



Management Meeting Minutes

3rd Thromde Council

4th Management Meeting (3rd Council)

4th Management Meeting (3rd Council)

Date – 31st August 2021

Venue – Thromde Conference Hall

Time -9:30AM

Members Present

Sl / No	Name	Designation
1	Dasho Ugyen Dorji	Thrompon
2	Mr. Karma Namgyel	Executive Secretary
3	Mr. Kinley Penjore (Specialist)	Project Manager, ADB-PIU
4	Mr. Sonam Dorjee	Chief ADM Officer
5	Mr. Thinley Norbu	Chief, UPD
6	Mr. Yeshi Wangdi	Chief Engineer
7	Mrs. Sonam Desel	Chief, Environment Division
8	Mr. Tashi Phuntsho	Chief, DRD
9	Mrs. Shera Dolkar	Dy. Chief Forestry Officer
10	Mr. Karma Chophel	Expert, EBA Project
11	Mr. Sonam Tobgay	Dy. Chief, LSRD
12	Mr. Oma Pati Luitel	Sr. ICT Officer
13	Mr. Dorji Phurba	ADM Officer
14	Mr. Karma Dorji	Planning Officer

Opening Remarks

The Chair welcomed all the members of the Management to the 4th Management Meeting. He reminded all the staff to give public service delivery a top priority. This was also supported by the Executive Secretary that all Division Chiefs must take responsibility in fixing accountability of all staff under them and make sure that the services are delivered diligently. If there are problems despite putting in various solutions, it can be brought to the Management and get directives so that the service deliveries are not hampered.

The Chair also shared that Thromde will reach nowhere like this and therefore need a total revamp in approach. Therefore, the responsibility lies with the Division Chiefs



in making sure the subordinates under them deliver services without delay for the benefits of the general public. However, they will have to be guided and supported.

The 4th Management Meeting began with the adoption of agenda as follows.

Agenda 4.1 - Follow up on the Decisions of the 3rd Management Meeting

All the decisions of the 3rd Management Meeting are in the process of implementation and no issues have been observed. On Agenda 3.13 which is on the operation modalities of the LPG –outlets, the earlier Management has decided to write to NLCS to lease the land as special case since the land with LUC is not allowed to give on lease. The Dy. Chief of the LRSD reported that the recent meeting with the NLCS has decided that Thromde need not give land to those LPG operators rather they should find land on their own. Consequently the 4th Management directed the LSRD to write to the operators based on the above decision.

The Agenda 3.05 on revamping the fun station at the Coronation Park, the Environment Division reported that the Thromde MTO Office was able to provide only 20 numbers of used tires whereas the requirement is around 390. The tires will be used as edging materials at the Park. In this regard, the Management approved the procurement/ buying of additional required number of tires.

Agenda 4.2 - Presentation on Landslide Mitigation measures by National Technical Expert (Ecosystem-based adaptation project)

The National Technical Expert under the Ecosystem-based Adaptation Project presented to the Management the landslide mitigation measures based on the topography of Thimphu Thromde. There are various forms of landslides and some of the common forms of landslides within Thromde according to the expert are translational slides and the causes vary from excavation and non-maintenance of slope to slope drainage. Some of the measures include proper drainage system, slope stabilization works, rock netting and debris flow and shallow landslide barriers.

The Management thanked the expert for the insightful presentation. It is a reminder for the Thromde Management to keep in mind some of the causes and measures of landslides within Thromde. The Management also assured that the measures to mitigate landslides will be taken up with support and guidance of the expert in future Thromde Projects.

