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Thimphu Thromde

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Third Thromde Council



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Eleventh Thromde Tshogde

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Venue: Thimphu Thromde Conference Hall

དབྱིན་ཚེས་ ༠༧/༠༦/༢༠༢༤

Date: 7th June 2024

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11th Thromde Tshogde**Date – 7th June 2024****Venue – Thromde Conference Hall****Members present**

SI/No	Name	Designation
1	Ugyen Dorji	Thrompon
2	Karma Namgyel	Executive Secretary
3	Ugyen	Taba-Dechencholing Thuemi
4	Ugyen Penjore	Jungzhin-Pamtsho Thuemi
5	Phub Tshering	Norzin Thuemi
6	Sonam Tshering	Changbangdu-Olakha Thuemi
7	Dorji Gyeltshen	Babesa Thuemi
8	Pema Yangzom	Motithang Thuemi

Members Absent

SI/No	Name	Designation
1	Rinzin Dorji	Changangkha Motithang Thuemi

Invitees

SI/No	Name	Designation
1	Kinley Penjore	Specialist, ADM-PIU
2	Thinley Norbu	Chief, UPD
3	Norbu Dhendup	Chief Finance Officer
4	Sonam Tshering	Officiating Chief TEO
5	Pekar Rabgay	Officiating Chief Engineer
6	Penjor Drukpa	Officiating Chief, O&M Division
7	Jigme Choden	Officiating Chief, LRSD
8	Karma Singye	Officiating Chief, CoED
9	Kezang Dorji Sr	Officiating Chief, UPD
10	Roshan Rai	Sr. Urban Planner
11	Kezang Dorji Jr	Sr. Urban Planner
12	Deepak Ghallay	ICT Developer
13	Karma Dorji	Sr. Planning Officer

Opening Remarks

The Chair welcomed all the members of the Council to the 11th Tshogde sitting, including the Executive Secretary, Division Chiefs, and other Officials of Thimphu Thromde. He highlighted that no major issues have been observed in delivering services. However, it has been noted that

towards the end of the fiscal year (FY), particularly in June, there is a rush to include or exclude various activities. The Chair emphasized the importance of careful planning before implementing projects to avoid issues with their completion. He once again directed all the Divisions and Sections to focus more on planning to prevent such ad-hoc issues towards the end of the FY.

Agenda 11.01 - Presentation on Revenue status of Thromde

The Chief Finance Officer presented to the Council an update of Thimphu Thromde revenue collections and expenditures made from the revenue. The table below shows the revenue collected for the FY 2023-2024 in comparison to the FY 2022-2023:

Month	Collections for the FY 2022-2023	Collections for the FY 2023-2024
July 23	31,560,571.66	37,919,479.44
Aug 23	49,267,408.65	25,236,072.48
Sept 23	17,130,016.46	20,266,212.85
Oct 23	31,973,616.75	20,713,570.79
Nov 23	23,368,924.32	16,926,015.94
Dec 23	52,590,129.79	17,879,070.72
Jan 24	36,946,304.90	20,493,226.73
Feb 24	25,363,111.84	21,578,002.11
Mar 24	16,751,070.72	24,720,139.19
Apr 24	22,365,323.34	26,889,436.61
May 24	22,598,646.84	33,143,571.86
June 24	19,503,080.71	3,661,546.54
Total	349,436,205.98	269,426,345.26
Difference	80,009,860.72	

The Chief also presented the amount being swapped by the Ministry of Finance after the property tax has been centralized. The table below shows the details of the amounts being swapped:

Date	Amount Taken
23/01/2024	45,597,945.37
5/2/24	11,697,841.61
29/2/24	15,768,905.41
12/3/24	13,474,885.98
19/3/2024	5,928,611.25
28/3/24	5,223,420.05
10/4/24	11,799,882.42
16/4/24	3,933,606.70
24/4/24	7,728,918.02
1/5/24	5,830,243.23
9/5/24	8,523,540.69
30/5/24	22,461,505.50
Total	157,969,306.23

The Finance Division also presented the status of the approved budget, revised budget and the expenditure statement. The table below shows the status of the budget expenditure against the revised budget for the FY 2023-2024:

