

# 23rd THROMDE TSHOGDE MINUTES

THIMPHU THROMDE

2/27/2015

Venue: Conference Hall -1, MoWHS

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**Abbreviation**

ADM: Administration

BAOWE: Bhutan Association of Women Entrepreneurship

BPC: Bhutan Power Corporation

BOD: Bhutan Oil Distributor

CDCL: Construction Development Corporation Limited

CFM: Centenary Farmers Market

DCD: Development Control Division

DCFO: Deputy Chief Finance Officer

ENV: Environment

FY: Fiscal Year

GoI: Government of India

ICT: Information and Communication Technology

JDWNRH: Jigme Dorji Wangchuck National Referral Hospital

LPG: Liquid Petroleum Gas

MoEA: Ministry of Economic Affairs

MoF: Ministry of Finance

MoWHS: Ministry of Works and Human Settlement

NCWC: National Commission for Women and Children

NPPF: National Pension and Provident Fund

RBP: Royal Bhutan Police

RUB: Royal University of Bhutan

SDP: Small Development Projects

Sq.ft: Square feet

TEO: Thromde Education Officer

UPD: Urban Planning Division

**Definition**

*Chortens*: Religious Stupa

*Dasho*: Position Title, referring to high rank officials

*Doma*: Beetle nut

*Lagthrams*: Land Ownership Certificate

*Thromde*: City

*Thrompon*: mayor

*Tshogde*: Council

*Thuemi*: Zone representatives



**MINUTES OF THE 23<sup>RD</sup> THROMDE TSHOGDE**

Venue: Conference Hall-1, MoWHS

Time: 9:30AM – 5:00PM

Date: 27<sup>th</sup> February, 2015**Members Present**

1	Dasho Kinlay Dorji	Thrompon	Chairperson
2	Mr. Namgay Tshering	Babesa <i>Thuemi</i>	Dy. Chairperson
3	Mrs. Dorji Dema	Motithang <i>Thuemi</i>	Member
4	Mr. Kinley	Changbangdu-Olakha <i>Thuemi</i>	Member
5	Mr. Rinzin Dorji	Changangkha <i>Thuemi</i>	Member
6	Mr. Ugyen	Taba-Dechenchholing <i>Thuemi</i>	Member
7	Mr. Ugyen Penjor	Jungzhina-Kawangjangsa <i>Thuemi</i>	Member
8	Mr. Minjur Dorji	Executive Secretary	Member Secretary

**Member Absent**

1	Mr. Kuenga Yonten	Norzin <i>Thuemi</i>	Member
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**Invitees**

1	Mr. Hastabahadur Sangpang	Chief ADM Officer
2	Mr. Tshering Penjor	Head, ENV. Division
3	Mr. Sonam Nima	DCFO
4	Mr. Sangay Wangdi	Head, Road Section
5	Mr. Yeshe Wangdi	Environment Division
6	Mr. Ugyen Dorji	Architect, UPD
7	Mr. Omapati Luitel	ICT Officer
8	Mr. Tashi Penjor	Census Officer, Census Section
9	Mr. Sonam Wangchuk	Architect, DCD
10	Mr. Karma Dorji	Planning Officer, Policy & Planning Section

### Opening Remarks by the Chairperson

The chairperson as usual welcomed and thanked the members and other officials from TT for their presence. The chairperson said that the main issue to be discussed is the budget for the FY 2015-2016 and send to MoF after endorsement for budget discussion. He also shared about the Asia Pacific Meeting of Mayors and other city officials from 30 countries in Bangkok which he attended recently. The talk was mainly about the climate change and its consequences and measures to mitigate it. He also informed that people from other cities appreciate the results of our effort put in for climate change mitigation. He also reminded the *Tshogde* about the waste management within TT to be improved and all *Thromde* officials including *thuemis* should be responsible in cooperating and informing the public about the waste management strategies.

