

# བེམ་ཕུག་ཁྲོམ་སྡེ།

ཁྲོམ་སྡེ་ཚོགས་སྡེ་ཞལ་འཛོམས་ཐེངས་ བཅུ་པའི་གྲོས་ཚོད།

ས་གནས་ ཞབས་ཏོག་ལྷན་ཁག་གི་ ཞལ་འཛོམས་ཁང་ནང་།

བུས་ཚོད་ ཉི་མ་ཚུ་ཚོད་ ༡༢.༣༠ ལས་ཕྱི་ཚུ་ ༤.༠༠ ཚུ་ག།

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## THIMPHU THROMDE

### Minutes of 10<sup>th</sup> Thromde Tshogde Meeting

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

## AGENDA FOR THE 10<sup>th</sup> THROMDE TSHOGDE MEETING.

Venue: MoWHS, Conference Hall,

Time: 9:00 AM

Date: 3<sup>rd</sup> August 2012

Sl. #	Agenda	Submitted by:
1	Review & Endorsement of 9 <sup>th</sup> Thimphu Thromde Tshogde minutes	Member Secretary
2	Adoption of Agenda for 10 <sup>th</sup> 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 10<sup>TH</sup> THROMDE TSHOGDE MEETING.

**Venue:** Conference Hall, MoWHS

**Date:** 03<sup>rd</sup> 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 07<sup>th</sup> meeting was reviewed and most of the works have been completed. The Chairperson instructed that follow up actions on the 8<sup>th</sup> & 9<sup>th</sup> 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 28<sup>th</sup> & 29<sup>th</sup> 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 9<sup>th</sup> Thimphu Thromde Tshogde Minutes

The member secretary submitted the review of the 9<sup>th</sup> Tshogde Minutes.

### Follow up Action: 9<sup>th</sup> Thromde Tshogde Meeting held on 11<sup>th</sup> May, 2012.

No	Issues Discussed/Decision	Decision/Directives from TTM	Action & follow up by	Actions to be taken up.
1	Review of 8 <sup>th</sup> Thromde Tshogde.	8 <sup>th</sup> Thromde Tshogde	TT	Endorsed
2	Endorsement of 8 <sup>th</sup> Thromde Tshogde minutes & adoption of 9 <sup>th</sup> TTM	9 <sup>th</sup> 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 <sup>th</sup> 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-Samtenling	-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

*[Handwritten signature]*

	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 <sup>th</sup> 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:

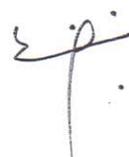
The chairperson informed that the work priority should be decided by the Thromde Thuemis in their respective constituencies as per the approved budget. This has to be executed with the Executive Secretary and the division heads to ensure timely completion of the projects. The chairperson opined that 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 Superintendent 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
		<b>Total(Nu)</b>	<b>109352</b>

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.

TABA LAP								
Sl.No.	Owner	Thram No.	Plot No.	Registered Area in decimals	Area after pooling			Precinct
					decimals	sq.m.	sq.feet	
<b>Before Selling</b>								
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

**Decision:** After a thorough deliberation on the issue, the Tshogde approved the 59 decimals for betterment charges as proposed.

**Action:** Suk Kumar, Urban Planner/UPD

**15. Betterment charge in lieu of land pooling below express way of Mrs. Phub Dema.**

This particular issue was not discussed in the Tshogde meeting. However, it is already covered in general in the deliberation and decision regarding the land issues below the express way under agenda No.12 above.

**16. Overtime allowance & subsidiary allowance for carrying out the NCRP.**

The head, Survey & Land Management appraised the house that the NLCS in collaboration with Thimphu Thromde have initiated the National Cadastral Resurvey Program which will immensely benefit the Thromde. In view of the time bound program requiring long working hours, the following incentives were proposed and submitted for approval:

- a. The Staff under Thimphu Thromde who will be involved for the NCRCP exercise is entitled for a lump sum overtime payment of Nu.3000.00 per person per month. Presently this amount is also paid by the NLCS to their staff who are carrying out the NLRP exercise.
- b. Apart from this, since the staff (both from NLCS & TT who will be involved in the NCRP exercise) are required to be based at site, a lump sum subsidiary allowance of Nu.2000.00 per person per month to cover up their food expenses.