Particulars	Amount in Millions	Expenditure (In million Nu.)	Difference (I Million Nu.)	Expenditure Percentage
Revised Budget from Revenue	325.565	271.087	54.478	83.27%
Overall Revised Budget both current and capital	2070.519 (Cur Nu.1518.816 and Cap Nu.551.957)	1740.545 (Cur Nu.1338.755 and Cap 401.790)	329.974 (Cur Nu.180.061 and Cap Nu.150.167)	84.06% (Cur Cap 88.14% 72.79%)

Agenda 11.02 - Endorsement of Fund re-appropriation

The Finance Division also presented the re-appropriation of funds for the Fy 2023-2024 to the Tshogde for endorsement. The table below shows the total funds are-appropriated from various initiation activities to other activities. A total of 25.092 M if funds have been re-prioritized.

Re-appropriation from	Re-appropriation to	Amount in Millions	Remarks
12.-03 - Utilities – Electricity, water, sewerage	15.02 – MoP – Vehicles for Infra Division	1.500	Total 2.000 million additional fund provided from within the approved revenue
12.01 – Utilities – Telephones, internet, emails	15.02 – MoP – Vehicles for Infra Division	0.500	
Laying of sewer lines within city	EBA Project	1.300	Total Nu.5.330 million additional funds apporioned from Capital Grant
Infrastructure development within Hejo	EBA Project	1.730	
Street naming and direction signage	EBA Project	2.300	
Office equipment and furniture	Computer and peripherals	0.900	Capital Grant
Collection and disposal of municipal waste	Operation and maintenance of Babesa STP	5.000	Revenue
Creation of smart and smart classroom	Development of south schools	4.000	Capital Grant
Creation of smart and smart classroom	PM initiatives announced during the ND celebration	2.192	Total Nu.7.862 million topped up from with the capital grant

Develop small length through OGZ	PM initiatives announced during the ND celebration	0.470	
Development of North Schools	PM initiatives announced during the ND celebration	2.500	
Development of South Schools	PM initiatives announced during the ND celebration	2.000	
Street naming and direction signage	PM initiatives announced during the ND celebration	0.700	
Total		25.092	

Decision

Tshogde endorsed the re-appropriation of funds as presented in the table above.

Action - Finance Division

Agenda 11.03 - Endorsement of Supplementary Budget financed through Internal Revenue

The Finance Division presented to the Tshogde the amount of funds used from internal revenue for various activities for endorsement. A total of Nu 12.9M has been financed through internal revenue. The table below shows the details of funds utilized from internal revenue:

Activity	Amount in Millions
Workforce salary payment	8.200
Pay and Allowances for regular staff	1.700
MoP – Vehicles for Infra Division	3.000
Total	12.900

Decision

Tshogde endorsed the supplementary budget financed through internal revenue as presented in the table above.

Action - Finance Division

Agenda 11.04 - Endorsement for expenditures made through the current savings of FY 2022-2023

In the FY 2023-2024, expenditures have also been made through the current savings. The Finance Division presented the details of expenditures made through the current savings of FY 2022-2023 in the table below for endorsement:

Activity	Amount in Millions
Contribution for the 4 th annual great sadhana of Vajrakilaya held in Kuenselphrodrang	75,000.00
Thromde football team for paying entry fees for Departmental Football tournament	40,000.00
Expenditure for refreshment to students during HM's Birthday celebration.	277,950.00
semso to the electrician who was electrocuted during the work.	25,000.00
Contribution for 7 th annual Moenlam chhenmo at Kuenselphrodrang.	100,000.00
Expenditure for chadi works during PM Modi's visit	1,132,330.00
Total	1,650,280.00

Decision

The Tshogde endorsed the expenditure made through the current savings of the Fy 2023-2024, a total of over Nu 1.65M.

Action - Finance Division

Agenda 11.05 - Proposal for minimal rental charges for Thromde workforce/general staff residing in semi-permanent and permanent structures

As directed by the Management, the Finance Division proposed the rental charges for those semi permanent structures which are used by some of the Thromde workforce.general staff. The Management has directed the Finance Division to work out as 6% of the monthly salary as the rental charges. The Chief Finance Officer proposed 6% of the monthly salary as the rental charges for those residing in the semi-permanent structures of Thromde excluding the hut. This is mainly to cover some of the regular maintenance of the structures.