Action – The Management



Agenda 4.2 - Penalty on Unauthorized Construction

The Development Regulatory Division (DRD) presented to the Management that there are several unauthorized constructions or construction without prior approval within Thromde. Therefore, to curb such incidences, the Division proposed for (i) effective penalty for the defaulters, (ii) authority to serve the penalty receipt on spot and (iii) 25% of the penalty as an incentive for the Building Inspectors. The penalty proposal is as follow:

- Case 1:** Unauthorized construction without prior approval (permanent, semi-permanent) -Nu.25000/-
- Case 2:** Unauthorized construction without prior approval (Temporary Structure) -Nu.10000/-
- Case 3:** Deviation from approved drawings without prior approval - 20,000/-

- Payment has to be made within 15 calendar days.
- If it is within the permissible rule, necessary drawings have to be submitted within 15 calendar days.
- If it is not within the rule, notice will be served and further actions will be taken as per DCR.

Discussion

The members discussed that if there are categories in levying penalty for unauthorized constructions, it will create a room for manipulation. Therefore, it would be better to keep a flat rate of penalty for all kinds of unauthorized constructions.

Decision

The Management decided to apply flat penalty rate of Nu 20,000 for all kinds of unauthorized constructions and deviations which are not within the permissible rule but a proper awareness and advocacy program will have to be carried out before implementation.

Since it is the job of the building inspectors to monitor the unauthorized constructions within their zones, the Management did not approve the incentives proposal for the building inspectors. The Management also decided that there is no need for serving second or third notices; it must be done within the first 15 days and failure to do so will be levied penalty.

At the same time, the Management directed the Division to deliver the services diligently once the penalty system has been established. The same will have to be submitted to Tshogde with proper legal provisions for non-compliance.

Action - DRD



Agenda 4.3 - Content in the Happiness Journal

The Happiness Journal which is a high school journal has proposed to Thromde for inclusion of Thromde related articles in their journal. The rate ranges from Nu 25,000 to 75,000. The content of the journal mainly includes articles related to happiness, youth and environment.

Decision

Since Thromde is revenue based service provider, in the recent years Thromde has experienced a drop in annual revenue collections and therefore it has to be prioritized for service delivery. Moreover, Thromde is in the process of publishing Thromde bulletin and also instituted media unit, these things are expected to be taken cared. Hence, the Management could not approve the proposal.

Action – Chief ADM Officer

Agenda 4.4 - Management of Waste Drop-off Centers

The Chief of Environment Division Presented to the Management the agreement drafted for the management of the waste drop-off centers which are constructed within Thromde. The Chief stated that this is a temporary measure and later the management will be guided by the overall waste flagship program. The agreement has been attached as an annexure at the end.

Discussion

The members also proposed if this is a temporary measure and for 6 months, Thromde can manage the drop-off centers. For this the other members stated that it would be difficult for Thromde to manage since there is a need to recruit a caretaker for each drop-off center.

Decision

The Management decided to go by the modality presented by the Environment Division and endorsed the agreement with minor changes. The agreement is annexed at the end of this document as an annexure.

Action – Environment Division

Agenda 4.5 - Management and Operation of Waste Electric Vehicles

The Environment Division Chief also presented the management and operation of waste electric vehicles. Total vehicle Thromde has received in principle is 7 numbers.



Decision

The Management discussed that there is a need to further discuss with the National Waste Flagship Program's Project Management Unit on the management of vehicles. The management however, has decided to give a wet waste vehicle each to RBP, RBG and Hospital (JDWNRH) which are high waste generating institutes for them to manage it and totally stop Thromde waste collection services. It was also decided that other waste related vehicles to be retained with Thromde to cater to emergency cases.

Action – Environment Division

Agenda 4.6 - Spatial Planning Framework

The Chief of Urban Planning Division (UPD) shared as information to the Management the Spatial Planning Framework developed by the Ministry of Works and Human Settlement (MoWHS). Henceforth, the development shall be guided this framework.

Agenda 4.7 – Report on Public Accounts Committee Discussions/Decisions

The Chair presented to the Management some of the discussions had during the meeting with Public Accounts Committee (PAC). There are around 15 unresolved audit memos that were discussed with the PAC. These 15 cases were presented to the Management to decide upon the way forward and to entrust the concerned Division/Section and Officials with a responsibility.

