

Minutes of the 12th Thromde Tshogde Meeting

Venue : Conference Hall, MoWHS

Date : 15th December, 2012

Time : 12:20 P.M - 5:30 P.M

Members present:

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

Members absent:

1.	Ugyen Penjor	Jungshina-Kawajangsa	Member
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Opening Remarks:

The Chairperson welcomed the Tshogde members and the participants to the meeting and made the following opening remarks:

- **Purchase of utility vehicles:** As discussed in the 11th Thromde Tshogde, Rotary Club has agreed to purchase and provide utility vehicles worth US\$40,000.00. Based on our requirement, one DCM truck and a short body Mitsubishi truck will be provided very soon. The Chairperson expressed his appreciation for the generous assistance rendered to Thimphu Thromde by the Rotary Club.
- **Dechhog Khorlo Dompai Wangchen (Chakrasamvara):** The Chairman informed the members that His Majesty the King has specifically commanded Thimphu Thromde to oversee the overall management of waste and public toilets during the 21 day of Wangchen ceremony at Punakha. For this, Thimphu Thromde has deployed engineers, masons, plumbers, and wet sweepers, at Thangzona Wangkhang. He added that His Majesty the King entrusting us with such

responsibilities is an honor and it reflects the trust in Thimphu Thromde. Thimphu Thromde is privileged to get the opportunity to serve the historic ceremony.

He informed that water is being pumped from the river and wet sweepers are deployed sufficiently for efficient management of toilets. Two vehicles (1 vacuum tanker & 1 garbage truck) will be kept at Punakha till the ceremony ends. The Government is funding for the Wangchen and the funds are then routed through the Punakha Dzongkhag. TA/DA for the Thimphu Thromde staff shall be provided from the Thromde Office whereas fuel allowances for the trucks will be provided by the Punakha Dzongkhag. Mr. Thukten Tshering, EE will be deployed till the end of the Wangchen to supervise the overall responsibilities of Thimphu Thromde.

- **Taxi parking case with Tashi Commercial Corporation (TCC):** The Chairperson informed the Tshogde that Thimphu Thromde has once again lost the case to TCC. However, two high court judges gave their decision in favor of Thimphu Thromde, which gives us enough room to appeal to Supreme Court. With assistance of Ministry's legal officer and the Office of the Attorney General, appeal to the Supreme Court on or before 10 days dateline of 20/12/2012.
- **National Day Celebrations:** Given the importance of the National Day Celebrations, the Chairperson insisted that all Officers of Thimphu Thromde should attend the celebration at the Changlimithang stadium on 17th December, 2012. He asked the head, AFD to remind all the Thromde employees.
- **Meeting with vendors:** The Chairman briefed the members on the outcome of meeting held with the building owners and shopkeepers in the Centenary Farmers Market area on 14th December, 2012 at Lungtenzampa School. Out of sixty vendors, only 40 turned up for the meeting. It was decided that a fine of **Nu. 500/-** will be imposed on the absentees. However, the Member Secretary said that legality of imposing fines should be sought before effecting the decision. The main objective of the meeting was to discuss and inform shopkeepers on display of goods outside their shops, which is not allowed. While there were divided opinions amongst the shopkeepers on the issue, it was eventually decided that no goods will be displayed and sold from outside.

1. Review & Endorsement of the 11th Thromde Tshogde Minutes:

Before commencement of the review & endorsement, Member Secretary informs the floor that the postponed of the Thimphu Tshogde from 14th December to 15th December, 2012 was

Up

necessary (on Saturday) as Dasho Thrompon, Chairman of the Tshogde was out of station on the day for some important works.

The Member Secretary apprised the members and participants that the meeting had to be arranged on Saturday since the Chairman and some of the Thuemis will be engaged in Wangchen at Punkaha from the following weeks. He presented follow up actions on 11th Tshogde minutes.