**Decision:** The Tshogde approved a lump sum total amount of Nu.4500.00 per person per month to be paid (Nu.3000.00 for overtime payment & a subsidiary allowance of Nu.1500.00)

**Action:** Head, S&LM, CUP/UPD

**17. Need to freeze land and building transaction applications for areas under going NCRP and plots falling under E4 precinct.**

**Decision:**

- Freeze the non-NCRP area and process during the NCRP exercise.
- Freeze land & building transactions in E4 precinct

**Action:** Head, S&LM

4.

**18. Land lease rate to Kuensel Corporation**

The Survey & Land Management head presented the various existing land lease rates and proposed the revision of land lease rate pertaining to Kuensel Corporation.

Land use category	Rates in Nu. per square foot
<b>R - Residential</b> (labour camps & stores for construction purposes)	5.00
<b>C - Commercial</b> (Business oriented activities)	20.00
<b>S - Social</b> (Government offices, Schools, Hospitals, Civil Societies & Organization)	1.00
<b>I - Industrial</b> (Warehouse/ Open dump yard)	4.00

**Decision:** The issue was deliberated and decided to levy land lease rate for Kuensel Corporation @Nu.5.00 per sft.

**Action:** Head, S&LM

**19. Sale of goods on verandah/outside the shop**

The environment Division informed the Tshogde that some vegetable sellers who have stalls in CFM are complaining that the shopkeepers at the vegetable market are selling their vegetable outside the shop. It was also brought to the notice of members that many shops are displaying their goods between kachen and building walls.

**Decision:** Issue Public Notification not to display/sell vegetables/items in the verandahs of buildings/houses. The Tshogde instructed that the existing meat shops should also be relocated and established in one location.

**Action:** Environment Division.

**20. Issues on Thuemis Salary** (to be discussed in the management meeting)

**21. Regarding Tenancy Act** (to be discussed in the management meeting)

**22. City bus timings** (to be discussed in the management meeting)

**23. Support from RBP in implementing waste regulation** (to be discussed in the management meeting)

**24. Issues from Babesa member**

Babesa Thuemi presented the following issues:

**24.1. Improvement of the existing road from Damchen petroleum towards the expressway.**

The condition of the road between Damchen petroleum towards the express way has deteriorated due to plying of heavy transport trucks carrying materials for the PHEP. Therefore, an immediate repair & maintenance was requested by the Thuemi.

**Decision:** The Tshogde instructed that it should be included in the work plan of 2012-13

**Action:** Engineering Division

**24.2. Regarding the roles and responsibilities of the Thromde Thuemis.**

The Thuemi appraised the house for the need to have clearly defined roles & responsibilities of the Thromde Thuemis in carrying out their day to day activities.

**Decision:** Prepare a detailed ToR regarding the roles & responsibilities of the Thromde Thuemis.

**Action:** Thromde Management/AFD

**24.3. Immediate repair & maintenance of welded mesh road divider along the expressway.**

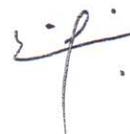
Request was made for immediate repair & maintenance of the damaged panels and provision of new ones at some locations where the welded mesh panels have been removed.

**Decision:** Carryout Immediate repair/maintenance & reinstatement of the welded mesh panels.

**Action:** URDS/Engineering Division

**25. Reconfiguration of Mr. Dorji Wangdi's Plot**

The Jungshina Planner Sonam Tobgay presented the issue regarding reconfiguration of Dorji Wangdi's plot. He explained that the site plan for the plot was issued and building drawings approved. However, owner was concerned that development activities in his plot will affect the VIP road. The site was visited by Dasho Thrompon with Chief Urban Planner and owner and it was decided to reconfigure the plot. Consequently, the plot has been fragmented and registered under two plots, Plot No.110T/A-I to accommodate his existing building and 110T/A-ii for which a new building design will be done by Thromde as instructed by Dasho Thrompon.



