

ཐིམ་ཕུག་ཁྲོམ་སྡེ།

ཁྲོམ་སྡེ་ཚོགས་སྡེ་ཞུས་འཛུགས་ཐེངས་ བར་པ་འེ་གོ་ས་ཚེད།

ས་གནས་ ཞབས་ཏྲིག་ལྷན་ཁག་གི་ ཞུས་འཛུགས་ཁང་ནང་།

དུས་ཚོད་ ཉི་མ་ཚུ་ཚོད་ ༡༢.༣༠ ལས་ཕྱི་རུ་ ༤.༠༠ ཚུག།

ཚེས་གྲངས་ རང་ལུགས་གནས་ལོ་ཚུ་ལོ་འབྲུག་ལོ་ གྱི་ཟླ་ ༤ པ་ ཚེས་ ༠༣ ལུ། དབྱིན་ལོ་ ༢༠༡༢།



THIMPHU THROMDE

Minutes of 10th Thromde Tshogde Meeting

Venue: MoWHS, Conference Hall
Time: 12:30 pm – 8:00 pm
Date: 03rd August 2012

AGENDA FOR THE 10th THROMDE TSHOGDE MEETING.

Venue: MoWHS, Conference Hall,

Time: 9:00 AM

Date: 3rd August 2012

Sl. #	Agenda	Submitted by:
1	Review & Endorsement of 9 th Thimphu Thromde Tshogde minutes	Member Secretary
2	Adoption of Agenda for 10 th Thromde Tshogde.	Member Secretary
3	Budget 2012-13	AFD
4	Rain gear for traffic personnel	-do-
5	Fixed deposit of Revenue	-do-/Revenue
6	Audit memo(Rev. sec)	-do-
7	Losses due to theft/handling and misplacement	-do-
8	Endorsement for procuring of sewer jetting machine cum suction machine	Engg. Div
9	Reimbursement of expenses incurred due to work extension of Mr. Nathan Chase	-do-
10	Muster roll payment revision for water supply personnel	-do-
11	Issues from Motithang member	Motithang member
12	Below expressway land issues.	UPD
13	Betterment charges in lieu of land pooling in Babesa LAP	-do-
14	Betterment charge in favour of Mrs. Namgay Dema in Simtokha LAP	-do-
15	Betterment charge in lieu of land pooling below express way of Mrs. Phub Dema.	UPD
16	Overtime allowance & subsidiary allowance for carrying out the NCRP	Land/Survey sec
17	Need to freeze land and building transaction applications for areas under going NCRP and plots falling under E4 precinct.	-do-
18	Land lease rate to Kuensel Corporation	-do-
19	Sale of goods on verandah/outside the shop	Environment Div.
	<i>Agendas 20-23 to be discussed in Management Meeting</i>	

24	Issues from Babesa member	Babesa member
25	Reconfiguration of Mr. Dorji Wangdi's plot.	UPD
26	Agenda from DCD	DCD
<i>Agenda 27 Community water supply (decided to be discussed separately)</i>		
28	Organizing fund raising event during Thimphu Drubchen & Tshechu by Thimphu Thromde for Wangdiphodrang Dzong Re-construction Project	UPD/Environment Div
29	Traditional Village Precinct, Kawangjangsa	UPD
30	Change in Parking Fee amount	Engineering Div.
31	Certificate of appreciation & one month's salary to Mr. Sangay Wangdi.	AFD & Engineering Div.

MINUTES OF THE 10TH THROMDE TSHOGDE MEETING.

Venue: Conference Hall, MoWHS

Date: 03rd August 2012

Time: 12.30 PM – 8.00PM

The following members were present during the meeting:

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

The following officials of Thimphu Thromde were invited to meeting:

1. Mahesh Pradhan, Chief Engineer, Engineering Division
2. Geley Norbu, Chief Urban Planner, UPD
3. Kinzang, World Bank Project Coordinator
4. Kinley Penjore, Project Manager, PIU, ADB
5. Krishna Kumar Thapa, DCFO, AFD
6. Jigme Dorji, Offtg. Head, Development Control Division
7. Rinchen Wangdi, Head Customer Service Division
8. Bishwanath Pradhan, Head, SLRS
9. Gonpo Yonten, Planner, UPD
10. Sonam Tshewang, Planner, UPD
11. Sonam Tobgay, Planner, UPD
12. Suk Kumar Gurung, Planner, UPD
13. Samten Lhendup, Head, Sewerage Section
14. Tshering Yangchen, Environment Division
15. Dawa Penjor, AE, Water Supply Section
16. Ugyen Lhamo, JE, URDS
17. Tshering Pem, Assistant Dzongkha Coordinator
18. Dorji Zangmo, IT Section

19. Kunzang Choden Tshering, Revenue sec.
20. Gyeltshen Dorji, Revenue sec.
21. Rinchen Wangdi, Planner, UPD
22. Naphel Drukpa, Head, Water Supply.

Opening Remarks:

The chairperson welcomed the council members and the participants to the meeting and made the following opening remarks:

- The progress made on the Thromde Tshogde decisions up to the 07th meeting was reviewed and most of the works have been completed. The Chairperson instructed that follow up actions on the 8th & 9th Thromde Tshogde decisions must be taken by the respective Divisions which shall be reviewed by the Thuemis.
- The chairperson informed that he attended a meeting chaired by home minister in connection with issues related to rampant gambling and other social problems like substance/drug abuse in Thimphu. The house was informed that every individual must render support to the Government in spreading the awareness. The division heads were instructed to promote awareness amongst the staffs.
- A fund raising event was organized at the clock tower premises on 28th & 29th of July 2012 to raise fund for Wangdiphodrang Dzong re-construction. A sum of about Nu.4,70,00.00 was collected. The chairperson conveyed his appreciation to the organizing committee and the individuals who made significant contributions for the successful event. However, he regretted that the attendance of Thromde staffs during the above two days were not up to the expectation and urged everyone to actively participate whenever such events are organized by Thromde. The above collection including the contribution made by Thromde staffs from their salary shall be contributed through the BBS.
- The development activities during the FY 2011-12 have been successfully implemented and that the Thromde Thuemis should be aware of the progress and achievements. The approved budget for the FY 2012-13 has been received. The chairperson instructed that the approved activities must be implemented within December 2012. Further, it was decided that a separate meeting of the Thuemis and the management should be called as soon as possible to review, prioritize and finalize the works/activities to be implemented.



1. Review and Endorsement of the 9th Thimphu Thromde Tshogde Minutes

The member secretary submitted the review of the 9th Tshogde Minutes.

Follow up Action: 9th Thromde Tshogde Meeting held on 11th May, 2012.

No	Issues Discussed/Decision	Decision/Directives from TTM	Action & follow up by	Actions to be taken up.
1	Review of 8 th Thromde Tshogde.	8 th Thromde Tshogde	TT	Endorsed
2	Endorsement of 8 th Thromde Tshogde minutes & adoption of 9 th TTM	9 th TTM	TT	Endorsed
3	Rental issues in Thromde	-do-	AFD	Letter written to ministry
4	Need of fire brigade in Dechencholing	-do-	-do-	Letter written to RBP
5	Land for constructing Lhakhang	-do-	Dechencholing-Taba/Land sec	Action to be taken up after endorsement of the 9 th TTM
6	Criteria for betterment charges	-do-	UPD	Approved
7	Request from Yab Ugen Dorji regarding plot no. 60, Thram no. 772 at Babesa	-do-	-do-	Under process, looking for substitute land in conjunction with directives from MoWHS
8	Betterment charges for plot at Taba	-do-	-do-	To be presented in next TTM
9	Conversion of E-4 precinct into UV category	-do-	-do-	Not approved
10	General DCR for Hejo-Santenling	-do-	-do-	Status quo
11	Endorsement of overtime job	-do-	DCD	Endorsed
12	Conversion of UV-II to UV-I	-do-	-do-	Action taken
13	Nuisance created by late night construction activities within town area	-do-	-do-	Public will be notified next week.
14	General outstanding issues related to building construction deviation, occupancy certificate, basement conversion, illegal developments etc.	-do-	-do-	Action taken
15	Building valuation of	-do-	-do-	Action taken up considering the

