

**2<sup>nd</sup> Management meeting**

**Date- 30<sup>th</sup> June,2021**

**Venue- Conference Hall, Thromde**

**Time- 9:30am**

**Members present**

Sl.No	Name	Designation/Division
1	Dasho Ugyen Dorji	Thrompon
2	Mr. Karma Namgyel	Executive Secretary
3	Mr. Thinley Norbu	Chief, UPD
4	Mr. Yeshi Wangdi	Chief, ID
5	Mr.Sonam Dorjee	Chief ADM officer
6	Mrs. Sonam Desel	Chief, Environment Division
9	Mr. Kinga Gyeltshen	Thromde Health Officer
10	Mr. SonamTobgay	Head, SLMD
11	Mr. Sangay Drukpa	Chief TEO
12	Mr.Dorji Phurba	ADM officer
13	Oma Pati Luitel	Sr. ICT Officer
14	Mr. Sonam Jamtsho	Urban planner
15	Mr.Sonam Tshering	DRD
16	Mr. Karma Jamtsho	DRD
17	Ms. Sirijana	Urban planner
18	Mr.Amir Mongar	Asset Manager
19	Mr. Tshering Phuntsho	JDW Public Library In-Charge
20	Tshewang Pelden	Dzo.Coordinator

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### **Opening Remarks**

The chair welcomed the members to the 2<sup>nd</sup> Management meeting. He thanked the members for their continuous support and hardwork. Further he shared that we need to continue with the same spirit and come up with better ideas and plans in order to improve the city and provide better services to the people. Henceforth, the chair shared that we need to set a particular timing for the presenter to present their agendas and for discussion in both Management meeting and Tshogde (10 minutes for the presenter and 5 minutes for the members to discuss on each agenda). This is mainly to save time and also to end the meeting on time.

### ***Agenda 2.0 Follow up on 1<sup>st</sup> Management meeting***

Each division Chiefs did a follow up on the 1<sup>st</sup> management meeting's decision regarding the work progress of their division. Management directed DRD to inform/notify the building owners to change their building roof colors to green and red, i.e, Red colour for Institutions and Green colour for Residential areas. Regarding Infra and UPD, the chiefs informed that the works are under process with ready made plans and designs.

### ***Agenda 2.1 Urgent need to do city water supply and demand assessments and have a long-term master plan in place***

The Executive Secretary shared the need to have a long term master plan in order to solve water issues in the city (to create a balance between both demand and supply of water). He shared that it has been discussed before also but due to the lack of a proper Master plan, it couldn't be implemented. Therefore, it is put up to the management so that a long-term master plan can be created and solve water issues in the city.

### **Discussion**

The members shared that it needs to be taken seriously and come up with a long-term Master plan so that Thromde can do the city water supply and demand assessments. The particular division/section should take an extra responsibility and set up a base to solve this issue. The members suggested that there needs to have a presentation regarding this topic on some other days so that everyone can have a clear idea or management/the division can hire an expert to



prepare the Master plan. Other members shared that a team should be formed to prepare the master plan to do the city water supply and demand assessments.

**Decision-** The management directed Mr. Penjor Drukpa of Water supply section to prepare a presentation on the current water supply situation and issues related to water treatment plants(WTP), community water, and other data's related to water supply system of Thimphu Thromde and present it on 15<sup>th</sup> July, 2021.

**Action-** Mr. Penjor Drukpa, Water Supply Section and ID.

### ***Agenda 2.2 Establishment of Bodhi School at Taba***

The Chief TEO presented the proposal regarding the establishment of Bodhi school at Taba submitted by Celden Tashi who has been working as vice-principal of a successful international school, which offers a project-based education. Alongside his partner Ms. Ugyen Zangmo and their support team of Dasho Tenzing Yonten, it states that they felt inspired to use their knowledge, experience, and expertise to establish a school following the calling of the Royal Kasho issued by His Majesty the 5th King. In their proposal, it is stated that they want to help contribute to the ongoing efforts in Bhutan to evolve the educational paradigm using a research-based approach. Therefore, they have submitted their expression of interest, project proposal, schematic Master plan, copy of lagthram, and lease agreement.


### **Discussion**

The members stated that before approving the above proposal, Thromde must check the feasibility of the location and the precinct of the area. One member shared that residential buildings cannot be converted into schools as design safety factors differ if the proposal entails the use of present residential buildings. The Chair shared that without having clear information from the Ministry of Education, Thromde cannot give the approval.

### **Decision**

The Management decided that Thromde can decide only after getting clear information regarding the location and the fulfillment of standards from the Ministry of Education.

**Action-** Chief Thromde Education Officer





### ***Agenda 2.3 Establishment of private ECCD at clock tower***

The Chief TEO presented the proposal submitted by a private individual for the establishment of a private ECCD in the basement of the Hotel Thimphu Tower Building near clock Tower. The basement is currently used as commercial space and has RCC walls on three sides, thereby letting natural lights and ventilation from one side only.

Due to the lack of natural light and ventilation from three sides, there is a risk that the dampness in the space may not create the required ambience and environment for the children which may ultimately hamper the health of the children. Since the building is located in Core area, there is no access to private parking spaces. As such the proponent has proposed to use Thromde's public parking spaces along Chang Lam for the ECCD users pick and drop purposes.

#### **Discussion**

The Management stated that first the Ministry made it clear to the case presenter that the Ministry of Education will first have to check if the proposed ECCD fulfills the standard. Only upon the decision of the Ministry of Education, Thromde Management can decide about the proposal.