### Agenda 1: 2015-2016 Budget Discussion

The DCFO before presenting the Budget for the FY 2015-2016, presented an overview of revenue and expenditure status for the last four years as follows:

<b>Budget and Expenditure Details for Last Four Years</b>					
<b>Particulars</b>	<b>Financial Year</b>				<b>Total</b>
	<b>2011-2012</b>	<b>2012-2013</b>	<b>2013-2014</b>	<b>2014-2015</b>	
<b>Sources of Fund</b>					
Revenue fund transferred to CD/AC	60.00	50.00	67.00	80.00	257.00
Government Subsidy	214.93	87.16	131.35	150	583.44
Supplementary Budget	162.746	222.758	50.23	35.422	471.156
<b>Total Fund</b>	<b>437.676</b>	<b>359.918</b>	<b>248.58</b>	<b>265.422</b>	<b>1311.596</b>
<b>Revenue Account Details</b>					
Revenue Collection	109.26	91.124	84.751	56.124	341.259
Revenue fund transferred to CD/AC	60.00	50.00	67.00	80.00	257.00
Balance in Revenue	49.26	41.124	17.751	-23.876	84.259
<b>Use of Funds</b>					
Current Expenditure	101.719	104.349	98.722	79.337	384.127
Capital Expenditure	206.311	253.303	144.161	83.24	687.015
<b>Total Expenditure</b>	<b>308.03</b>	<b>357.652</b>	<b>242.883</b>	<b>162.577</b>	<b>1071.142</b>

### Discussion

It was observed that the government subsidy has been decreasing and at the same time the revenue for TT has been decreasing drastically over a period of time. When government subsidy decreases, more amounts have to be used from the revenue to meet the net expenditure. The chairperson informed the Tshogde that if the comparison is made between the total budget and the net expenditure, over the years TT has used almost all the budget being allocated which shows that TT has been performing well. But on the revenue side, it has been decreasing continuously but now with the issuance of new *Lagthrams*, TT hopes to generate more revenue in the coming years.

The DCFO presented the 2015-2016 Budget to the Tshogde:

Sl/No	Particular/Division/Section	Current (In Million)	Capital (In Million)	Total (In Million)
1	Direction Services	136.250	0.970	137.220
2	Environment Division	2.110	50.561	52.671
3	Engineering Division	6.096	92.500	98.596
4	Urban Planning Division	0.000	39.000	39.000
5	Customer Service Division	8.200	17.500	25.700
6	Survey & Land Management Section	0.000	1.890	1.890
7	Grant Total for TT	152.656	202.421	355.077
8	<b>Revenue Projection for TT</b>	<b>110.000Million</b>		

### Discussion

The budget ceiling for 2015-2016 is 202M for capital expenditure. With the revenue projection of 110M, TT will require 42M subsidy for current expenditure. Therefore, the budget proposal for the FY 2015-2016 is 152M for current and 202M for capital. Compared to last FY, the current expenditure has gone up from 140M to 152M. The main reason for this escalation is due to the pay revision for all civil servants. The *Tshogde* deliberated more on capital budget of 202M proposal. The chairperson explained to the Tshogde members on how capital budget of Nu 202M is allocated for different works.

The Jungzhina-Pamtsho *Thuemi* pointed the importance of building few water reservoirs in each LAP within the City to be used in case of fire break-out in the area. The other point he submitted was to include the development of footpath from Jungzhina till Tashichhodzong junction in the budget. He also pointed out the need for the site development works\* at workshop area in Pamtsho and some maintenance works to protect Jungzhina water supply source from contamination by the drain waters from the BPC colony located above. The chairperson explained that in the Project areas, there are fire-hydrant points built in designated areas and the same is being planned for other project areas too in other parts of the City. The member secretary also supplemented the chairperson on the installation of fire-hydrants in developed LAPs like Dechencholing. The chairperson informed that the development of footpaths will be taken care by the GoI project that has been approved. He also informed that at this point of time, it is important for TT to get the budget as proposed and once it has been approved, TT will discuss and decide on detailed utilization of approved budget. The *Tshogde* also decided about the renovation of *Chortens* especially in Olakha and Motithang and will be included in this year's Budget. Meanwhile the budget balance of current FY under the budget head of *Chorten* Renovations will be cross-checked and any left-over budget will be used for renovation works.