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	property transfer			life of property
16	Demolition Team	-do-	-do-	Formed
17	Service charge for copy of drawings	-do-	Land sec	To be implemented after final minutes is endorsed.
18	Waste Report	-do-	Env. Div	For info.
19	Penalty for soil dumping at Motithang	-do-	-do-	Yet to be followed up with Royal Bhutan Police
20	Lyonpo Chenkhab's electrical connection for street light from his private property	-do-	Engg. Div	Action taken
21	Street lights	-do-	-do-	Tender to be floated next week
22	Drains	-do-	-do-	Ongoing activity
23	Emptying of Septic Tanks	-do-	-do-	Putting up for endorsement in 10 th TTM
24	Waive off of transaction fees of land transfer from Aum Kinley Bidha to Aum Passang Lhamo	-do-	Land sec	Applicant asked to follow-up with Rev. and Customs
25	Land replacement for the affected areas in the E-4 zones by electric poles	-do-	Babesa T	Status quo
26	Driglam Namzha	-do-	AFD	Noted and being followed up
27	Horses from Lingzhi gewog	-do-	Env. Div	Status quo
28	Garbage issues with neighboring gewogs bordering to Kuenselphodrang sharing with Chang gewog and Dechencholing area sharing with Kawang gewog	-do-	Env. Div	Status quo
29	Request from all the Thuemis understanding the problems of building inspectors.	-do-	AFD	Action taken up by procurement sec.
30	Problems with the transaction fees for joint ownership	-do-	Land sec	To be implemented as and when the case comes.
31	To circulate agenda in Dzongkha	-do-	TT	Action taken

2. Adoption of the Agenda

The Tshogde adopted the agenda with exclusion of Thuemis salary and Tenancy Act which will be discussed in the Thromde management meeting. The following additional issues were incorporated in the agenda:

1. Regarding community water supply in the extended areas
2. Organizing Fund raising event during Thimphu Drubchen & Tshechu
3. Traditional village precinct, Kawajangsa
4. Parking fees

3. Budget 2012-13

The member secretary presented the approved budget for the FY 2012-13. The total budget approved for current expenditure is Nu.500.395 million and Nu.627.354 for capital expenditure. The approved grand total budget is Nu.1127.749 million including ADB, World Bank & Thromdey Education Sector. The RGoB Subsidy for current is Nu.20.000million and capital Nu.67.160. The current internal revenue is Nu.130.000 million.

Decision:

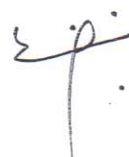
The chairperson informed that the work priority should be decided by the Thromde Thuemis in their respective constituencies as per the approved budget. This has to be executed with the Executive Secretary and the division heads to ensure timely completion of the projects. The chairperson opined that the approved capital budget of Nu.9.000 million allocated for repair and replacement of incinerator at crematorium should be used for construction of storm water drains. However, the list of prioritized capital activities to be implemented must be finalized soon and submitted to Department of National Budget before end of August 2012.

Action: ADM to coordinate follow up meetings.

4. Rain gear for traffic personnel

The Superintendant of Police, Traffic Division, Thimphu requested the Thromde vide letter No.RBP/TD/A-112/2012/183 dated 28 May 2012 for issuance of rain gear for traffic police personnel during the monsoon amounting to Nu.3,60,000.00 (Ngultrum three lakhs sixty thousand) only for 200 sets.

The chairperson explained that Thromde must maintain close working relationship with the traffic police at all times. The traffic police can help Thromde in catching the vehicles which damage Thromde infrastructures such as street light poles, fence etc. They can also render



necessary cooperation in waste management, traffic control/diversion and hence, it was proposed that the request be considered. The Dechencholing Thuemi seconded the proposal citing the importance of maintaining cooperation and harmonious working partnership with other organizations. The proposal was unanimously supported by the Thuemis.

Decision: Approved the proposal for provision of 200 sets of rain gear for traffic personnel costing Nu.3,60,000.00 The Royal Bhutan Police should however furnish statement of expenditure for the rain gears purchased out of Nu.360,000.00

Action: AFD & Engineering Division.

5. Fixed Deposit of Revenue:

The chair briefed the house on the proposal to make fixed deposit of Thromde revenue collection from previous year.