#### **Decision**

The Management directed Chief Thromde Education Officer to follow up with the Ministry of Education about the fulfillment of ECCD Standards and accordingly, intimate the Thromde about the MoE's decision.

Action- Chief TEO

### ***Agenda 2.4 City Addressing System***

The Chief UPD presented regarding the City addressing system and its current status. It was submitted to the participants that the Chief called up the NLCS's Director (DoLAM) to find out the status about it. He shared that the NLCS's DoLAM Director informed all works pertaining to the Addressing System are complete and pending submission or presentation to the Government.

It was highlighted that the following issues will be submitted during the presentation:

1. Change in Street Name.



2. Change in Building Number

3. Total no. of Signage along with the budget required for implementation worked out.

4. Modalities in case of Change of Addresses. Also informed that the NLCS is working on developing Apps for the Addressing System. Further, he informed that NLCS is preparing a PowerPoint slides that shall be presented to the Government by Dasho Thrompon. The presenter made it clear to the participants that the information submitted is for Thromde Management's knowledge and sought a future course of action in relation to Thromde Addressing System.

### **Discussion**

The Management deliberated that it is the responsibility of Thromde to prepare or improve the City Addressing System and not NLCS since the area jurisdiction falls under Thromde. The Chair shared that Thromde has partially implemented the City Addressing System that was prepared previously and making any changes at this juncture will simply create confusion and might result in wasteful expenditure as the assigned building numbers are linked to the RMS (Revenue Management System) through issuance of new or renewed Occupancy Certificate. The Chair also cited an example like the Main Street Norzin Lam which according to NLCS's system, has been divided into three sections as Norzin Lam 1, 2 and 3. Besides, the Chair shared that completion of the City Addressing System within a couple of months is in his pledge. Some members felt that we should write to NLCS to make a presentation on the City Addressing System to us and handover the system accordingly.

### **Decision**

The Management instructed the UPD to write to NLCS with the request to make a presentation and hand over the system to the Thromde for implementation. To this effect, it was also directed to assign the task to GIS Officer Sonam Zangmo for carrying forward the project and complete the project in totality

**Action- Chief UPD**

***Agenda 2.5 Parking Slots within Core Area***





As a follow-up to the previous Management Decision, Urban Planner Mr. Sonam Jamtsho briefly presented the data regarding on On- street parking and Off- street parking lots in the Core Area.

He presented that there are available spaces for creating parking lots in the Core Area. Some of the excerpts from the presentation:

#### **Discussion**

With regard to the parking proposals along the Dondrup Lam and Kashi Lam, all the members agreed to the idea. However, with regard to the Jangchhub Lam (near Kelki School), the members felt that either that road can be converted into two ways after road widening work or it can be kept as one way as it exists today with parking provision on one side of the road. Some also pointed out that due to demand for Compensation on Replacement Value by NHDC, road widening work could not be carried out envisaged. As for the parking near the Department of Revenue & Customs, some were with the opinion that Thromde should take over the area and develop it into a proper parking facility. Coming to the one proposed near the Junction facing the Zangtopelri (CFM) area, some shared that it needs to be properly blacktopped and include it as a parking lots. Some of the members also questioned about the present tentative parking space created by BNBL and asked the presenter whether he has already looked into the same. The Chair also raised that the previous parking opposite to the NPPF HQ Building has been totally damaged by the building construction works and said that it is important to redevelop this area as well.

#### **Decision**

The Management took the following decisions:

1. Instructed to go ahead with proper planning and road marking for the parking development along the Dondrup Lam (north of MoEA) and Kashi Lam on the north side of BDBL HQ Office.
2. As for the Jungchhub Lam on the northside of Kelki School, the Thromde should go ahead with the road widening work as planned. All the structures such as gate and compound walls shall be reinstated as a part of the road widening development work and no compensation shall be paid to the NHDC. However, it was also made clear that prior to the start of the work, all the tenants and NHDC shall be informed through letter about our intention to widen the road. Once



it is developed, it shall be made into two way. To this effect, proper traffic circulation shall be worked out by UPD and Infrastructure Division.

3. For the parking near the Department of Revenue and Customs, proper plan shall be prepared and developed and modalities for the operation once fully developed shall be discussed with the government agencies currently using the parking. In addition, it was instructed to link the existing parking adjacent to Duty Free Shop to the Norzin Lam with the view to decongest the area and smooth flow of the traffic. For this, UPD was instructed to prepare a road plan to link it to the Norzin Lam and Infrastructure Division to carry out the civil works.

4. For the small patch of land near the Zangtopelri (CFM area) junction, the management instructed the Infrastructure Division to develop the proper parking by blacktopping the area and handing it over to the Parking Contractor.

5. With regard to the damaged parking lots opposite to the NPPF HQ Office building (Changlam), the Management instructed the UPDD to carry out proper planning and hand over the plan to the Infrastructure Division for implementation. If need be, DRD and Land Division shall be involved in resolving any pertinent issues created by the owners of newly built buildings.

6. Once these parking lots are developed and properly marked, parking inventory shall be updated in the documents and GIS Geodatabase for future reference.