Decision

The Management directed the concerned Officials/Divisions to kindly work upon the audit memos according to the decisions of the PAC in consultation with the Audit focal Official, the ADM Officer. The decision of the PAC on each of the 15 memos has been attached at the end of the document.

Action – ADM Officer / Concerned Division / Section / Official

Agenda 4.8 – Mobile Payment App

The Sr. ICT Officer updated the status of the development of mobile payment app. It will be all-in-one payment app. Different kinds of payments such as property tax, water bill, house rent and others can be made through this application. Currently the app has been customized for water bill payments since there have been issues with water bill payment.

Decision

The Management directed ICT section that in the coming meeting with the app developer, all available data within Thromde can be discussed and standardized and



this can then be used for the current app development. The Management also decided to roll out the water payment through the app as it is ready after thorough public awareness by the Media unit.

Action - ICT

The Meeting adjourned at 3:30PM

Rapporteur – Karma Dorji, Planning Officer

Annexure 1

Agreement for Interim Management of Drop Off Centers

I. FORM OF AGREEMENT

This AGREEMENT (hereinafter called the 'Agreement') is made on between Thimphu Thromde and M/s. Clean City, Thimphu Bhutan/GreenerWay/Green Bhutan Services (hereinafter called the 'Service Provider').

II. GENERAL

1. The newly constructed Drop Off Center (DOC) and the Care Takers house at (Specify).....
North (Dangrina, Langjophakha and Babena)
Core (Motithang, Changzamtog and Changbangdu)
South (Lungtenphu, Semtokha and Chubugang)
shall be handed over to the Service Provider for the period of Six Months i.e. until the completion of Waste Service Providers Contract Period for waste collection services in Thimphu Thromde;
2. Upon completion of the Service Providers contract with Thimphu Thromde, the DOC shall be handed over to the Thimphu Thromde;
3. Incase the Service Providers contract gets terminated for waste collection services, this Agreement for the operation and maintenance of the DOC shall also be terminated automatically;
4. It is the responsibility of Thimphu Thromde to maintain the record of the structures and facilities with its initial conditions and hand over to the Service Provider;
5. It is the responsibility of the Service Provider to hand over back to the Thimphu Thromde the structures and facilities as initially handed over as per the record;
6. The Waste Service Provider shall restore the damages and conduct maintenance of the DOCs and the Care Taker's house at their own costs prior to handing over to Thimphu Thromde;
7. Maintenance works, if necessary, shall be the responsibility of the Service Provider. Construction or extensions works shall not be permitted without prior approval



from Thimphu Thromde;

8. The Management cost (caretaker salary & utility bills) shall be borne by the Service Providers; and
9. The Drop Off Center shall only be permitted for the activities as prescribed under this Agreement. No other activities shall be permitted to be operated.

III. Assignment, Subletting or Dealings

1. The Service Provider shall not operate beyond the premises of the DOCs; and
2. The Service Provider shall not assign, sublet or grant concession for the use of DOC to any third party / private individuals / firms / company.

IV. Municipal Waste Management

The Service Provider shall:

1. Ensure that all Drop Off Centers are open from 8AM-8PM from Monday to Sunday;
2. Comply with provisions of the Waste Prevention and Management Act of Bhutan 2009 and its Regulation 2016;
3. No fees shall be allowed to be collected from the public;
4. Manage the wastes dropped off by the public in the DOC;
5. Prior to dropping of wastes, ensure that public segregate their wastes into Wet, Dry and Household Hazardous Waste;
6. Ensure that segregated wastes are dropped off into designated compartments i.e. Green, Blue and Red compartments for wet, dry and household hazardous wastes respectively;
7. DOC shall accept only Household Wastes (Wet, Dry and Household Hazardous wastes). No construction and demolition wastes, excavated soil shall be permitted in the DoC;
8. Ensure that all wastes are effectively and efficiently collected. All wastes in the DOC are mandatorily required to be collected daily by the Service Provider. No wastes must be left in the DOC to avoid bad odor and unhealthy practices so that public do not complain. If required, the service provider shall collect the wastes from DOC twice depending on the amount of wastes dropped off or during cases when the DOC is overflowing with wastes;
9. Stockpiling of materials are not allowed in and around the premises of the DOC. All wastes must be stored inside the compartments of the DOC;
10. Beautification works carried out within DOC shall be maintained at all times;
11. Ensure that general housekeeping, cleanliness and hygiene are maintained at all times; and
12. May adopt best practices in executing the terms and conditions to avoid adverse environmental impacts.