The rate of interest offered by the banks is as follows:

1. BDBL	7.25%
2. Tashi Bank	7%
3. Bank of Bhutan	7%
4. Druk Punjab National Bank	7%
5. Bhutan National Bank	7%

Even if Nu.100.00 million is kept in fixed deposit for one year, Thromde can earn an interest of Nu.7.25 million which can be used for important city activities. The chairperson proposed to make a fixed deposit of Nu.100.00 million if approved by the Thromde Tshogde. The proposal was unanimously approved & endorsed by all the Thuemis.

Decision: Make a fixed deposit of Nu.100.00 million for a period of one year with the BDBL as soon as possible.

Action: AFD

6. Audit Memo write off (Revenue Section)

The CSD head presented the following issue pertaining to Audit Report AIN 9773 Para1 (A) for the financial year 2008-2009 regarding cheques deposited but not credited in the bank amounting to Nu.83,292.00. The CSD head stated that it is not a case of corruption and proposed to the Thromde Tshogde to consider the write off of the amount of Nu.83,292.00 since cheques pertaining to previous years could not be traced.



The issue was thoroughly deliberated and the Tshogde approved the proposed write off since it has been pending for long time. However, such lapses shall not be considered henceforth.

The Audit Report AIN 10552 for financial year 2009-2010, Para 1.1.2 regarding recoverable late fine on delay and non-deposit of revenues amounting to Nu. 304,992.40 was not discussed in detail. However, Thrompon and Executive Secretary shall approach the RAA along with staffs from revenue section to provide explanation and also request for the write off of the amount of Nu. 304,999.40

Decision: Proposed write off of Nu. 83,292.00 was approved by Tshogde. Thromde management shall approach the RAA on the write off of the above issues.

Action: CSD/Revenue Section & AFD

7. Write off of losses due to theft/handling & misplacement.

The member Secretary briefed the Tshodge that the following items were lost due to theft, handling & misplacement and sought the approval of the Thromde Tshogde for write off.

1. Walkie Talkie hand set HONGDA bearing S/N 20108136460 & costing Nu.5,000.00 (Ngultrum five thousand) only issued to J.B. Subba, Surveyor was lost on 30.04.2012 during demarcation work at Langjuphaka.
2. Office lap top (DELL) costing Nu. 35,440.00 (Ngultrum thirty five thousand four hundred forty) only issued to Sailash Humagai, Senior Urban Planner was lost from the office.
3. Computer set costing Nu.28,900.00 (Ngultrum twenty eight thousand nine hundred) only issued to Dorji Tshering, Assistant Engineer II was lost from the office.
4. One electric fan costing Nu.1,695.00 (Ngultrum one thousand six hundred ninety five) only was lost from the office of the Engineernig Division.
5. One computer monitor issued to Nado, Junior Engineer was lost from the office.
6. One computer monitor issued to Sonam Jamtsho, Engineer was lost from the office.

After a thorough deliberation, the write off for the above lost items was approved by the Tshogde. However, the Tshogde instructed that CCTV should be immediately installed in the Thromde offices. Further losses shall not be considered and such cases may not be put up to the Tshogde for write off. The Division heads were instructed to notify their staff.

Decision: Proposed write off was approved. Amount to be authenticated for item no.5&6. Only the computer monitors were lost & not the CPU. The Tshodge instructed that CCTV should be installed in the offices.



Action: AFD/Division Heads

8. Endorsement for procuring of sewer jetting cum suction machine.

The sewerage section head sought the endorsement of the Thromde Tshogde regarding the release of 75% of the payment amounting to Nu.14,32,500.00 towards the supply of sewer jetting cum suction machine of 6000 liters capacity mounted on Eicher 11.10 Chassis from M/S Hydrotech International.

Decision: Endorsed as proposed.

Action: Head, Sewerage section/Engineering Division

9. Reimbursement for expenses incurred due to work extension of Mr.Nathan chase.

In accordance to the discussions with the Thrompon, Executive Secretary and Mr. Nathan Chase, an extension of work period by 6weeks, was made for Mr. Nathan Chase. For the extension, travel expenses will be covered for Mr. Nathan Chase to return home. Housing expenses for July are included but Mr. Nathan Chase stayed with friends for the 11 days in August. As itemized below, Nu.109,352.00 should be released to Mr. Nathan Chase as reimbursement for air tickets and July house rent.