**Action-** UPD, ID, DRD, and Land Division





Total Public Parking:		
	Town area	Outside
Paid Parking	1068	573
Free parking	404	348
Total Taxi Parking:		
Lungtenzampa		45
City Bus Parking		40
Veg. market area		14
Norzin Lam		9
Changlimithang Stadium		60
Total:		108
Total Taxi Pick & Drop point:		
Druk PNB	6	
Etho Meto Plaza	6	
Mineso parking (H/market)	3	
Lhaki Bldg. side	3	
Hospital gate	3	
CFM N/gate	5	
wangdi Plaza	3	
Opposite Kisa	3	
BoB	1	
Norzin Gate	1	
Lungtenphu	3	
Near Schools	6	
Mandala	6	
Doebum Lam U/pass	2	
M/thang Animal Husbandry	5	
Expressway	22	
Total:	78	

\*Free parking in town area includes Changlimithang

\* Previous was 18 slots

Temporary

\* Near Every Bus stop

\*MHSS/JNMSS/RKPS/CZMSS/JL

\*Near Every bus stop

Above table shows the available parking lots.

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reserve fund



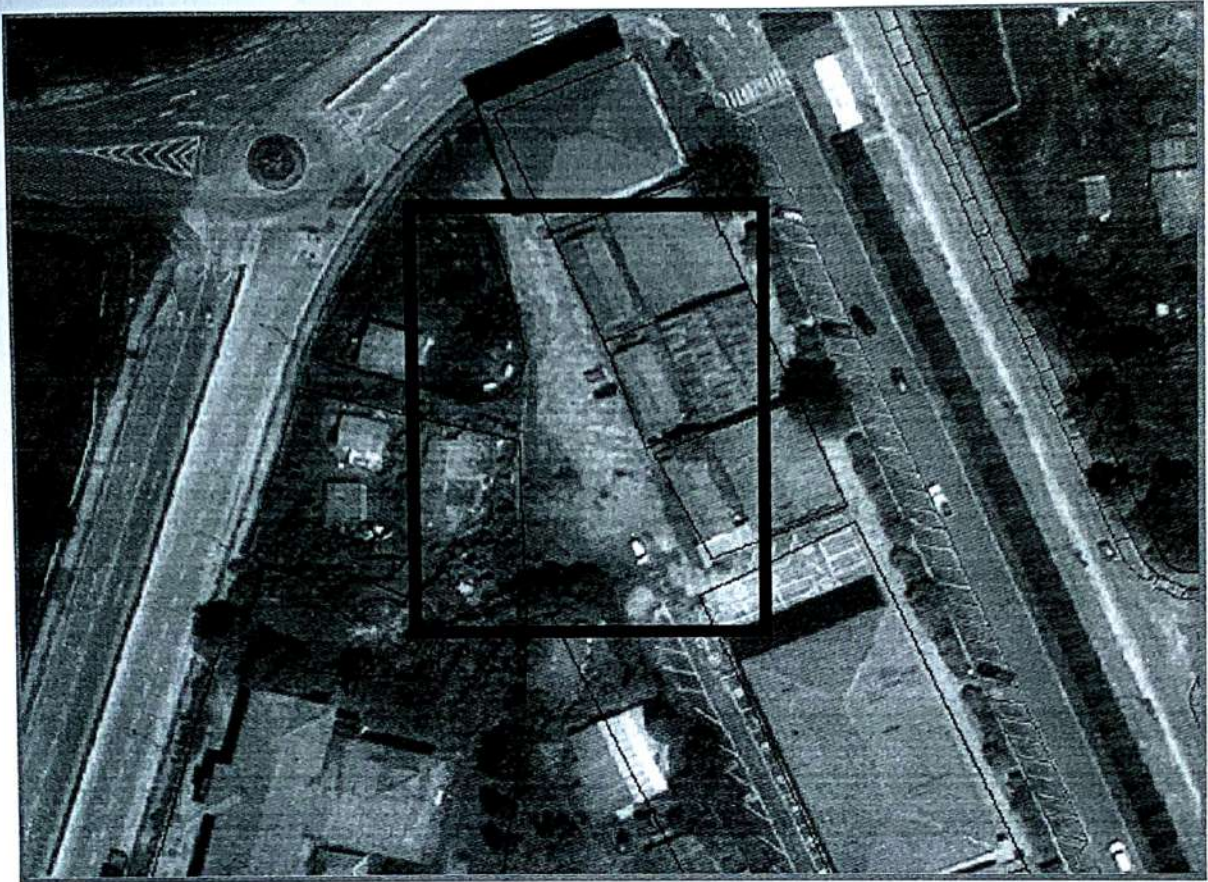


Scope for making parking lots along Dondrup Lam between Doebum Lam and Jangchu Lam.