V. Requirements of DOC Care Takers

The Service Provider shall:

1. Recruit a care taker for the DOC;



2. Ensure that the caretaker is stationed at all times to monitor and maintain the wastes, cleanliness and facilities of the DOC;
3. In the event the facility suffers any damage (minor or major), as per the condition report, the repair and maintenance shall be met through the monthly fee for waste collection services;
4. Be held liable for any mismanagement;
5. Shall brief the caretakers and worker to maintain good relationship with the public who comes to visit the DOC and there should not be any behavioral misconduct; and
6. Shall assume the responsible of making the care taker aware that the caretaker's house and management of the DOC is for a specified time as per this Agreement.

VI. Occupational Health and Safety

The Service Provider shall:

1. Ensure Covid 19 protocols of wearing facemask, maintaining social distance and washing hands while visiting and exiting the DoC are observed at all times; and
2. Provide personal protective gears and equipment for the safety of the workers.

VII. Data Management and Reporting

The Service Provider shall:

1. Maintain record of wastes stored and collected in the DoC; and
2. Submit quarterly reports on the waste management in DOCs to Environment Division of Thimphu Thromde as per the prescribed format.

VIII. Monitoring and Evaluation

The Thimphu Thromde shall monitor the management of DOC daily.

IX. Reservations

1. The Thromde reserves the right to terminate this Agreement at any time, if the Service Provider fails to render satisfactory services to the public or comply with any of the afore mentioned conditions as may be deemed necessary and shall constitute an offence under any relevant laws. Penalties for such offences shall include suspension and or revocation of the Agreement. A notification shall be provided one month (30 days) prior to termination; and
2. Incase Service Providers want to hand over the management of DOC to the Thimphu Thromde at any time prior to the completion of the contract period, Service Providers shall serve a written notification of one month (30 days) to the Thimphu Thromde prior to such termination.



X. Validity

This Contract/TOR is valid fromDate of signing till March 30, 2022

IN WITNESS THEREOF, the Parties hereto having understood the terms and conditions of this Agreement do hereby sign this Agreement in presence of the following witnesses:

Thrompon, Thimphu Thromde

Name:

Place:

Chief Executive Officer, Clean City..

Name:

Place:

Witness:

Chief Environment Officer, Thimphu Thromde

Witness

Name:

CID #:



Presentation Slides – Proposal of Penalty for Unauthorized Construction -DRD




PENALTIES

Construction without prior approval (deviation & unauthorized)

Reasons:

- Defective inspection
- Stop the single work instantly
- Reduce the discrepancy and rectify
- Not only area but others can be captured



DEVIATION PENALTIES (DCR2016)

Deviation : under-taking of building construction or land development activity in **departure from sanction approved plans, permission or others irrespective of degree of change**

Normal rate is applied when construction or deviation is done without prior approval. However, if the deviations are in conformity to the development control regulations of the particular precinct such as number of floors, plot coverage, setbacks, parking requirement and in strict adherence to the Bangalore Architectural Guidelines, then the normal rates shall apply as per the following formula.

$$\text{Amount} = [\text{Area Deviated (sqft)} \times \text{Rs. 30} + \text{Rs. 5000}] \times 3$$

Proposal for instant lum-sum penalties

- Case 1:**
- **Unauthorized construction** without prior approval (permanent, total permanent)
Rs.25000/-
- Case 2:**
- **Unauthorized construction** without prior approval (Temporary Structure)
Rs.10000/-
- Case 3:**
- **Deviation** from approved drawings without prior approval
20,000/-

• Payment has to be made within 15 calendar days.
• If it is within the permissible rule, necessary drawings has to be submitted within 15 calendar days.
• If it is later within the rule, matter will be moved and further action will be taken as per DCR.