Table 1: Airfare and housing expenses reimbursable to Mr. Nathan Chase.

Item	Cost (Currency)	BoB Exchange Rate	Total (Nu)
One-way air fare Bangkok to Vancouver	1688.79 (CAD)	55.25(as of July 12, 2012)	92200
Change fee for Air ticket Paro- Bangkok	180(USD)	56.40(as of July 12, 2012)	10152
House Rent for July 2012	7000 (Nu)	NA	7000
		Total(Nu)	109352

Total (in words) Ngultrum one lakh nine thousand three hundred fifty two) only.

Decision: In view of the work output achieved through Mr. Nathan Chase's input with regard to improvement of the existing Babesa sewerage treatment plant, the reimbursement of the above expenses was approved. The Thromde Tshogde unanimously approved and endorsed the reimbursement of the expenses to Mr. Nathan Chase.

Action: Engineering Division & AFD

10. Muster Roll payment revision for water supply personnel.

The water supply section proposed the revision of the existing daily wage rate and engagement of one additional caretaker for Changbangdu water supply scheme. Considering the work output of water supply section, the daily wage rate hike/revision proposed and the engagement of one additional caretaker for Changbangdu was approved. However, the Tshogde instructed that the service delivery should be further improved.

Decision: Approved to be implemented with effect from July 2012.

Action: Water Supply Section/Engineering Division/AFD

Tea Break 4.00 - 4.10PM**11. Issues from Motithang member.****11.1. Emptying of septic tank**

The Motithang Thueme explained that as discussed and agreed in the fifth Thromde Tshogde meeting, it was decided to provide the vacuum tanker twice a year for emptying of septic tanks of individual houses. However, when the service is requested by the building owners, it was found that the three tanker trips provided were not adequate to completely empty the septic tank. Therefore, the residents of Motithang and Changangkha have requested that each time such service is provided, the septic tank should be completely emptied irrespective of the number of trips required to do so. It was also requested that a sweeper be provided along with the tanker to ease the work.

Decision: Henceforth, Septic Tanks must be completely emptied once in a year irrespective of the number of trips involved and not limited to three tanker trips.

Action: Sewerage Section/Engineering Division.

11.2. Scarcity of water

The Thueme informed that the residents of Upper Motithang above Motithang High School have complained that they have been facing scarcity of water in the locality. The Thuemi requested that the concerned division be instructed to look into the problem.

It was explained that due to increase in the number of water connections in the city and limited safe yield of water from the source especially during the dry season, the water pressure in the network is not adequate to reach the high rise buildings. It was suggested that the building owners should make provision for low level storage tanks and use individual booster pumps to minimize the water shortages.



Decision: Engineering Division should study the problem and suggest solution.

Action: Water Supply Section/Engineering Division

11.3. Connecting road/bridge.

The Thuemi reported that the people residing above the National Institute of Traditional Medicine (Indigenous Hospital) have to take a long way by vehicle to go to town or any place east of the Chubachu stream. They have to either drive through Upper Motithang or take Zilukha road to go to the town or any places east of the stream. Therefore, they have requested that a connecting road and a small bridge be built over the stream just at the tail-end of the Minister/s Enclave. It was proposed that a survey be conducted as early as possible to study the feasibility of road/bridge construction including other activities.

Decision: Engineering Division to study the proposal & report

Action: URDS/Engineering Division

12. Land issues below expressway.

Sonam Tshewang, Urban planner made the following presentations to the Tshogde regarding the land issues below the express way:

- Initially there were a total of 42 plots with 28.90% pooling
- Later, 15% pooling was considered for 12 plots as the owners had pleaded that they had lost land twice, first for sewer line and second for expressway.
- Prior to NCRP 30 plot owners approached TT to lower the pooling to 15%
- First option is to levy betterment charges on 12 plots on the difference of 28.90% and 15% but plot owners do not agree at all.
- Second option is to reconfigure all 42 plots with 15% pooling. It will result in narrowing of proposed roads and changing plot boundaries.

