering Wangdi	Changnamtoy	17721225	
64	Ugyen Delden	Dangnamtoy	17611447	
65	Sangay Dena	"	17603798	
66	Tanstin	Babesa	17906540	
67	Samen Wangchen	Jushim	17607147	
68	Kuenzang Wangmo	Changnamtoy	17621381	

Public Consultation on Thromde Service and Development

Registration form for Thromde Service and Development Public Consultation (1st July 2023)

Name	Area	Contact Number	Sign
69 Tobgyal	Babesa	17111500	[Signature]
70 Sonam Dorji	Wang Lam	17687458	[Signature]
71 Sonam Wangmo	Babesa	17525147	[Signature]
72 Tandin Wangmo	Babesa	17747196	[Signature]
73 Sonam Wangmo	Bhutaha	17620245	[Signature]
74 Teshwang	Chang	17650639	[Signature]
75 Koko Lasa	Changchok	-	[Signature]
76 Tenzin Wangchuk	Chang Jeebu	17983226	[Signature]
77 Ugyen Dorji	Chang	17653226	[Signature]
78 Tshang Wangmo	Lungchung	1702610	[Signature]
79 Kanchi	Chang	17027200	[Signature]
80 Ugyen Nima	Chang	17654170	[Signature]
81 Tshering Tenzin	Noted	1659551	[Signature]
82 King Dorji	Nomi	1910342	[Signature]
83 Dorley	TABA	17271339	[Signature]
84 Chodoy	Taba	17151690	[Signature]
85 Sangay Choden	Chang Lute	17416005	[Signature]
86 Choden Dorji	Taba	17669207	[Signature]
87 Danchen	Sonderling	14424882	[Signature]
88 Phub Tshering	Changchok	17623150	[Signature]
89 Taley	Changchok	17600102	[Signature]
90 Phuntso Gyam	Taba	17628048	[Signature]
91 Tandin Gyaltshen	Babesa	17624397	[Signature]
92 Sonam Laki	Jungpaling	17703642	[Signature]
93 Phub Bidha	Babesa	17605993	[Signature]

Registration form for Thromde Service and Development Public Consultation (1st July 2023)

Name	Area	Contact Number	Sign	
94	Phurba Dema	Changangkha	17627115	
95	Dashe Tshawang Ugya	Changalu	77759875	
96	Domekey Appelle	"	17673000	
97	Taelein Sonam	Changangkha	17365881	
98	Mindu Dorji	Changalu	1711559	
99	Tshering Dorji	TOWN	17141104	
100	Tsangy	Babesa	1710982	
101	Karma Dema	Taba	77318975	
102	Dechen Tshering	Taba	77607536	
103	Wangkey Uram	Taba	17627028	
104	Wangchuk	Taba	1762744	
105	Droema Sathoon	Parthib	1762744	
106	Karma Gyeeay	Olden	17627469	
107	Keeley Gyaltshen	Jypha	17691733	
108	Tander Wangyel	Changzawotok	77273659	
109	Penam can	Dechaling	175307	
110	Som Bde Dorjee	Jungshian	17605186	
111	Kintley Zangye	Chungjiiji	17640753	
112	Passang	"	17111458	
113	Dallhi	"		
114	Chhimi Mayalo	"	17548915	
115	Nashi Tshering	Changalu	17662787	
116	Dorji Dawa	Changzawotok	77320212	
117	Adhi Dorji	Changzawotok	17614844	
118	Lata Dorji	Cubating	17671573	

Registration form for Thromde Service and Development Public Consultation (1st July 2023)

Name	Area	Contact Number	Sign	
119	Konowi	Hejo	14655879	
120	Pema Dechen	Norlin Lam	72114454	
121	Samam Zangmo	Dechenchaling	77709839	
122	Tshering Dorja	Changangkha	A111615	
123	Tobin Chudok	Babesa	14678357	
124	Keping Yundu	Babesa	17628803	
125	Nim Dorji	Lamjiphakhe	77432906	
126	Khangda	Chang Dhe Lo	17732254	
127	Chanchao Zam	Dorjaphung	17536222	
128	Pema Wangmo	Changjira	17937750	
129	Kawang Tshering	Changjira	7112000	
130	Chedo Rinche	Pantok	17619677	
131	Tenzin Gyeltshen	Thim Top	10994	
132	Tenzin Wangmo	Changjira	7111807	
133	Tobin Pen	Babesa	17799863	
134	Khang	Babesa	17607022	
135	KPhelso	Chang Lamdog Lower	77614878	
136	Bazang Dorji	Changjira	17347751	
137	Gyeltshen	Babesa	17794141	
138	Pema Wangmo	Jingchun	17816747	
139	Kendro Lam	Changjira	1769081	
140	Tshering Tashi	Changantok	97604712	
141	Uggen	Changjira	17630797	
142	Sangay Zam	Olakh	17990913	