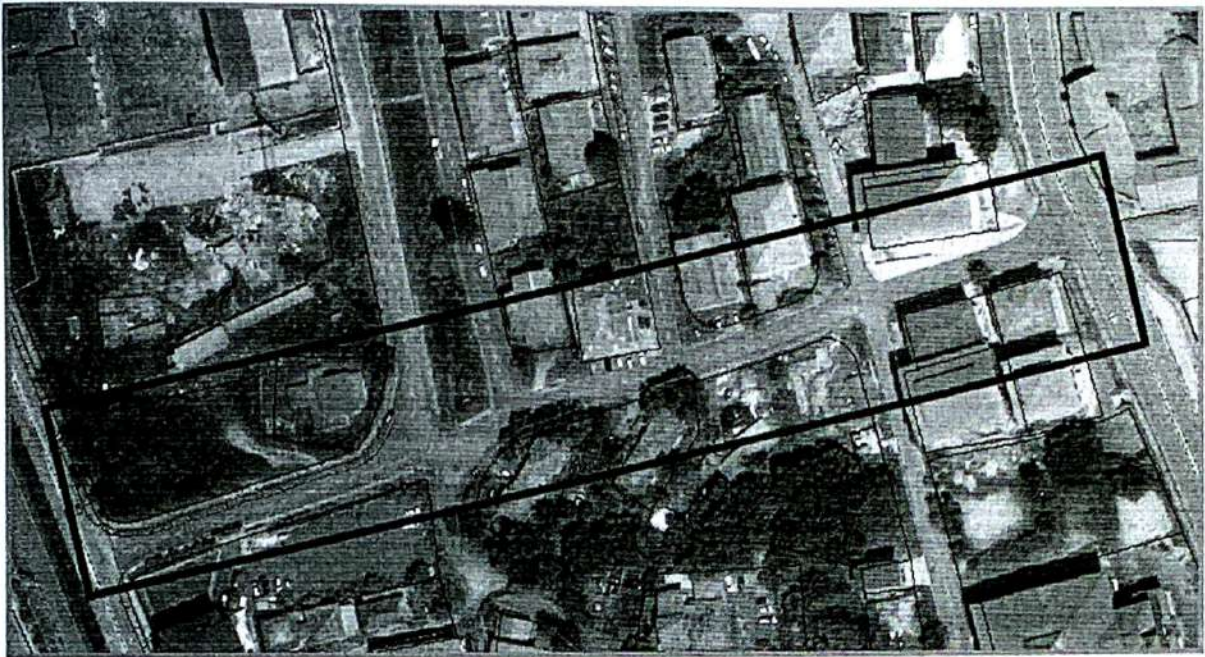
Above map shows the scope for making parking lots along Jangchhub Lam facing Kelki School.



Above map shows the scope of creating proper parking space near the Department of Revenue and Customs.

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Above map show the scope of creating parking lots along Kashi Lam facing BDBL HQ Office.



Above map shows the scope of creating parking lots at junction near Zangtopelri (CFM area).





Architect Mr. Sonam Tshering of DRD presented the case via powerpoint slides and informed the floor that during the time of 23rd Tshogde, the proposal was approved in principle. It was also informed that the Tshogde directed the concerned divisions (DRD/UPD) to study the detailed design submitted by the proponent and be reviewed by Thromde. He shared that the proposal complex consisted of 8 court hall and 4 court hall for futsal and one football field. As a part of the presentation, the presenter showed the proponent's tentative proposal and asked the Management for the way forward.



1. The total height of the proposed court structure or building stood at around 30m plus from the existing road level. Some felt that the total height of such structure shall not exceed 10.00M( from the ground level to the top of the roof)



2. Some parts (falling on the Eastern side or top) of the plot which were kept vacant fall under Rural/Thimphu Dzongkhag jurisdiction. It was shared that we should consider it as a separate plot since it is legally two plots and falls under two different jurisdictions.
3. Indicated that there will be a lot of excavations and might result in negative impacts on the Environment. There is already an issue about identifying a dumping place for the excavated earth.
4. The current DCR 2016 or DCR 2004 is silent on permissibility of such development in the E4 precinct.
5. The proposal's coverage area was not reflected in the drawings and became difficult to ascertain whether it is within the total permissible plot coverage.
6. Some members were of the view whether the development of the football field shall be considered for the calculation of plot coverage. Some shared that it needs to be included since the development entails the clearing of natural vegetation and results into man-made structure.

### **Decision**

In view of the above observation, the Management directed to keep the proposal on halt and refer the matter to the Ministry of Works & Human Settlement for views or further directives. Until then, the DRD was instructed to convey the Management's decision to the proponent through letter.

### **Action- DRD**

#### ***Agenda 2.7 Valuation of house in three tank area, Motithang***

The Chief Environment Officer presented the valuation worked out for of two houses affected by present park development project in three tank area, Motithang. The presenter verbally submitted that the valuation was worked out separately by Thromde Engineer and the NHDCL and comparison was made. She submitted that the valuation carried out by NHDCL worked out to be less as compared to the Thromde's Valuation which works out to be Nu. 3,501,812.25.

### **Decision**



The Management directed the Environment Division to process for the payment based on the NHDCL as the amount was less compared to ours and take over the structures for renovation to be used as a part of Jigme Dorji Wangchuck Public Library ( to be shifted from RUB upon expiry of Rental/Lease Agreement)


**Action-** Environment division

***Agenda 2.8 Management of fenced area in proposed Inter District Bus Terminal***

The Chief Environment officer presented Guidelines for operation of scrap yard at Babesa. She shared that the scrap yard is proposed to be opened from 8 am till 5 pm and operating procedure included:

1. This area is designed for stocking of off road vehicles only.
2. The applicant shall inform the concerned authority prior to dropping off the vehicles.
3. The applicants shall place their vehicle in the space allocated to them only.
4. The applicant shall store in the designated area and keep the area neat and clean.
5. The applicant shall ensure that the storage does not look aesthetically unpleasing.
6. The applicant shall not use that area for salvaging parts and metal scraps from the vehicles.
7. All oil filters shall be removed from stripped vehicles and disposed off in an acceptable manner.
8. The applicant shall ensure that there is no leakage oil and other fluids from the vehicles, in case of leakages the applicant will be imposed a penalty and will also have to clean the area.
9. The applicant shall not conduct any repair or maintenance work in the premises.