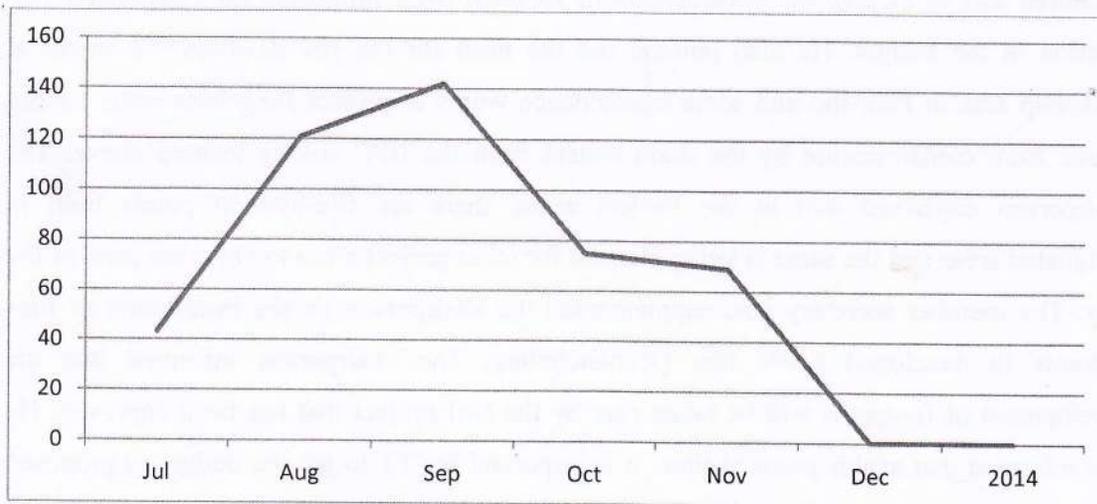
### Decision

The *Tshogde* decided that once the budget has been approved by the MoF, it will be presented to *Tshogde* members once more to finalize utilization of the approved budget. The *Tshogde* unanimously endorsed the 2015-2016 Budget.

**Action:** DCFO, to submit to MoF

### Agenda 2: Waste Prevention and Management Regulations

The Head of Solid Waste section, Environment Division has presented the various provisions under Waste Prevention and Management Regulation 2012, which was implemented since 2013. He also presented the status of fines and penalties collected so far after implementation. The figure below shows the fines and penalties collected since implementation:



The imposing of penalties started in July 2013. The collection was more in the months of August, September and October and the most repeated offence was sale of goods and services on the street and along the walkways and pedestrians without approval. The collection of penalties declined after November 2013 due to various problems like not being able to catch hold of the actual defaulters. Therefore, to strictly implement the regulations, he also presented measures to be adopted hereafter and also presented some of the additional provisions which are not included in the previous regulations. The new initiatives include formation of sanitary committee whose mandate will be to resolve any kind of disputes arising as a result of non-compliance with the regulations. Also henceforth, the penalties will be imposed to property owners, head of occupying agencies, CEO of housing colonies and Chiefs in Military Colonies. Every citizen can report or inform the defaulters with evidences to sanitary inspectors and these inspectors will verify and impose the penalty accordingly. The 50% of the imposed penalty will be given to the informer as an incentive.

The provision includes following offences and associated penalties:

Sl. No	Offences	Code	Fine amount (Nu)
1	Littering at any public places	150.1	100
2	Dumping of waste in places other than approved sites	150.2	500
3	Operating business establishments without providing waste bins for customers	150.3	1000
4	Any nature of waste being found within a boundary of a household or business unit	150.4	500

5	Urinating or defecating in a public place	150.5	100
6	Sale of goods or services on the streets and pedestrian walkways without approval	150.6	1000
7	Dumping waste into the streams, rivers, drainage systems or other water bodies	150.7	1000
8	Dumping of Industrial waste in areas other than designated location or facility	150.8	20000
9	Collection of waste without permit from the relevant authority	150.9	100
10	Dumping of construction waste including excavated materials and structural demolition waste in places other than designated sites	150.10	9000 per truck load
11	Upon completion of a construction work, failure to clean up the remnants of the construction materials in and around a construction area, streets, roads or pedestrian pathways	150.11	10000
12	Placing or storing of goods, including commercial and construction materials, on the streets, roads, and pedestrian pathways without permission of the relevant authority	150.12	2000
13	Failure to provide common waste bins by house owners	150.13	500
14	Failure to segregate solid waste when segregation facilities are available or provided with	150.14	500
15	Failure to record detail information on accident, non-compliance or other detail in particular to medical, industrial or any hazardous waste as required to be included in report	150.15	20000
16	Dumping or releasing waste into the prohibited areas by this regulation	150.16	20000
16	Giving false or distorted information or report	150.17	5000

The additional provisions to be included in the regulations are:

List of offences which were not mentioned in regulations		Code	Fine Amount (Nu)
1	Smearing of lime and spitting of <i>doma</i> in public areas	NA	100
2	Open burning of construction waste / municipal waste	NA	1000
3	Display of Poster/stickers/bills/banners without approval from Thromde		500
4	Failure to clean the area after organizing a program	NA	10000

### Discussion

When inquired by the members about Thromde's authority to approve new penalties, the Environment Division presented that as per Waste Prevention and Management Regulation 2012, there is a provision that states that the responsibility of *Thromde Tshogde* is to "review and approve fines and penalties". TT can recommend these provisions to be included during the revision of the regulations as per the above clause of the Act.