Registration form for Thromde Service and Development Public Consultation (1st July 2023)

Name	Area	Contact Number	Sign
143 Phurba Thimlay	Chang Jalu	17601750	
144 Sonam Tobgay	" "	17600932	
145 Wangmo	Dechudalung	17406952	
146 Phudde	Choo	17622113	
147 Ugyen Khunso	"	-	
148 Yeshy aliship	Changantok	77880160	
149 Lhemo	Changzeduph	77835439	
150 Tika Pal Jom	Changantok	77897506	
151 Tshering Dorji	Changantok	1761477	
152 Dorji Nyathran	Bukana	774975	
153 Dangkai	Prak	17612098	
154 Kinley Reguath	Lubdoo	17612692	
155 Shakti Dorji	Lubdoo	17611344	
156 Khunzang Rinpoche	Huylung Mulu	17111815	
157 Nangyal Lham	Taka	17615695	
158 Ugyen Blang	Olakha	17614070	
159 Chando	Taka	17548515	
160 Chensha Dorji	Changantok	17110226	
161 Kunzang Palden	Maithep, Lamdapa Lungkyung, Chingpa Bakasa	7725870	
162 Yeshy Khunso	Lumbaphe	17624268	
163 Sonam Dorji	Bakasa	17556655	



Registration form for Thromde Service and Development Public Consultation (1st July 2023)

Name	Area	Contact Number	Sign
164 Amin Ngamg Tashi	Louter, Langthaplu	17163384	Amin
165 Geeta moga Tam	Changmoku	17690762	Geeta
166 Thering Lemo	Loze	1711330	Thering
167 Tenzin	Tshodumaphy	17614078	Tenzin
168 Punt Zom	Hongkong market	17444829	Punt
169 Chachu Dorac	Changyolu	17201342	Chachu
170 Hwang Thinye	Kahero	17268059	Hwang
171 Rinchen Wangpo	Changyera	17603571	Rinchen
172 Educho Dorji	Kahero	17843306	Educho
173 Mingy Tshika	Langthaplu	17311700	Mingy
174 Gopal Wankar Lang	Langthaplu	17201342	Gopal
175 Temp Thaley	Changyera	17299656	Temp
176 Ngawang Thana	Changyera	1708321	Ngawang
177 Laki	Changyera	17639128	Laki
178 Pema Dorcas	Sentakha	14521889	Pema
179 Tenzin Wang	Alokhin	17604203	Tenzin
180 Tashi Chhaya	Ming Doraspa	17222543	Tashi
181 Nina Yangzon	Dochochabas	77225699	Nina
182 Pema Wanchuk	Changyera Tok	17115750	Pema
183 Lhewang Dorji		17614994	Lhewang
184 Kinang Wangchuk	Changyera Tok	17187677	Kinang
185 Chandra Wangchuk	Taha	14234890	Chandra
186 Dorji Phub	OLAKHA	17602614	Dorji
187 Gyalpo	Changyera	-	Gyalpo
188 Nido	Changyera Tok	17636058	Nido

Registration form for Thromde Service and Development Public Consultation (1st July 2023)

	Name	Area	Contact Number	Sign
94	Phurba Dema	Changangkha	17627115	
95	Dasha Tshawang Ugya	Changalu	77159875	
96	Damekey Gyaltse	"	17623000	
97	Tanlein Sonam	Changangkha	17365811	
98	Mindu Dorji	Changalu	1711559	
99	Tshering Dorji	Town	17141104	
100	Tsangy	Babesa	1710982	
101	Karma Dema	Taba	77318975	
102	Dechen Tshering	Taba	77607536	
103	Wangyal Uram	Taba	17627028	
104	Wangchuk	Taba	1762744	
105	Dorjee Subhron	Taba	1762744	
106	Karma Gyeeang	Changalu	17627469	
107	Kusly Gyaltshen	Jugha	17691733	
108	Tandin Wangyel	Changzamtok	77273659	
109	Penam Dor	Dechenling	145307	
110	Som Pal Dorje	Jugachin	17605166	
111	Khalegyangmo	Changjiji	17640753	
112	Pasrang	"	17111456	
113	Dallhi	"		
114	Chhime Wangmo	"	17548915	
115	Nashi Tshering	Changalu	17662787	
116	Dorji Nam	Changjulu	77320212	
117	Delo Dorje	Changjulu	17614844	
118	Kala Dorje	Changjulu	17671373	