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Decision

- a) *Penalty amount for the three cases*
- b) *Authority to serve penalty receipt*
- c) *Incentive to Building Inspector on monthly basis*

25% of total penalty collected monthly (collected from Taka-gin)

DEVIATION PENALITIES (DCR2016)

Amount=(Area Deviated (sq.ft.)xNo. 30)+No.3000000

Amount=(125.20 xNo.30)+No.3000000

**No. 24628*

A=12 SQM (125.20 SQ-FT)

SAMPLE: ILLEGAL UNAUTHORIZED STRUCTURE

CONVICTIONS:

If it is conformity to product, number of doors, plot coverage, setbacks, parking requirement and Business Architectural Guidelines

DCR Clauses

Amount= Excess area deviated x 1*(prevailing unit area cost of construction, based on current BSR)

The owner of an unauthorized structure shall be served at least three notices by the implementing authority before the demolition of an unauthorized building.

1. First notice of 15 calendar days failing which
 - a. Retarder notice of 10 calendar days failing which
 - b. Final notice of 5 calendar days failing which the illegal/unauthorized building shall be demolished by the demolition squad.

BBR Clauses

Others

162. A person who commences building construction without a building permit as required by section 21 of this Regulation is liable for penalties set out as:

- a) Payment of 100% of the cost of the deviated construction and regularization of the deviation, if an application was made for the construction is as per the Rules
- b) Payment of 50% of the cost of construction and removal of the deviation, if an application was made and the construction is not as per the Rules.
- c) Payment of 50% of the cost of the deviated construction and regularization of the deviation, if an application was made and the construction is as per the Rules.
- d) Payment of 20% of the cost of the deviated construction and removal of the deviation, if an application was made for the construction is not as per the Rules.

Landslide Mitigation Measures – EBA Project

Landslide Mitigation Measures

Karma Chhophel
NTE

Rockslide – Dechen Zam
(21/7/2021)



Problems

- Rotational Slump – very slow to moderate
- Rockslide – very slow to very rapid
- Debris Slide – very slow to very rapid
- Earth Flow – very slow to fast
- Creep – very slow
- Debris Avalanche – moderate to very fast

Different types of landslides

- Slope**
 - The slope of a landform is a major factor in determining whether a landslide is likely to occur. The steeper the slope, the larger the threat.
- Precipitation**
 - Soil is typically more mobile when it is wet but not always. Most of the time, a large amount of rainfall that a landform is not used to receiving can trigger a landslide.
- Vegetation**
 - A slope that has little or no vegetation is less stable. Trees act as anchors on a hill. They absorb some of the water and also keep some of the sediment from eroding down the hill.
- Soil**
 - There are some sediments which are more mobile than others. Rocks and sand typically do not cause landslides. Clay, silt and mud are typically the sediments which are most mobile.

Factors contributing to a landslide



- Excavation of slope or it's toe
- Non-maintenance of slope angle in excavation (roads)
- Loading of slope or its crest
- Deforestation
- Slope drainage
- Forest Fires

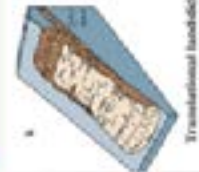
Human Causes of Landslides

Based on D.J. Varnes, 1978



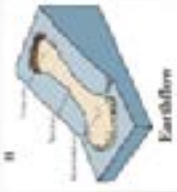
Types of landslides

Based on D.J. Varnes, 1978



Types of landslides

Based on D.J. Varnes, 1978



Types of landslides

- On the steep slopes
- At the toe of the slopes
- Mouth of streams emerging from mountain valley

Areas at risk

- Roads
- Communication lines
- Settlements
- Stream flows – damming
- Agriculture
- Land area
- Flooding
- Water availability
- Flora and fauna

Effects

- ↓ Landslide hazard mapping – Identification of landslide prone areas.
- ↓ Proper drainage – deep drainage
- ↓ **Engineering structure – slope stabilization, nailing, rock anchors**
- ↓ Proper land use measures
- ↓ Afforestation and reforestation
- ↓ Screening developmental activities – avoid constructions across natural drainage.