The chairperson informed that the initiatives are good and have to be implemented strictly and henceforth, the Thromde Sanitary inspectors will be deployed in each zone and the regulations will be strictly implemented. But the awareness has to be created amongst residents and institutions or agencies regarding the new proposal of imposing penalties against defaulters. The members said that the new modus operandi should be announced through various media, banners and signboards and also a door to door awareness campaign has to be carried out. Other members also supported the view and some even suggested that the duration of awareness campaign to be reduced to one month so that the implementation could happen much faster. The member secretary suggested that since these initiatives are new, it should be carried out as a pilot project first in core city areas. Once tested, it can be replicated to other areas.

### Decision

*Tshogde* decided that the initiative will be carried out as a pilot project in the core city area (Doebum Lam and below, CFM and above, RBP colony in the south to Chubachhu in the north). And two bin systems will also have to be set up in this piloted area. The *Tshogde* approved the fees for the additional provisions to be included in the regulation. The offence

of open burning of construction waste/municipal waste has to be detailed out and while giving an approval for the organization of various programs, it has to be clearly mentioned regarding the penalties, in bold.

**Action:** Solid Waste Section, Environment Division.

### Agenda 3: Fixing of rate for Vendors at Changzamtog

The Head of Environment Division presented the current status and the fee structure to be levied for the vendors in Changzamtog below JDWNRH. The vendors have built their own shelters and there are 21 vendors in total. TT already has a plan to build shelters for vendors but before TT could come up with design and all; those vendors have taken an initiative. Therefore, till the new constructions are completed, they can use their temporary shelter with the land on lease. He also presented the fee structure as follows:

Area ( Sq.Ft	Rate (commercial)	Amount Nu./year	Rate (Social)	Amount
9.42x9.42=88.92	20/Sq.Ft	1778.498	1	88.9249

*No. of Stalls=21; Total Area =88.92 Sq.Ft ;Rent per year=Nu.37346.00*

He presented the two types of fee structures to the *Tshogde*. The first one is the government rate 20/sq.ft which amount to Nu 1,778.00 per year and the second one is the social rate which is Nu 1 /sq.ft that comes to around Nu 89.00 per year.

### Discussion

Jungzhina *thuemi* pointed out that it would be an income source for TT if the shelters are being built by TT. He also cited an example of Jungzhina vendor shelters built by BAOWE. For this the Chairperson informed that the current shelters in Changzamtog are temporary and TT has a plan and has also budgeted to construct new shelters. Until then the vendors will have to pay the lease rate. Once the shelters have been constructed by TT, they will be accommodated in the new ones.



*[Handwritten signature]*

## Decision

The *Tshogde* decided the lease rate as Nu. 20/sq.ft. Those temporary shelters will have to be removed once the new construction begins by the TT and the land lease rates until then will be collected accordingly.

**Action:** Head, Environment Division

### Agenda 4: Collection of Nominal Fees from Banner Display

The Head of Environment Division presented the fee structure for the banner display to *Tshogde*. The fee structure has been developed based on the size of the banners and the number of display days. For



large size the fee structure is more since the area coverage in terms of Sq.ft is more and vice versa. The most common sizes being used by the people generally are the size 20/10 ft. and 20/5 ft. There are 4-5 display sites being identified by TT. He also presented the penalties for non-compliance with the required formalities:

1. Displaying of banners without approval - Fees +50% of fees
2. Delay in removal of their banners on given time - fees + 50% of fees

## Discussion

The fee structure was deliberated in detail by the *Tshogde*. Some members said that the TT should form certain categories where by each banner should fall under the categories formed. *Tshogde* has come up with the following four categories:

1. 80/10 ft – Nu 200/Banner (Large)
2. 20/10 ft – Nu 100/banner (Normal)
3. 20/5 ft– Nu 75/Banner (Normal)
4. 3/2 ft – Nu 50/Banner (Small)

Some members also pointed out that large size (80/10ft) should not be allowed and only the banners (rectangular shape) of other three categories to be allowed. *Tshogde* also deliberated on the offences and the associated penalty presented by the Division. The chairperson said

that the banners should be allowed only in the designated places and if it has been displayed in other places, it has to be removed by the inspectors and also it should comply with the required formalities that are mentioned in the approval form.