**Fees:** The Chief Environment Officer informed that during the previous council's management meeting, the management had discussed on the need to levy fees to those automobile workshop owners in case the workshop owners need to store their scrap vehicles as requested by the Olakha Automobile Workshop Association. The previous management had discussed and worked on the fee schedule as follows:





Vehicle Categorization	Amount (Nu.)Per day
Heavy	40
Medium	30
Light	20
Two-Wheeler	10

The same fee structure was presented in the meeting so that the members could provide further directives for implementation. The meeting also discussed on whether the facility i.e. the fenced area would require Thromde to recruit a caretaker for the daily operation and management of the area

### **Decision**

The management directed Environment Division to depute a sanitary inspector looking after the scrap yard as an interim measure. The management iterated that the use of the proposed Inter District Bus Terminal which has been fenced is an interim measure to store scrap of the automobile workshop as there is a challenge of limited space in the existing Olakha Automobile Workshop caused mainly due to the current COVID 19 Pandemic. The interim use is for about six months as the management would take up the proposal to develop the IDBT as planned. Following, the Automobile Workshop Owners storing their scrap or vehicles should be notified to remove their materials.

With regard to the fees to be levied to the workshop for storing their scrap or vehicles which would take time to be maintained, the meeting directed that the fees should not be levied.

Action- Environment division, Infrastructure division and land division

### ***Agenda 2.9 Update on Management of Drop off Centers***

The Environment division shared the contract agreement/ terms of reference for interim management of drop off centers which includes:



As per the decisions of the meeting held between NEC and Thimphu Thromde on June 9, 2021, the operation and management of the Drop Off Centers would be done by the existing Waste Service Providers according to their respective zones, i.e. Clean City in the North, Greener Way in the Core and Green Bhutan Services in the South.

The Drop off Centers are as follows:

North:

1. Dangrina
2. Langjophakha
3. Babena


Centre:

1. Motithang
2. Changzamtog
3. Changbangdu

South:

1. Lungtenphu
2. Semtokha
3. Chubugang

## **I. GENERAL**

1. The newly constructed Drop Off Center (DOC) and the Care Takers house shall be handed over to the Service Provider for the period of Eight 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;
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3. 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;
4. 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;
5. 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.
6. 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;
7. The Management cost (caretaker salary & utility bills) shall be borne by the Service Providers; and
8. The Drop Off Center shall only be permitted for the activities as prescribed under this contract/ToR. No other activities shall be permitted to be operated.
- 9.

## **II. 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 the use of DOC to any third party/private individuals/firms/company.

## **III. MUNICIPAL WASTE MANAGEMENT**

The Service Provider shall:


1. Ensure that all Drop Off Center is open from 7AM-9PM 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 shall be allowed to be 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. No wastes must be left in the DOC to avoid bad odor and unhealthy practices so that public do not complain;
9. No stockpiling of materials are allowed in and around the premises of the DOC. All wastes must be stored inside the compartments of the DOC;
10. Beautification work within Drop off center should be carried out;
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.

#### **IV. REQUIREMENTS OF DOC CARE TAKERS**

The Service Provider shall:

1. Recruit a care taker for the DOC;
  2. Ensure that the caretaker is required to be at site at all times to monitor and maintain the wastes and cleanliness of the DOC;
  3. Be held liable for any mismanagement and therefore, Service Providers should manage your own caretakers;
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- VIII.
4. 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
  5. Shall be responsible to make the care taker aware that the caretaker's house and management of the DOC is for specified time as per this agreement/TOR.

## **V. OCCUPATIONAL HEALTH AND SAFETY**

**The Service Provider shall:**

1. Ensure following Covid 19 protocol of wearing facemask, maintaining social distance and washing hands while visiting and exiting the DoC; and
2. Provide protective gears and equipment for the safety of the workers.

## **VI. DATA MANAGEMENT AND REPORTING**

**The Service Provider shall:**

1. Maintain record of wastes stored and collected in the DoC;
2. Submit quarterly reports on the waste management in DOCs to Environment Division of Thimphu Thromde; and
3. The format for monitoring shall be provided for by the Thromde.

## **VII. MONITORING AND EVALUATION**

**The Thimphu Thromde shall monitor the management of DOC daily.**



## VIII. RESERVATIONS

1. The Thromde reserves the right to terminate this agreement at any point, if the Service Provider fails to render satisfactory services to the public or comply with any of the above terms and 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 provide Thromde with written notification of one month (30 days) prior to such termination.

This agreement is valid from...date of signing till 30<sup>th</sup> March 2022.

The Environment Division appraised that the Draft Agreement has been shared to all the Heads of Divisions and the Management and therefore, comments, recommendation was requested to be shared so that all pertinent clauses could be inserted to avoid future problems when outsourcing the management of DoC which is scheduled to be signed after the completion of the construction of the DOC in July 2021.

The Environment division also shared that as per the agreement with the NEC and Thimphu Thromde, initially the inauguration was scheduled to be held in July in a simple ceremony with NEC, UNDP, PMO and Thimphu Thromde. However, with the recent instructions, there is a change in plan. The meeting was informed that Her Majesty The Gyeltshuen has consented to inaugurate the DOC and the new waste collection vehicles that is to arrive soon together. Therefore, the management was informed that there is a need to work on the Chadri for the inauguration. The meeting was also informed that the NEC had recommended that the most suitable area for the inauguration is the Dangrina DOC.

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## Discussion

The management shared that there is a need to discuss on the selected area for inaugurating the DOC as it was felt that the most suitable area for Thimphu Thromde is the Babena DOC since the area had more households and it would be more visible since it is the public that needs to be aware of the location and the objectives of the DOC for wastes.