Decision

Tshogde endorsed the proposal and decided to levy 6% of salary as rental charges for those residing in the semi-permanent structures with the effect from July 2024.

Action - Finance Division

Agenda 11.06 - Endorsement of budget for Dolma Lhakhang construction

The Finance Division submitted the amount spent on the construction of Dolma Lhakhang at the Thai pavilion area. The previous council had approved Nu 10.00M. Since the funds were insufficient, Thromde later spent an additional 10M. The work is more than 90% complete, and they have requested more than 8.0M to carry out the final works. However, Thromde decided to pay just the additional cost to cover the initial cost estimate, which is Nu 23,928,540.77. The Finance Division submitted to the Tshogde the endorsement of the entire expenditure of Nu 23,928,540.77 for the construction of Dolma Lhakhang.

Decision

Tshogde endorsed the payment of Nu 20 M initially and also approved to pay the balance of Nu 3,928,540.77 from current savings from FY 2022-2023 for the construction of Dolma Lhakhang. This is the final payment from Thromde's side.

Action - Finance Division

Agenda 11.07 - Identification of Night Market and Craft Market

The site has been identified based on the Thimphu Structure Plan. The endorsement of the sites identified for the Night Market and Craft Market has been put to Tshogde. The site identified for the Night Market is opposite CFM, below Lungtenzam-Dechecholing road at the JB cloth vendor stalls. The total area is around 4 acres. As per the TSP, the current sites will need to be enhanced, and it blends well with a few of the features highlighted in the TSP for that area.

The Craft Market area has been identified in the Chubachu area above City Cinema and Dorji Elements Hotel. As per the TSP, the area has been identified as a cultural square, and this is the site marked for the relocation of the existing craft market along Norzin Lam.

Discussion

The Chair stated that this is a big opportunity for Thromde as it is the interventions identified under the National Economic Stimulus plan. If this initiative blends well with the TSP, it will be part of achievement in TSP. He also informed that it would be better to keep both the interventions in one location as there is ample space and not much of settlements. The Executive Secretary also supported that the locations must be given in one location in the location proposed by the UPD as it has ample space. The site proposed for the craft market is cultural square as per TSP and no business must be mixed.

Decision

Tshogde decided that both Craft and Night market shall be one location and approved the first option. The location is identified opposite CFM below Lungtenzam-Dechecholing road at the JB cloth vendor stalls.

Action - UPD

Agenda 11.08 - Approval of BGTP

The Bhutan Green Transport Project (BGTP) focal official presented to the Tshogde the approval of the project. He informed that the initial phase of the project, the preparation of a detailed project document, has been completed with the fund support from Korea-World Bank Group Partnership Facility (KWBPF). The project includes 'technical and safeguards preparation for development of



priority bus service infrastructure, pedestrianization of downtown Thimphu city, low or zero emission bus fleet and low emission transport master plan. He stated that the main idea of the initial phase of the project is to assess the technical, economic, financial, environmental and social viability of introducing a high-quality bus priority service on a key corridor in Thimphu Thromde and pedestrianising part of the main boulevard in the core city. And also to seek funds from Global CLimate Fund (GCF) of USD 25M and at least USD 5 M from International Development Association (IDA). The next step is the submit an application for funds and in the best case scenario, the fund is expected to be received by April 2025 if everything goes well. This is submitted to the Tshogde for appraisal as well as for approval of the BGT Project.

The Tshogde commended the BGTP team for successfully completing the initial BGTP project. The initial report has been successfully completed and has been submitted to MoIT for further submission to the Green Climate Fund (GCF) and International Development Association (IDA) for funding.

Commendation

Tshogde commended the BGTP team led by the Chief of UPD and the Sr. Urban Planner Kezang Dorji for successful completion of the initial phase of the project and endorsed BGTP.