### **Decision**

*Tshogde* decided that the banner display fee will be as discussed earlier wherever it falls under the 4 categories discussed above. The two cases of offences and penalty as discussed above have been approved. The banners should be displayed only in designated places with complete formalities. The levying of this banner fee should be put together with the Waste Prevention and Management Regulations which was discussed earlier.

**Action:** Head, Environment Division

### **Agenda 5: Regarding the 5% Property transfer Tax of Tshering Lhamo's property being transferred to Phub Gyelmo and Yeshi Lhamo**

The case was submitted by the census section of Thimphu Thromde. Tshering Lhamo has no child as per census record. Phub Gyelmo and Yeshi Lhamo, daughters of Thering Lhamo's sister have been with Tshering Lhamo and she has been looking after them. Now the property that Tshering Lhamo owns, she wants to transfer to Phub Gyelmo and Yeshi Lhamo but she is not able to pay the 5% property transfer tax. As per the rule, the 5% property transfer tax will be exempted only in the case of parent to children transfer. But in her case, Phub Gyelmo and Yeshi Lhamo are not her daughters so she can't be exempted. Therefore the case has been brought to Tshogde for further deliberation and approval.

### **Discussion**

The chairperson said that, the case is not very complicated in her case. Tshering Lhamo can go to court through NCWC and adopt Phub Gyelmo and Yeshi Lhamo as her children. If she can produce the court's verdict, TT can waive off the 5% property transfer tax. For this the census officer advised Tshogde about the adoption norms. As per his knowledge and experiences, only minors can be adopted and also the genuine reasons have to be stated why the child/children has/have to be adopted. But other members were of the view that, they can at least process with the court and see what the outcome would be. In line with this, the chair person also shared couple of other related cases. Some members like Olakha and Dechenchholing *thuemis* were not in favor of the appellant. Others also stated that the cases have to be looked depending on the genuineness.

**Decision**

*Tshogde* decided that TT will inform Thsering Lhamo that the case to be processed with the court through NCWC. If she can produce the verdict stating that Phub Gyelmo and Yeshi Lhamo are legally adopted by her, TT can waive off the 5% property transfer tax.

**Action:** Census Section

**Agenda 6: Requisition from Tabab Thuemi**

Taba *thuemi* requested to the Tshogde few points to be included in the budget. The first point he raised was the road resurfacing works and development and maintenance of drains till Taba lower school. Next is the request for BOD/LPG outlet for Dechencholing and the last point was the request for new primary school in Dechencholing.

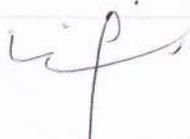
**Discussion**

The chairperson supported by Member secretary informed the floor that the road construction and drains will be taken up after studying the necessity of having the road. The Chair also reminded the *thuemi* that he should inform the people that the works are in a pipe line and are not neglected or unattended. However, people cannot expect all works to be taken up in one lot. There are many others areas within Thromde that requires urgent investment. It is carried out on a priority basis. Regarding the LPG and BOD outlet, even His Majesty has made the site visits and TT will hereby send a letter to the MoEA regarding the establishment of LPG and BOD outlet. Regarding the Primary School, the chairperson informed that the same has been discussed with TEO to be included in the next budget. Therefore, two primary schools, one in Dechencholing and one in Changbangdu will be constructed in next fiscal year. The *thuemi* also informed that there is enough open space for the construction of the school.

**Decision**

Roads and drainage work will be assessed and taken up after the budget has been approved. TT will write a letter to MoEA highlighting the importance of establishing the LPG/BOD outlet in Dechencholing. The construction of school has been put up in next budget and will be carried out.

**Action:** Road Section, AFD to send a letter to MoEA and TEO for the construction of school and concerned *thuemi* for necessary follow ups.