Mitigatory measures

The double twist steel wire mesh provides a protective curtain on the slope; any rocks and debris detaching from the slope are contained behind the mesh.


Rockfall Netting

Some solutions



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7



High strength drapery system are used on high rock faces and slopes with a long drop of where large volumes of debris are expected

High Strength Drapery




Some solutions

These barriers are designed to progressively deflect under loads absorbing the impact through a feature known as the compression brake – under impact the brake is compressed dissipating energy through plastic deformation.

Dynamic Rockfall Barriers

Some solutions

Debris flows are highly mobile flows of mixed material and are triggered by the rapid build-up of water within the slope, saturating the ground. Debris flows can travel at high speed and contain huge volumes of material and consequently pose risk to people, property and infrastructure.

The barriers are positioned within the anticipated path of the debris flow or shallow landslide. During impact, the barrier deforms allowing the water to flow.

Debris flow and shallow landslide barriers

Some solutions

Soil nailing is a technique that can be used both on natural and excavated slopes, where the slope is reinforced by the insertion of tendons.



Soil nailing and surface protection

Some solutions

- Mapping of the area (topographic)
- Geo-technical assessment
- Design appropriate to the type of slide
- Implementation

Design of a slope protection system

Audit Observations and Decisions of PAC

Observation Title	4th MM Directives	Amount (Nu. in M)	Category of Observation	Direct Accountability	PAC Decision
Irregularities in awarding of work and non-production of documents	The ADM Officer has been directed to send a letter to Mr. Sonam Wagchuk stating that the irregularity amount will be deducted from his benefits since his retirement benefits has been withheld	-	Violation of Laws & Rules	Sonam Wangchuk, Asstt. Land Registrar I, EID No. 200605039	1. TT management to contact the concern officials and discussed on the memo. 2. Deduction from his benefits 3. Forward to legal Date line: 15th Sept, 2021
Excess payment - Nu.0.110million	The Management decided to forward to court	0.110	Shortfalls, lapses & deficiencies	Teknath Karaia, Dy. Executive Engineer, EID No. 201001178	Ask the concern Site Engineer to call the Contractor and discussed with the Thromde Management. Forward to Legal. Date line 15t Sept, 2021
Illegal encroachment on state owned and private registered land by individual land owners	LSRD has been directed to act on these encroachment cases	-	Fraud, Corruption and Embezzlement	Dorji Namgyel, EID # 201101156, Nima Gyelpo, EID # 201001111	Re-survey the Thromde and submit the report to RAA. Date line: End of Dec, 2021
Non-accountal and short-accountal of scrutiny, amenity fees and service charges - nu.1.202 million	DRD has been directed to lead and follow up	1.202	Fraud, Corruption and Embezzlement	Gyeltshen, EID # 7703012	TT mgtn should expediate with Thromde legal Officer and intimate RAA for further to PAC.
Periodic reconciliations of revenue collections and deposits not carried out	Audit to follow up	-	Mismanagement	Sangay Drakpa, EID # 2001110, Singay Choki, EID # 200301063, Pema Zangley, EID # 200604005, Kezang Jamtsho, EID # 20101100956, Tshering Pelzom, EID # 200307347, Tandin Wangdi, EID # 200301051, Tandin Wangmo, EID # 9901115, Jigme Loday, EID# 201101151, Palden Khandu, EID # 200401005	This is as per the instruction of the Thromde Management, Internal Auditor, Revenue Officer, Building Inspector and Audit Focal of Thromde has worked out the reconciliation and will submit the report at the earliest. Submit the report by End of Sept, 2021