**Decision-** The management directed Environment division to suggest NEC to select a more suitable area for the inauguration

**Action-** Environment Division

## *Agenda 2.10 Vehicle for water billing service*

The Senior ICT officer shared the need to have a vehicle for water billing service in order to function it smoothly. He proposed for a small car like Wagon R or an Alto car as it has become necessary for the plumbers to address water supply related complaints..

## Discussion

Some members suggested having a Hilux so that it can be used for other divisions also. To this, the Chief Adm.DM Oofficer shared that Thromde needs to carefully assess the current revenue collection done so far and wait until the old vehicle auction is carried out. Further, he submitted that the auction will be held soon and that the money from the auction goods can purchase one or two small cars for the office to meet the demand proposed by the Water Metering/Billing Section. The Sr. Health Officer Kinga Gyeltshen also took opportunity to submit his request for a light vehicle. To this, the majority of the members shared that a van (Maruti Suzuki Ecco) should be suitable for the Health Section that shall be used for transporting medicine, medical equipments and even transporting some emergency patients.

**Decision-** The Management instructed the AFD to carry out the auction on the scheduled date and accordingly, facilitate the purchase of the two (2) nos. light vehicles.

**Action-** AFD

## *Agenda 2.11 Extension of space at RUB occupied by Jigme Dorji Wangchuck Public Library*



JDWPL In-Charge Mr. Tshering Phuntsho presented the request for extension of rental space at RUB Office Building (Motithang) occupied as Jigme Dorji Wangchuk Public Library. He shared that the Thromde is paying a rent of Nu. 100,000/- lakh from 2017-2020. He submitted that if Thromde decides to keep the Library Operational in the same area, then extension of rental space needs to be taken up with the Royal University of Bhutan

### **Discussion**

Some members suggested the Library to be hifted to the recently built Simtokha Babesa ECCD Center whereas some suggested that it would be better to get an area within the Core Town. Some even suggested carrying out a plan and build near the Clock Tower Area..

### **Decision**

After much deliberation, the Management instructed the Chief Adm. Officer to make arrangement for Library Space Lease Agreement Extension by six (6) months with the Royal University of Bhutan, with the support of Library In-charge Tshering Phuntsho. In addition, following the discussion on the compensation for removal of NHDC quarter in the three-tank area, the management directed that the NHDC quarter should not be dismantled following the payment of compensation to NHDC. Upon handing over of the NHDC quarter to the Thimphu Thromde, it was directed that the library should be housed in the NHDC quarter. However, minor repair and maintenance works may have to be carried out.

**Action-** CAO and Library In-charge.

### ***Agenda 2.12 Audit memo (Palden Khandu)***

The Adm.DM officer Dorji Phurba submitted to the Management about the outstanding RAA Audit memo against the outgoing DRD Chief Development Control Officer Palden Khandu. He submitted that the audit memo pertains to the periodic reconciliations of revenue collections and deposits against the building scrutiny fees and building regularization charges that have been levied by the DRD. A copy of RAA's Audit Memo Report was made available to the members and conveyed that direct accountability has been transferred from previous Executive Secretary Passang Dorji to Mr.Palden Khandu without the knowledge of Mr.Palden.

### **Discussion**





The Members expressed their surprise at how the direct accountability got changed from earlier Executive Secretary to Mr.Palden Khandu. Although Mr.Palden Khandu was not there in the meeting to express his opinion, the Presenter conveyed that he will leave Thimphu Thhromde for his new agency of posting only upon resolving the outstanding audit memo. The Chair shared that such transfer of audit memos without directly consulting the concerned official should not have happened and all memos standing against Mr.Palden Khandu should be resolved prior to his leaving of the Thromde Office

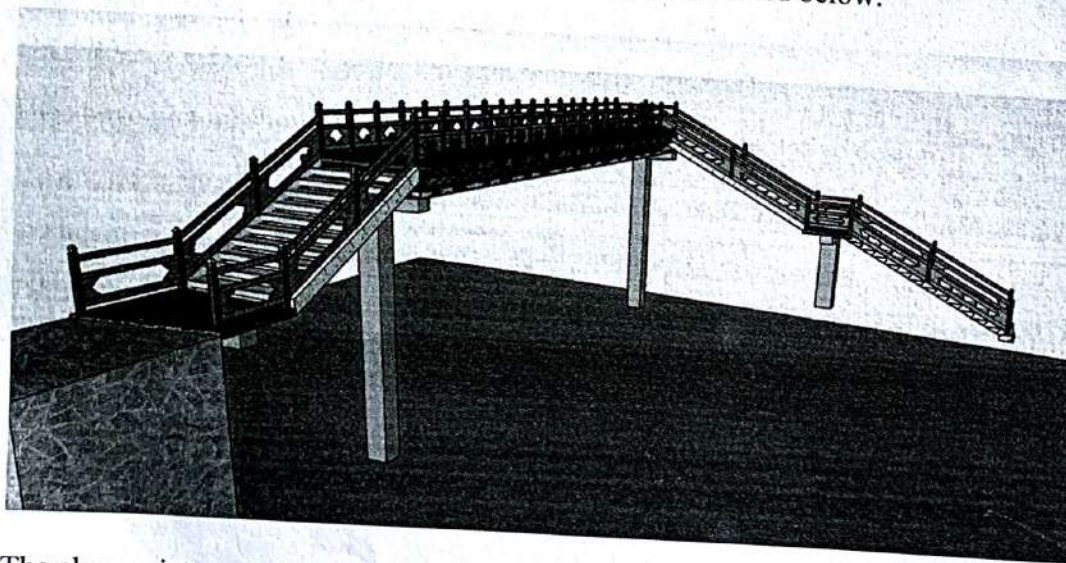
#### **Decision**

Management decided to transfer it to the new DRD Chief with consent but with the support from the management, it should be resolved as soon as possible.