**Agenda 7: Approval for the direct purchase of library furniture from woodcraft center**  
Since this year (2015) has been identified as the reading year by the government, Thimphu Thromde library has to play vital role in giving easy access to all interested readers as always. To accommodate more readers and more books, the library will be shifted to the hall of RUB and therefore the procurement of furniture; books and other equipment have been approved under the SDP phase II with a total fund of 27M. However, the fund release has not yet come. Therefore to prepare shifting of library to RUB premise, TT has already ordered furniture worth Nu 3.02M from Wood Craft Centre. Firstly it is put to Tshogde for the approval of direct purchase of furniture from Wood Craft Centre for the interest of time and secondly for the approval of 75% of the total worth, which is about 2.2M to be used from the revenue of TT, which will be replaced once the fund has been released by the GoI.

#### **Decision**

The Tshogde approved the direct purchase of furniture from Wood Craft Centre and also approved the use of 2.2M from the revenue of TT.

**Action:** Head, JDW Public Library

#### **Agenda 8: Annual CITYNET Membership Fee**

The Member secretary explained to the *Tshogde* that Thimphu Thromde has been the member of CITYNET for last three years. The benefits of being a member are: it provides trainings for city staffs and it also provides electronic resources. Therefore if TT still wants to continue to be member, TT has to pay a membership fee of USD1300.

#### **Discussion**

The chairperson supported the view and said that TT has to renew membership with *Citynet* and also explore some other institution/organization where such benefits can be reaped being a member city.

#### **Decision**

The *Tshogde* unanimously decided and approved the membership and an annual fee of USD1300 to be paid from revenue of TT.

**Action:** AFD

**Agenda 9: NPPF Proposal**

The chairperson presented to the *Tshogde* some of the points discussed with NPPF regarding the NPPF building where the current city office is located.

1. The first option is to acquire the current office building. Preliminary cost of the building is Nu. 90M. NPPF is willing to sell the building. Land has to be substituted elsewhere within Thromde.
2. The second option discussed was to acquire half of the building by TT
3. The NPPF also asked if TT could manage the whole building for certain years and all the maintenance to be carried out by TT
4. The last point discussed was that the NPPF to build the office building for TT as per TT's design and TT should bear the cost as loan.

**Discussion**

The chairperson informed that if the building is to be acquired by TT at the cost of 90M through Bank loan, TT will have to pay 0.9M every month for 20 years. He said that monthly rent Thromde pays to NPPF for all spaces Thromde occupies currently plus rental income from other spaces will be adequate to make monthly repayment. Jungzhina *thuemi* also supported the view but he mentioned that, if the 90M could be payable at the 10% interest rate, the lowest commercial borrowing rate in the market. The Head of UPD informed that, rather than going for acquiring the building, it would be better and wise for city to explore the possibilities of fund for the new office building. For this the chairperson said that even if TT gets a funding for new office building, the building which TT acquires now will be an asset in future.

**Decision**

The *Tshogde* could not come to a decision whether the building will be acquired or not. *Tshogde* decided that it should be discussed further. TT will have to work out on various options highlighted above and the detail report will have to be presented to next *Tshogde*. UPD and Engineering divisions will have to work on it and all the estimate will have to be presented.

**Action:** UPD and Engineering Division

**Agenda 10: Illegal Dumping of waste**

The Motithang *thuemi* explained that after waste collection has been outsourced, it has become so poor that the people have started to dump waste all over the places in Motithang areas.

**Discussion**

The Head of solid waste section of Environment Division clarified that the problem is mainly due to timing. A small survey carried revealed that in general people say that there has been improvement after the waste collection has been outsourced. According to contract, Greener Way has to carry out the collection on Sundays and also after 4PM, so the Environment Division has informed Greener way to work out on proper timing and soon will be improved. The chairperson informed that TT should monitor strictly about the illegal dumping. He also presented the letter received from Greener way regarding the payment of 1.00M every month to be paid at the beginning of the month and not after 3 months as mandated in the contract agreement.

**Decision**

The *Tshogde* decided that since it is the beginning, there will be some problems with the system and will improve after one year. Till then the residents of City will have to cooperate and help segregate the waste into wet and dry. Moreover *Tshogde* also decided that the awareness will have to be created through the current reality singing show (*Druk Super Star*) starting 1<sup>st</sup> March till the Grand Finale for which Nu 0.08M from Thromde's revenue has been approved. The Environment Division of TT and Greener-way shall work together to advertise through singing reality show. *Tshogde* also decided that the payment to greener way will be made every month end for next one year and after that it will be according to ToR.