Action - UPD

Agenda 11.09 - Monopoles' Approval

The Urban Planning Division presented the issues and challenges pertaining to approvals for the monopoles within Thimphu City. The Division presented that each monopole is 12-15 metres high covering an area of about 10 sqm. It is proposed by both the telecommunication service providers. Currently, 65 monopoles are being erected within Thimphu Thromde and the service providers have even obtained safety clearances (radiation) from BICMA. Earlier, Thromde decided to levy Nu 20,000 per pole per year including the application and environment clearance fees. However, the service providers denied paying and since then Thromde ceased to accord approval for monopoles. The service providers have explored alternate options of installing it on private and public building roof-tops. The Division presented that as per the Thimphu Structure Plan (TSP), the service providers must focus on providing fibre-to-the-home/building and extensive education campaigns on safety issues. Since the service providers are not able to pay Nu 20,000 per pole, the Division proposed charging Nu 5176.24 per pole per year considering the one-time application fee of Nu 500 and environmental clearance fee of Nu 2000.



Discussion

Some of the members stated the drains and footpath reinstatement works are not being carried out properly. Sometimes, even the street lamps installed on these monopoles are not functioning and take no responsibility to repair those defunct lamps. Others also share that in some poles no lamps are being installed. The Executive Secretary submitted that these service providers must have proper plans moving forward. This was also supported by the Chair and they should develop a proper plan for the next 5-10 years based on the existing plans and programs and also based on the catchment area of the existing towers and monopoles. Thromde can't approve all on an ad-hoc basis. Some of the members also submitted that waiving off Nu 20,000 cannot be approved as the monopoles have been functioning for more than 2 years now.

Decision

1. The service providers shall submit a detailed master plan for the installation of monopoles and towers within Thimphu Thromde
2. The Charges of Nu 5000 at the time of installation which includes registration fee and environment clearance fees and Nu 3000 per pole per year after installation has been approved.

Action – UPD**Agenda 11.10 - Lubding Local Area Plan**

The Urban Planning Division proposed the Action Area Plan for the Lubding area. Since the area has numerous issues of easement rights, social issues and precinct discrepancies, the Division aims to solve all these issues through the development of a proper local area plan. There are 114 private plots of which 58 areas are developed. The area is predominantly E4 precincts and 35 plots fall under UV2-LD. Currently, the area is connected with roads and water supply.

Discussion

The Chair also reiterated the need for an Action Area Plan for the Lubding area since there are various issues which hamper further development of the area. Some plot owners have been facing issues with ROW for access roads and the neighbours are not on good terms due to easement rights issues. The Changbangdu-Olakha Thuemi also expressed that the Changdelo area above Changjiji Housing Colony could also be included since the people there are also facing similar issues and challenges.



Decision

1. To overcome ground issues and challenges, Tshogde approved the development of an Action Area Plan based on the TSP for Lubding including Changdelo areas.
2. Tshogde also approved no development period of 3 months in the Lubding and Changdelo areas within which the team must carry out and complete the preparation of the Action Area Plan.

Action - UPD**Agenda 11.11 - Identification of STCBL Fuel Station**

The UPD proposed locations for the establishment of STCBL fuel stations in the North area. The Division has proposed 3 locations for Tshogde to decide. The 1st location is near Dechncholing Zam, 2nd one is Jungzhina near vegetable markets and 3rd one is near Hejo vegetable shed area. The Division proposed that the ideal location is the location 2 which is at Jungzhina near the vegetable shed.

Decision

1. Since there is not a single fuel station in the North, Tshogde decided and approved the establishment of STCBL fuel station at Jungzhina near vegetable shed but entry and exit must be from the service lane from behind and not from Doebum Lam.
2. A total area of 35 decimal land has been approved with area of cushion based on the actual design
3. The land shall be rented out by Thromde to STCBL at the rate of Nu 100,000 per month. The rate has been decided taking into account the existing market rate and the government lease rate.