Action- Management

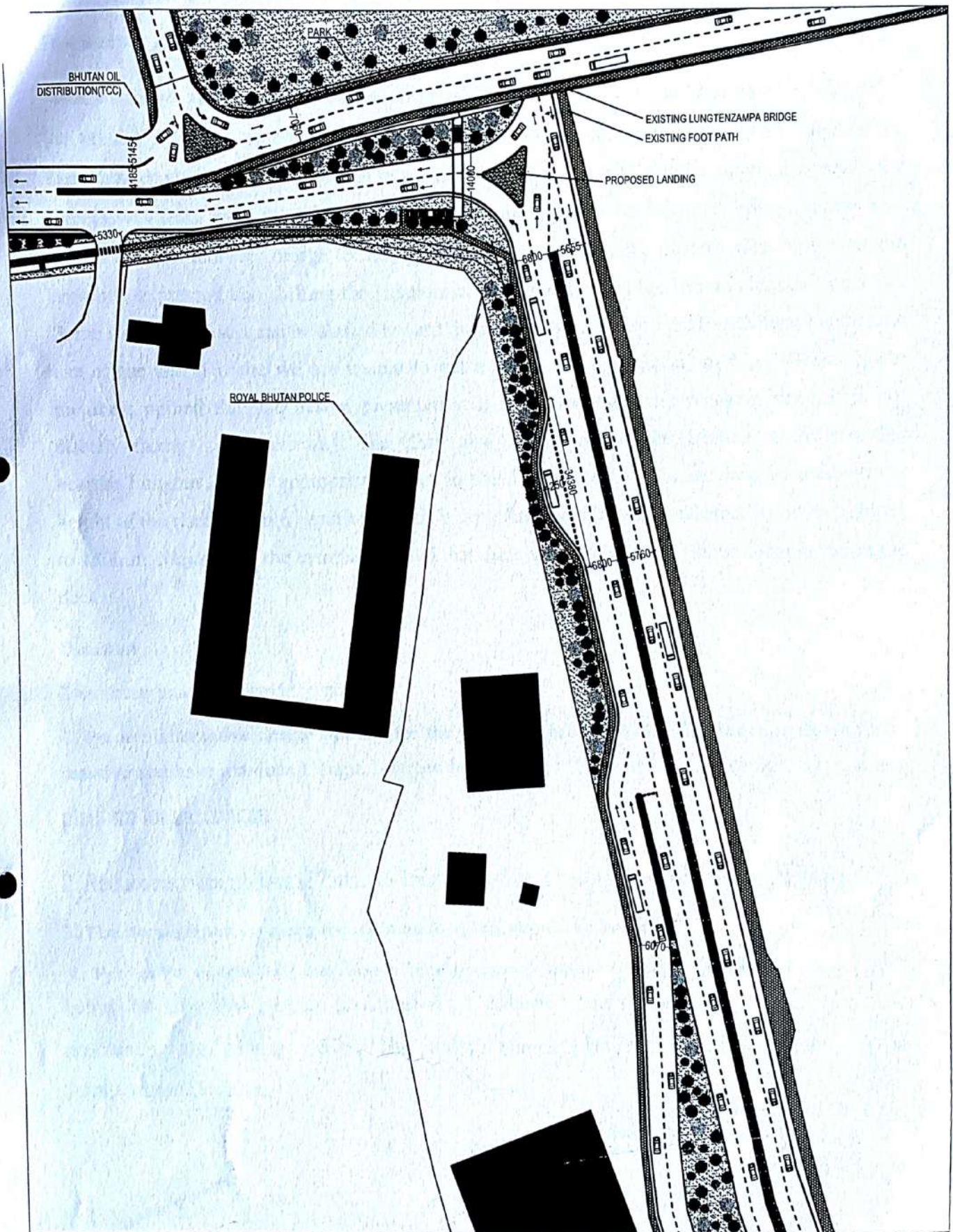
#### ***Agenda 2.13 Foot over design presentation and finalization***

Architect Srijana Monger of UPD presented to the management the Lungten Zam foot over bridge and junction improvement design proposal to the Management. at Lungtenphu. She informed the floor that design was initiated with the instruction from the Executive Secretary. The main objective is to provide a safe and proper footpath connectivity for the pedestrians which mainly consist of school going children and also to improve the existing road junction. She presented the tentative design some of which are reflected below:



The above picture shows the 3D rendered footover bridge tentative design.





The above Map shows the design Proposal.

4



## Discussion

Some members also suggested an idea of relocating the site next to the Expressway (adjacent to the present religious monument and then have it cross-over the Expressway. To this, some members responded that pedestrians might not use it since it will involve stepping down to the Expressway level from the bridge and then climbing again to the foot-over bridge. It was also shared that the footover bridge location can be shifted towards the Eastern side. However, the presenter expressed that shifting the location will not give enough head room clearance of 5.5m. Some submitted that it can be shifted toward the western side (near to the Expressway) and make use of the island if the we are unable to get a required length (span) of MS I-Beam. Some members opined that the design presented will not be aesthetically pleasing since it is not directly facing the Expressway. The Chair also questioned whether such a footover bridge near the Lungten Zam is appropriate or not in the first place. Some also raised issue about the height of the riser (175mm) which they felt is quite high and discussed whether it can be reduced to 150mm. Majority of the members shared that there should not be any floral decorations on the deck.