**Action:** Environment Division

**Agenda 11: Regularization of additional floor, Sonam Lhamo, Hejo Samtenling**

The plot owner has 25 decimal plot, which is under joint ownership with another plot owner. Now after having constructed the 5 storey house, the other plot owner doesn't want a joint ownership as a result of which her plot became less than 25 decimal on which according to the rule, only 4 stories building is permissible. Therefore she has appealed to TT for the regularization of her additional floor.

**Discussion**

If the building is constructed jointly, both the plot owners will have the liberty to construct 5 story building though each of them share 25 decimal plot. If they separate and don't want the joint ownership, they will have to construct only up to 4 stories.

**Decision**

Since it is not allowed to construct 5 stories building on 25 decimal plot, *Tshogde* did not find any problem in having joint ownership and construct 5 stories building each. Therefore, *Tshogde* decided to keep the ownership as it is. If they really want to separate, they can proceed at the court.

**Action:** DCD and UPD

**Agenda 12: Construction Clearance**

The issue was brought up by the officiating Head of UPD. The issue was brought up mainly due to poor service delivery in drawing applications. He said that if the structural engineers are also allowed to check the basic architectural drawings, the service delivery will be very effective. If *Tshogde* could approve the structural engineers to check the drawing applications of building falling in UV II Sub-CAT I precinct and below (Up to 4 floors and below), the service delivery will be more efficient.

**Discussion**

Some members said that structural engineers if made to check the architectural drawings, there will be difference in the structure and also it will be a breach of individual's profession. The chairperson also said that the drawing should not only be checked on papers but also monitor in a similar way in the field. He also informed that the matter will have to be discussed with the structural engineers if they are willing to do or not. In line with this, the *Jungzhina Thuemi* also brought up the issue with regard to having to submit the detailed drawings to even construct a single storied semi-permanent structure. He pointed out that even for semi-permanent one storied house; it takes as much time as it takes for the more storied building to get through. It is very difficult for an ordinary people who wish to build a low storied house to develop a detailed drawing with respect to structural, architectural, electrical and plumbing. Therefore, he supported by other *thuemis* were of the view that, for a single storied semi-permanent house, just a layout plan, set back and elevation is enough for

approval and that this drawings could be checked and approved by any architect or civil engineers, whoever is free and available. Other *thuemis* pointed out that one storied semi-permanent structures are constructed due to current housing market and be replaced with permanent structures once the housing market improves. Therefore, it does not make sense<sup>2</sup> to have all the details similar to other permanent structures.

### Decision

The *Tshogde*, to expedite the service delivery as raised by Jungzhina *Thuemi* decided that for one storied semi-permanent structures, a layout plan along with set-back and elevation should be adequate to approve the construction and also any one engineer or architect available shall scrutinize and approve the drawing without having to go through different engineers (Architectural, Electrical & Structural) for approval. The decision was based on the idea that these semi-permanent structures will have to be removed once the main or permanent structures come up. The fees as per the existing norms shall be applied.

### Action: DCD

### AOB

1. **12M approval for CDCL:** For the construction works of two bridges near India House and Dechenchholing, CDCL has asked Thromde to release 12M mobilization advance. Since the release from GoI is expected to take some time, the *Tshogde* approved the use of 12M from TT revenue and will be replaced when the approved fund from GoI for the bridges is released.
2. **E4 Land issues:** Aum Kardung has built a house with 2 meter encroachment in neighboring plot. The construction of Aum Kardung was approved by TT earlier and therefore the owner of nearby plot appealed TT to either relocate his plot within E4 precinct or make his plot regular whereby he can construct his own building. Member secretary supported by Urban Planner said that the case has to be presented to *Tshogde* with detail report aided with maps and layout. Therefore, the *Tshogde* decided that the case will be discussed with surveyors and planners depending on the detailed survey report in presence of *Dasho Thrompon* and Executive Secretary.



**Conclusion**

The 23<sup>rd</sup> *Thromde Tshogde* was concluded successfully with the endorsements of budget for the FY 2015-2016. The Chairperson thanked all the members for their active participation and for having successfully completed the 23<sup>rd</sup> *Thromde Tshogde*. The *Tshogde* was adjourned at 5:00 PM.

Tentative Date for 24<sup>th</sup> Tshogde: 24<sup>th</sup> April 2015

Minute keeper: Karma Dorji, Planning Officer

A handwritten signature in dark ink, appearing to read 'Karma Dorji', is written over a large, light-colored circular stamp or watermark. The signature is fluid and cursive.