Action – UPD**Agenda 11.12 - Relocation of Little Dragon Pry. School**

The UPD presented to the Tshogde a proposal of Little Dragon School relocation. With the increasing number of students, the school in the current location is faced with huge challenges. Even the structures in the existing location are old and are not designed for school purposes. The school at the existing location is congested leaving no space for recreational and sports facilities. Therefore, they have proposed to relocate to Jungzhina which is a private plot of around 73 decimals. As per TSP, the land-use in the proposed location is a mixed-used, sub-district center. The UPD also stated that as per TSP, education facilities are allowed only in education land-use areas.



Discussion

The Executive Secretary stated that it is straightforward as per TSP, it cannot be allowed. However, some of the members pointed out that Thromde should facilitate such proposals which come from the private sectors as Thimphu faces huge challenges during admission. The Chair also stated that it would solve a lot of issues the school is facing at the existing location. It would also decongest the area at the current location and moreover such services are required in the North. It is also known that many students in Little Dragon School are from the North added the Chair. He submitted that based on the mixed-use land-use category where institutions are allowed, the proposal could be endorsed. The Executive Secretary informed that the confusions on mixed-use category in TSP could be clarified with the Department of Human Settlement, MoIT and go with the TSP provisions. He said that there is no room for mistakes in implementing the TSP. The Chair stated that it need not have to go to MoIT as it is clearly mentioned that institutions are allowed in the mixed-use category. Even the school facilities are institutions and there it can be approved.

Decision

Tshogde endorsed the proposed locations, Jungzhina below Doebum lam on the plot belonging to Gerab Nyed-yon Ltd based on the mixed-use category in which institutions are allowed as per TSP.

Action – UPD**Agenda 11.13 - Enhancement of TTPay Apps**

The ICT system developer presented to Tshogde the proposal to enhance the TTPay Apps. He informed that the current version lacks a play store console for uploading updates, upgrades or changes resulting in delays and inefficiencies. Also the latest source code of the TTPay User Interface app is unavailable. The ICT section proposed 2 recommendations on the improvement of the TTPay:

1. Functionality expansion: enhancing the app to include new features for property tax payment and other bill payment and rebranding. Rebranding includes changing the name to ‘TTPayment’ to reflect its broader functionality and address the issue of missing play store console since 2022. Without the console, making changes to the app is impossible.
2. Implementation of all Thromde service apps under one common platform app as Thromde service app.

However, the ICT section recommended the council to go with the first recommendation.



Decision

The Tshogde endorsed the enhancement of TTPay app and approved the recommendation 1 as stated above. Tshogde also directed the ICT system developer to put up a note sheet immediately for fund approval and get the work done at the earliest possible.

Action - ICT system Developer

Agenda 11.14 - Waste collection Fees

The Chair proposed to the Council the revised rates for the garbage collection. The earlier unit based charges were not uniform where some buildings are charged higher and some lower than what they have been paying earlier before the revision. There are various categories of buildings considered: residential households, commercial agencies and institutions. commercial agencies have been further categorized as large, medium and small/cottage and institutions have been categorised as boarding schools, day schools, residential and nonresidential Offices and agencies. The table below shows the existing charges and new proposed rates for some of the categories.

Decision

Tshogde endorsed the new proposed rates as following:

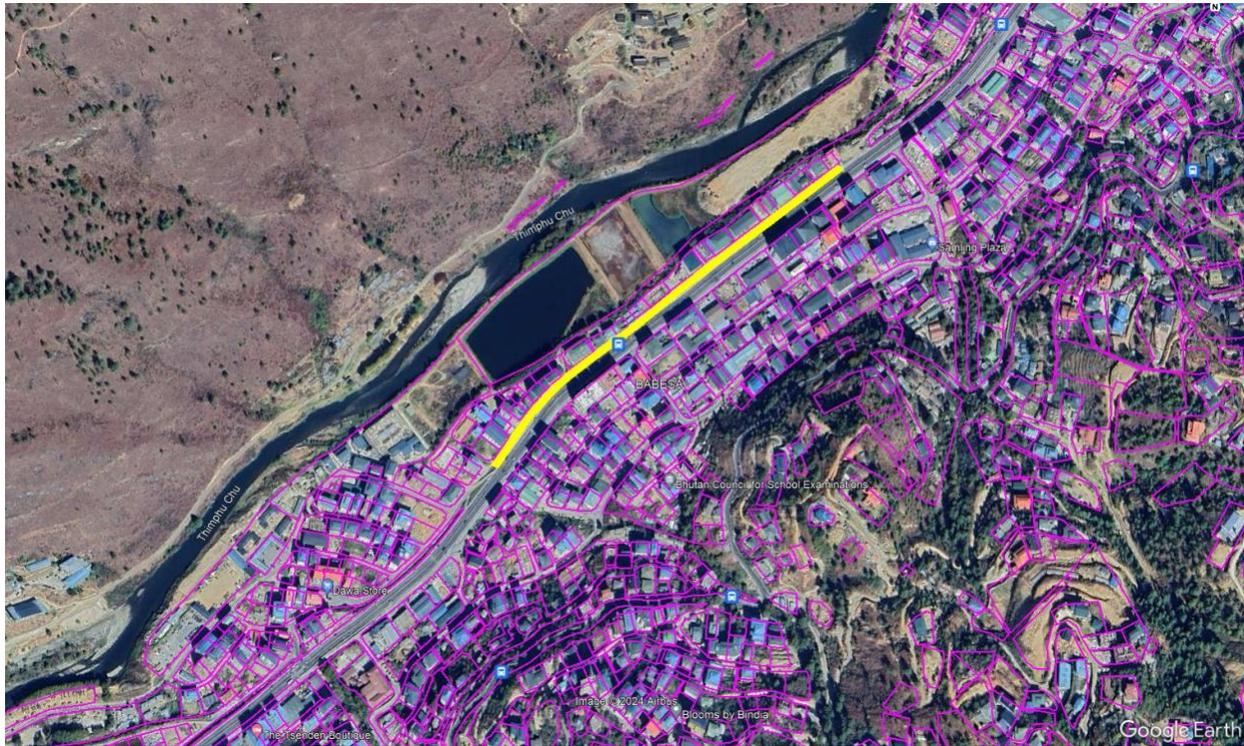
1. Large category commercial agencies - Nu 5000 per month for whole of agencies
2. Medium category commercial agencies - Nu 2500 per month for whole of agencies
3. Residential Offices/ Agencies (Offices and Agencies with boarding/housing facilities) - Nu 10000 per month for whole of agency
4. Day schools - Nu 2000 per month
5. Rest categories - as approved earlier with no change.
6. Tshogde also directed the ICT to incorporate the new rates in the system immediately.

Action - ICT

Agenda 11.15 - Service Lane at Babesa below Expressway

The Babesa Thuemi proposed for the service lane below Doebum Lam at Babesa as shown in the picture below. He informed that there is a provision of road in the plan however, it has not been constructed. The service lane would benefit the settlements below the expressway.





Tshogde directed the Infrastructure division to carry out a ground level survey and prepare a design.

Action - Infra. Division

Agenda 11.16 – Issues with Babesa WTPP

Babesa Thuemi also submitted that the people in Babesa and nearby areas have been complaining of foul smell from the Babesa Water Treatment Plant. He questioned if anything can be done to minimise the foul smell.

Discussion

The Project Management of ADB-PIU, the Specialist informed that the complaint submitted is true. He stated that if the sludge treatment plant is constructed, the issues can be resolved. He also said that the construction of a sludge treatment plant has been proposed in the 13th FYP and if the budget comes through, it can be constructed in the next 1-2 years.

Decision

Tshogde decided that the construction of a sludge treatment plant in the 13th Plan will have to be taken up.

Action - ADB-PIU

Agenda 11.17 - Water supply Issues raised by Jungzhina Thuemi

Jungshina Thuemi submitted some of the issues in implementing activities in his constituency and said that the case might be the same in other constituencies as well. With the frequent change in project engineers, the issues are left unattended even if reported to the concerned engineers. There are issues with footpath and drain continuity, sewer networks, and water supply networks. He informed that the water supply could not be initiated even though the supply networks had been laid. The water could not be supplied as promised to the households. He stated that accountability needs to be fixed.