**Decision:** Approved as proposed. Thromde should prepare the building drawing. The landlocked area of 2.5 decimals between plots 110PTA-i & 110 to be kept as common parking area.

**Action:** Jungshina Planner/UPD

## 26. Agenda from DCD

The DCD head presented the following issues to the Tshogde that:

### 26.1 Construction owners from Jungshina LAP are requesting for G+4 building approval because of change in regulation from specific to DCR regulation during last Tshogde.

The specific regulation had allowed only G+2+Atic with 50% coverage while DCR allows G+4 floors with 40% coverage. Due to setback regulation, the permissible coverage was never achieved and thus most of buildings were approved with less coverage.

- Tashi Lhamo, G+2+Attic, 47% coverage (additional floor can be allowed if light partition walls are incorporated).
- Tango Dratshang (additional floor can be allowed if light partition walls are incorporated).
- Tsagay (Structurally unsafe).
- Tenzin Cheso (structural drawing under scrutiny).

In the past, similar requests were made by the owners of Changzamtog area but the ministry did not entertain the request mentioning that the rules cannot be applied retroactively. Moreover, the coverage of the ongoing constructions is more than 45% which is significantly greater than 40% for UV-II precinct.

**Decision:** Tshogde decided not to implement rules retrospectively.

### 26.2 Mr. Dawa Zangpo from Zilukha had again applied to Thromde with the request to exempt regularization fee of amount 2,64,428.

The fee was worked out based on nominal rate as decided during 9<sup>th</sup> Thromde Tshogde. The main reason of his request is that he had an illegal structure on the government land in Zilukha area which was demolished based on government instruction to demolish all illegal structure on the government land within three months period from 8/12/2005. As stated by the owner, he had to construct the temporary house (the present one) without approval as he did not get sufficient time for approval procedure and having to vacate previous one.

**Decision:** DCD should work out similar penalty structure as applied to other buildings in the past. DCD should refer to past Tshogde decisions.

### 26.3 Proposal to increase parking space of a Plot:

Parking space shortage is a common concern of all urban residents. According to DCR, 40% built up coverage is allowed in order to accommodate car parks but due to setback requirement the enough parking spaces is not at all met for almost all the plots. Moreover, the setback space is not usable for parking.

Therefore, if the setback on one or two adjacent sides could be reduced to provide increased set back on opposite sides to accommodate proper and more parking space. However, the plot coverage will not be compromised in any way.

**Decision:** Consider 2 meter minimum setback on one or two adjacent sides of the building without compromising the coverage.

#### **26.4 Construction on Steep Terrain:**

In the recent past Thromde had experienced construction difficulty in the steep terrains (example above ring road in Changzamtog, below old highway in Lungtenphu etc). According to Structural plan, in general, all area having more than 30 degree slope must fall in E-4 precinct where only three storey buildings are allowed. But there are few areas where the terrain slope is more than 30 degree and are allowed to develop five storeys.

There is excessive cutting of the slope

- Endangers the stability of building on the upper plot
- Escalate total cost of development due to massive construction of retaining walls.
- Increases total cost of development
- May induce instability of whole area

Therefore, the Division had carried out study on this problem and found that the local authority must insist on split level construction in order to avoid local disaster due to instability. According to our finding, the area having more than 25 degree slope must be allowed only for split level construction.

**Decision:** Not discussed. DCD should bring the issue to next management meeting.

#### **26.5 Validity of Occupancy Certificate:**

At present the validity period of the OC is life-long but the owners tend to develop authorized structures after issuance of it. That way, the number of illegal structures increases leading to increase in administrative burden. Therefore, in order to curb all unauthorized structures and proper management of urban property, there is a need to shorten the validity of OC.

The proposed validity period is for 1 year and the current fee will remain unchanged at Nu 150 per issue.