## Decision

The management directed the presenter to

1. Prepare alternative design options for the foot over bridge so that the structure doesn't look massive and have a reduced length between two columns. This can be done using the island as a platform for the column.
2. Reduce riser length from 175mm to 150mm. so that it becomes convenient for the users.
3. The floral plantation along the main deck railing should be avoided.
4. For traffic congestion, the service lane (existing) should be diverted towards the highway before the City Bus parking (existing) for a dedicated lane towards the Express Way after maintaining the turning radius. This redevelopment plan shall be implemented by the Infrastructure Division.





5. And for public convenience, the existing drain should be covered and converted into a pathway connecting the pathway towards the memorial chorten and pathway on the side of Express Way.

**Action-** UPD to make necessary changes and Infra. Division to implement the road Improvement Design immediately.

***Agenda 2.14 Rent reduction for the month of May and June for lungtenphu and Taba veg.sheds***

AFD presented the proposal submitted by Lungtenphu and Taba vegetable vendors regarding the rent reduction for the month of May and June, 2021. At Lungtenphu, 5 vendors have operated with effect from May, 2021 and at Taba, 3 vendors have operated from May, 2021 and 7 vendors have started from June, 2021. They have requested Thromde to reduce the rent for the month of May and June. AFD presented that the new approved rental charges will be implemented with effect from July, 2021 only. The approved rent per month with effect from 1<sup>st</sup> July, 2021 was Nu.3700 and the vendors have requested to keep the rent for May and June month at Nu.3700.

**Decision**

The Management decided to collect Nu.3700 for LUNGTENPHU vegetable shed and Nu.2800 for Taba vegetable shed for the previous 2 months.(May and June, 2021).

**Action-** AFD

***Agenda 2.15 Rent for ALMC at Motithang sales outlet***

The Asset Manager presented the request made by ALMC on the rent fixation for ALMC(AGRO-LOGISTIC AND MARKETING COOPERATIVE) at Motithang. He also submitted that the applicant wants to carry out some structure extension work.

**Discussion**

Some members shared that the rental charges should be fixed at ~~par~~ with other rented space hired for operating vegetable outlets. Some shared that it should not be at par with other vegetable outlets since it is located in prime area and market catchment is far better compared to

other spaces. Some c  
Core Area.  
De



other spaces. Some comparisons were made against the rents charged for those spaces in the Core Area.

### **Decision**

After much deliberation, the Management decided to fix the Rent at Nu.7500 per month and made it clear that there shall be no structure extension other than simple roof.

### **AOB**

- 1) **Smart interacting board for schools and funding-** the Executive Secretary shared about introducing smart interacting board for schools. The education sector is planning to buy about 200 interacting boards for schools in order to encourage better teaching and learning, and also to fill up the shortage of teachers as most of the teachers are resigning. This was presented as an updation to the management.

**Decision-** The management directed to have a proper plan and then go as per it.

**Action-** Thromde Education Sector

- 2) **Support for crematorium services-** Chief ADM officer shared a list of items which the Lam of the crematorium has requested Thromde to buy for the crematorium. They have stated that the crematorium has spent a huge amount of money to repair the toilets. Therefore, they are seeking Thromde's support to purchase a list of items for the Methrub lhakhang.

### **Discussion**

The members stated that there are chances that others might also come seeking such support from Thromde if a proper assessment is not done. They must provide us with a clear record regarding the management of budget that is given to them by Thromde.

**Decision-** the Management decided to provide them a certain amount from next year's budget and tell them to manage everything from that budget.

- Inform them to maintain a record and to handover the old items to Thromde
- The management also directed Asset manager to do an assessment

**Action-** Asset Manager





3) **Implementation of rules and regulations of Thromde workforce-** the chair shared that due to the rules and regulations not being implemented, it is very difficult to manage thromde workforces due to which they are feeling discouraged. Therefore, the management must see when the rules and regulations can be implemented so that it will benefit all the workforces. The Chief ADM officer stated that they have produced this rules and regulations with concern and approval from MOLHR. So he raises his concern saying that if it is implemented then it may have an adverse affect on the Revenue of Thromde. So he is looking for a way forward from the management.

**Decision-** The management directed AFD/Labour Officer to do a detailed workout regarding the budget and then present it to the management.

**Action-** AFD/Labour officer

4) **Financial strategy and investment-** the Executive Secretary shared that Thromde needs to have a proper financial strategy plan so that it would take care of all the issues(Maintenance, asset management,etc). This will also help Thromde in the long run.

**Decision-** the Management directed Finance section to come up with such plans and if they are not able to come up then an expert can be hired to come up with such plans. The management also directed account section to present it in next management meeting.

**Action-** Accounts section

### 5) **Building valuation for compensation and taxation based on BSR 2021**

Mr. Karma Jamtsho from DRD presented regarding the building valuation for compensation and taxation based on BSR 2021. This was presented to seek directives from the management on when to start the implementation.

**Decision-** The management decide to implement it starting from August 1<sup>st</sup>,2021.

**Action-** DRD

Rapporteur- Tshewang Pelden