Therefore, it is proposed to apply 15% pooling to all 42 plots but all the owners should accept the plot reconfiguration and remove all the structures falling out of their plots or encroaching into road RoW, neighboring plots and compensation be paid if needed.

Decision: Approved as proposed. ...

Action: Sonam Tshewang, Urban Planner/UPD

13. Betterment charges in lieu of land pooling in Babesa LAP: Gonpo Yonten, Urban Planner made the presentation on betterment charges in lieu of land pooling in Babesa LAP. This was presented in line with the criteria for betterment charges to be collected in

lieu of land pooling and as per land rules and regulation. Decision was sought for betterment charges based on the criteria and as per land rules and regulation for the following categories of plot sizes as detailed below:

a. The following list of under size plot (less than 7 decimals) to be provided with standard plot.

1. Kinley Dorji
2. Bukhomo
3. Tashi Pelden
4. Chhobil
5. Lamkey
6. Tandin Dema
7. Nakum.

Decision: Approved for betterment charges.

b. The following list of under size plot (less than 9.425 decimals but greater than 7 decimals) to be provided with standard plot size.

1. Pema Lhazom
2. Pema Lhamo
3. Dorji Phuntsho & Dawa Dema
4. Kezang Peldon
5. Tshering Yonten
6. Tashi Tenzin and
7. Karma Wangdi

Decision: Approved as proposed.

c. The following list of under size plot (greater than 9.425 decimals) to be provided with standard plot size.

Decision: Approved as proposed.

14. Betterment charge in favour of Mrs. Namgay Dema in Semtokha LAP

The urban planner of Simtokha LAP presented the proposal for betterment charge in connection with Plot numbers 269, 269/Y & 209/A under Thram No.331 in Simtokha LAP measuring 98.51 decimals (Registered area). The request made by the land owner for betterment charges in lieu of land pooling was thoroughly discussed.



Decision: Betterment charges approved for 15 decimals & 13 decimals land pooling.

Action: ✓ Rinchen Wangdi, Urban Planner, UPD, Simtokha LAP

14.1 Taba LAP

The Urban planner of Taba LAP presented to the Tshogde that Rinchen Dolma & family has an area of 6.08 acres in their thram. The contribution of land area after the application of 28.50% land pooling is 1.733 acres. Since they have the existing road catering service to them, the UPD considered road width to 6m and created additional service plot & buffer zone.

After making all the adjustments, the area required for the above said facilities works out to 1.143 acres. The balance of 59 decimals is proposed to be given back upon the payment of betterment charges in lieu of land pooling which shall be divided among the family members depending upon the respective areas.

TABLA LAP								
Sl.No	Owner	Thram No	Plot No	Registered Area in decimals	Area after pooling			Precinct
					decimals	sq.m.	sq.feet	
	Before Selling							
1	Rinchen Dolma	269	30	36	25.74	1041.65	11212	UV-2(MD)
			35	196	140.14	5671.22	61045	UV-2(MD)
			31	26	18.59	752.30	8098	UV-2(MD)
2	Singye Dorji	1168	31/A	44.314	31.68	1282.22	13802	UV-2(MD)
3	Dasho Ugyen Tshechup	TT-358	31/B	25.686	18.37	743.22	8000	UV-2(MD)
4	Tshewang Tobgyal	1170	30/A	28.042	20.05	811.39	8734	UV-2(MD)
5	Lobzang	1170/A	30/A-1	41.958	30.00	1214.05	13068	UV-2(MD)
6	Tshering Tobgay	1172	34	70	50.05	2025.44	21802	UV-2(MD)
7	Tshering Wangchuk	1171	35/A	25	17.88	723.37	7786	UV-2(MD)
8	Rinzin Ongdra Wangchuk	TT-746	35/A-1	45	32.18	1302.07	14015	UV-2(MD)
9	Sangay Yeshey	1169	33	70	50.05	2025.44	21802	UV-2(MD)
				608	434.72	17592.36	189363	

Land Pooling Contribution 173.28 Decimals

Land Adjustment for betterment charges = 59 decimals

Area contributed for road, buffer zone and service plot = 114.28 Decimals

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