**Decision:** Approved as proposed but inform all stakeholders for compliance.

**Actions on all the above decisions:** DCD.

#### **27. Community water supply (decided to be discussed separately)**

**28. Organizing fund raising event during Thimphu Drubchen & Tshechu by Thimphu for Wangdiphodrang Dzong Reconstruction Project.**

The Chief Urban Planner proposed to organize fund raising events during the upcoming Thimphu Drubchen & Tshechu festivals at the clock tower and Changlimithag. While the event at the clock tower shall be organized and managed by Thromde, the event at Changlimithang shall be arranged by Norling Events. The request made by Norling Events is as given below:

**NORLING EVENTS**

THIMPHU: BHUTAN

Date: 30th July 2012

To  
Dasho Thrompoen  
Thimphu Thromdey

**Subject: Proposal for Wangdi Dzong Re- Construction fund raising variety program.**

Respected Dasho,

May I take this opportunity to submit a brief proposal for organizing a Consumer fair during Thimphu Tshechu beginning from 16<sup>th</sup> till 30<sup>th</sup> September 2012.

Whole objective of the proposal is to raise some fund for the above mentioned novel cause with your support and collaboration of Thimphu Thromdey office. The proposal submitted is open for any suggestion from your Dasho end.

Thanking You Dasho

Yours Faithfully

  
Ugyen Dorji  
Norling Events

*CUP, UPD  
Pl. study the proposal in consultation  
with ES & submit to LK  
Tshogde.  
3/7/2012*

*[Handwritten signature]*

### PROPOSAL

Norling Being Bhutan's pioneer Audio Visual Productions and entertainment House, we have been organizing various Dance competitions every year, with the objective to preserve and promote our culture and also create platform for our talented youths and discourage them from unhealthy habits.

This year during the Thimphu Tshechu beginning from 16<sup>th</sup> to 30<sup>th</sup> September 2012, we would like to organize varieties of Entertainment programs such as Drama, Singing and Dance Competitions. Along with the above programs Dzongkha Dance Competition amongst the schools of Thimphu Thromdey will be the high light of the shows.

The program will be shown to public commercially and I wish to contribute 25% of the Ticket sale towards the Wangdi Dzong Re-Construction fund, through Thimphu Thromdey.

We request Thimphu Thromdey to provide us with the following necessities:

1. Space, Power connection and water supply with cleaning of the area on daily basis.
2. 1000 Nos of Chairs for the show.
3. Security at the location.
4. All Publicity ads with media will be done by Thimphu Thromdey.

Norling Events arrange:

5. Indoor stage, Program, Lighting, sound systems and etc.
6. Judges and Prizes.
7. Competition programs will be introduced with SMS Voting and 25% from the share earned by the organizer will be again deposited to Wangdi Dzong Re-Construction fund.
8. Banners, buntings and hording publicity for the program will be taken care by Norling.

Contact No; 17123123/77123123/77100016

**Decision:** The proposal made by the Chief Urban Planner was approved. However, a detailed ToR should be prepared for the event. The Tshogde also instructed that the Environment Division should streamline and organize the hawker activities during the above festivals/events. Approval may be sought from the Ministry of Home & Cultural Affairs for organizing the events.

**Action:** CUP, UPD & Environment Division

### 29. Traditional village precinct, Kawajangsa

The Chief Urban Planner presented to the Tshogde that as per the Thimphu structure Plan, following plot details falls in Traditional Village (TV). Since some plot owners has applied requisition for development site plan, it was observed that some plots fall both in TV and Heritage precinct. Moreover, all other surrounding plots are in UV-2(MD).

Sl.No	Name	Thram/Plot No
1	Choden	- 18/A
2	Ugen Tenzin	- K-2
3	Lopen Rinzin	- -
4	Wangchuk & Kuenzang Namgay	- -
5	Dr. Dorji Wangchuk	- 507/A
6	Phub Gyeltshen	771 -

It was proposed that the above mentioned plots be designated under UV-2(MD) precinct as some of the plots are already developed with modern buildings.

**Decision:** The proposal was approved as proposed.

**Action:** UPD

### 30. Parking Fee

The brief overview of the Parking contract was presented by Ugyen Lhamo as given below and sought the approval and endorsement of the Thromde Tshogde.

**Initial Contract Value:** : Nu.22,141,440.00  
**Revised** : Nu.21,348,720.00  
**Difference** : Nu.792,720.00