Discussion

The Chair acknowledged the issues regarding the water supply. Even though the contractor has been blacklisted, the works could not be commissioned. He stated that an independent team will have to be formed to solve the issues once and for all. He also directed all Thromde employees to be proactive and concerned about service delivery.

Decision

Tshogde:

1. directed the independent team, consisting of all relevant officials including heads shall be formed and make a site visit in the following week and sort out the issues immediately.
2. directed the O&MD to release water during the weekends so that there will be clear pictures during the site visit the following week.

Action - Water supply section, O&MD to lead

Agenda 11.18 - Work quality issues raised by Jungzhina Thuemi - by M/s P Gyeltshen

Thuemi submitted that there are issues with some of the works carried out by M/s P-Gyeltshen. He has reported that there are some rectifications to be carried out before the liability period. Earlier, he was informed that it will be carried out during the liability period. But, recently he has been told by the contractor that his liability period has been over. He also submitted that while handing over of the worksite to the contractor, proper survey will have to be done to avoid issues later. It would be better if engineers concerned could inform the area of Thuemis and confirm if there are any rectifications to be carried out before the liability period ends.

Decision

Directed the Infrastructure division to study and submit a detailed report on the issues raised by Jungzhina Thuemi with regard to works being executed by M/s P.Gyeltshen and submit to the



Management by the following week.

Action – Infra Division

Agenda 11.18 - Thromde Service delivery - Building Construction approval

ungzhina Thuemi also submitted issues pertaining to construction approval processes. He stated that if the drawings and designs are prepared by Thromde employees, the construction process is simple and fast while it is not the same if the drawings and estimates are prepared by external engineers. Even the deviations are not seriously checked but even the minor deviations are being sent back for rectifications for the drawings prepared by other engineers and architects. He requested that the services must be delivered in a similar manner based on SOPs and existing regulations.

Discussion

The Chair said that from Thromde’s side, all construction applications must be scrutinized for any deviations and there are no two approval processes. The approval must be based on the DCR and there is no room for adjustments. He directed Thuemi concerned to put up in writing to Thrompon and the Executive Secretary with concrete evidences.

Action – Jungzhina Thuemi

Agenda 11.19 – Endorsement of SDP Project Proposals

The Planning Officer presented to the Tshogde the list of first phase Small Development Project (SDP) proposals. He presented that the LGs are required to submit projects proposals based on the certain priority areas shared by the Office of the Cabinet Affairs and Strategic Coordination (OCASC). The priority areas identified for Thromdes are connectivity, water supply and waste management. In the 13th FYP, the 4 class A Thromdes have been allocated with Nu 1500.00 M under SDP and each Thromde is entitled to about Nu 375.00 M for next 5 years. However, he also informed that, it might depend on the priority of the project proposed.

The project proposals have been discussed with the Divisions concerned and developed based on the urgency and requests/applications put forth by the public. He informed that Thimphu Thromde has developed 9 project proposals amounting to Nu 375.00M for the 13th FYP. The table below shows the summary of the project proposals. It is submitted for Tshogde’s endorsement for onward submission to OCASC:



SI/No	Project Title	Amount
1	Improvement of water supply within Thimphu Thromde	50.00 M
2	Upgradation of Sewerage Treatment Plant	25.00 M
3	Construction Sewerage Treatment Plant	50.00 M
4	Development of 4-Lane Road median	16.205 M
5	Enhancement of Urban Road connectivity	50.00 M
6	Enhancement of Urban Road connectivity	50.00 M
7	Enhancement of Urban Road connectivity	50.00 M
8	Sustainable Solid Waste Management	33.795 M
9	Enhancement of Urban Road connectivity	50.00 M
Total		375.00 M

Decision

Tshogde endorsed the SDP project proposals to be submitted to the Office of the Cabinet Affairs and Strategic Coordination (OCASC) with few recommendations to be incorporated.

Action – Planning Officer

Agenda 11.20- Follow up on 10th Tshogde decisions

The coordinator, planning officer presented the decisions of the 10th Tshogde. Most of the decisions had been implemented, while a few were still in process. The Tshogde directed all relevant Divisions and Sections to take action as decided and directed by the Tshogde.

Rapporteur – Karma Dorji, Sr. Planning Officer