Observation Title	4th MM Directives	Amount (Nu. in M)	Category of Observation	Direct Accountability	PAC Decision
Improper documentation resulting to mismatch of revenue collections and deposit of applications and activity fees - nu.0.350 million	Audit to follow up	0.350	Mismanagement	Gyeltshen, EID # 7703012	On or before Oct, 2021.
Non-accountal and non-deposit of revenue collected from 5% property transfer tax and other associated fees on land conveyance - nu.2.749 million	Audit to follow up	2.749	Mismanagement	Gyeltshen, EID # 7703012	on or before Oct, 2021.
Unauthorized lease of government land and irregular waive-off of land lease rent n u.1.246 million and penalty thereof nu.1.047 million	Audit to follow up	1.246	Mismanagement	Kinlay Dorjee, EID # 9907556	Bi-lateral meeting between RAA and Thimphu Thromde. Date line: End of Sept, 2021
Short-levy and excess-levy of 5% property transfer tax on land conveyance nu.0.198 million and nu.0.032 million respectively	Dorected LSRD to call the Land Owner and discuss	0.198	Mismanagement	Dorji Namgyel, EID # 201101156, Nima Gyelpo, EID # 201001111	Discussed with LMD, call the land owner and inform on this issue. Date line: End of Sept, 2021
Absence in application of turn-around-time (tat) for processing building applications as per the limit prescribed in standard operating procedure	Submit report on G2C service sysyem stating that TAT has been reduced and the system has been improved	-	Non-compliance to Laws and Rules	Karma Jamtsho, EID # 9607012, Jigme Loday, EID # 201101151, Robin Rimal, EID # 20140103257, Sonam Wangchuk, EID # 20150105138, Sonam Tshering, EID # 20160106493, Kezang Choden, EID # 20160106504	Thimphu Thromde Management to make presentation to the ongoing Audit Team on the system. Date Line: End of Sept, 2021

Observation Title	4th MM Directives	Amount (Nu. in M)	Category of Observation	Direct Accountability	PAC Decision
The minimum required plot sizes for various constructions not maintained as per standards vis-a-vis non-regularisation resulting in non-levy of applicable fines/ penalties	Directed DRD to submit precinct wise regulation report	-	Non-compliance to Laws and Rules	Sangay Drakpa, EID # 2001110, Singay Choki, EID # 200301063, Pema Zangley, EID # 200604005, Kezang Jamtsho, EID # 20101100956, Tshering Pelzom, EID # 200307347, Tandin Wangdi, EID # 200301051, Tandin Wangmo, EID # 9901115	Bi-lateral meeting between RAA and Thimphu Thromde. Date line: End of Sept, 2021
Inconsistent application of government orders on allotment of government land on lease to private individuals and non-government organizations	Send letter that lease will not be renewed and bilateral meeting with NLCS	-	Non-compliance to Laws and Rules	Dorji Namgyel, EID # 201101156, Nima Gyelpo, EID # 201001111	To produce the lease agreement with the year of expiry date. Date Line: End of Sept, 2021
Errors in new lagthram (land ownership certificate) after effecting land conveyance resulting in recording/ reflecting of excess /shortage land in the new lagthram	Directed the LSRD to Send a thram copy	-	Non-compliance to Laws and Rules	Lungten Tenzin, EID # 200905085	Discussed with LMS and National Land Commission on the updates of the LOC. Date line: End of Sept, 2021
Absence of adequate documentations on levy of betterment charges and irregularities thereof	Directed ADM to findout the amount, if it can be found out, it must be discussed with RAA to request to drop since it has happened when the revenue system was not in place	-	Shortfalls, Lapses and Deficiencies	Kinlay Dorjee, EID # 9907556	104 building as per audit report, submit the report on or before Dec, 2021
Excess payment in the construction of changangkha mss (package - i) - nu.0.187 million	Audit to follow up	-	Shortfalls, Lapses and Deficiencies	Tshering Dorji, AE, EID # 20140103519	The Thromde Management to discussed with the contractor and the site engineer on the recovery of the balance amount. Date line: End of Sept, 2021

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