Follow up Action: 11 th Thromde Tshogde Meeting held on 12 th October, 2012.				
Sl.No	Issues Discussed/Decision	Decision/ Directives from TTM	Action and follow up by;	Actions to be taken up.
1	Review and Endorsement 10 th Thromde Tshogde minutes.	10 th Thromde Tshogde	TT	Endorsed
2	Adoption of 11 th TTM	11 th TTM	TT	Endorsed
3	Report on Fund Raising Event by ATEO	-do-	ATEO	For info.
4	Bachos (Archery Range) in the Throm	-do-	Environment Div	Had a meeting with BAF. They will nominate an officer to the task force to study. The details will be presented in next Tshodge meeting.
5	Purchase of Utility Truck	-do-	UPD, Environment & MTO	Under process
6	Cinema hall in LAPS	-do-	DCD	Informed the clients

7	Certificate of Appreciation and one month's salary to Mr. Ugyen Tshering, ATEO	-do-	ATEO, CUP and AFD	Action being taken
8	Request for Land Lease	-do-	UPD	The applications are given back as there is no land available for lease.
9	Changbangdu-Olakha Thuemi's concerns	-do-		
	1. Request to build temporary structures on their plots		DCD, Inspection & Monitoring Section.	Is being implemented
	2. Additional water pipes need to be connected for water supply to ChangJalu, Olakha, Lungtenphu.		Water Supply Section	1. Additional pipeline required before provision of additional sintex tanks. 2. ADB pipeline network can be connected only after completion of ADB project.
	3. Road widening in Chang Jiji and maintenance of sewer lines and drains.		CUP & SLRS	
10	Request for 45% coverage for plot No. 310 under Thram No. TT-78/754 falling under E-4 Precinct below road leading to	-do-	UPD & DCD	Awaiting MoWHS's instruction.



	Dechenphodrang Plakhang.			
11	Relocation of plot No. 10, Thram No. 1176 of Mrs. Tshering Zam	-do-	SLRS	Should be sorted out in NCRP
12	NCRP	10 th TTM	UPD	Action taken
13	Diplomatic Enclave	11 th TTM	-do-	70% complete
14	Mud Brick	-do-	TT	
15	City Address System	-do-	TT	

- The Chairman stressed and pointed out that the Tshodge's decision on agenda no. 10 to consider 45% built up area and reduce number of storey's to two in E-4 precinct and should be followed up for implementation. He stressed that all others plots in the area falling in the same precinct (E-4) have been built with similar coverage. Dechencholing Thueme stated that several decisions that were taken based on the ground situations by Tshodge earlier were considered as invalid by other agencies. If final authority is not there with Tshogde then it is difficult to implement any kind of developmental works smoothly.
- The Chairman reiterated that additional water pipes required in ChangJalu, Olakha and Lungtenphu area to connect with on-going ADB water supply lines should be started immediately by deploying the plumbers of Thromde. The Member Secretary informed the floor that the work could not be taken up in earnest due to prior engagement of the Thromde plumbers in routine maintenance works. Engagement of private firms or VTI graduates will be explored to take up the pipe laying and connection work.

1. Adoption of Agenda

The Tshogde adopted the 12th Thromde Tshogde agendas along with addition of the following agendas:

- Purchasing of Sweeping Machine and JCB.

Agenda 1: Waive off of Penalty

As per audit memo "1.1.2 – Recoverable late fine on delay and non-deposit of revenues – Nu. 304,992.40 (3.4.21)" of Audit Report AIN 10552 on the Revenue Accounts of Thimphu Thromde for

the period from 01.07.2009 to 30.06.2010, the Royal Audit Authority has levied 24% penalty on the dealing officials for late deposit of revenue collections amounting to Nu. 6,162,207.00

The 24% penalty was proposed for write-off by the Thromde Tshogde since there were several factors responsible for delay in prompt deposit of revenue collections, such as:

1. Lack of adequate staff in revenue section specially during tax collection seasons.
2. Bank of Bhutan not being in a position to accept deposits during afternoons.
3. Delay in transactions and cheques getting bounced back.

The Member Secretary explained to the floor that collections deposited late by weeks, months and even years were not audited on the same fiscal year (2009-10) as there was no proper system. So, making the staff to pay huge interest for differences is not that appropriate.

The Chairman stressed that there are some weaknesses on our part of not updating the collected revenue on the same day as there is high risk of loss and misuse. However, if the revenue generated is deposited in CD account then no interest should be imposed.

Some of the Thuemi members said that if penalty is only due to delay and procedural lapses then it should be considered.

Decision: The committee members comprising of two Thuemis should be formed and verification should be carried out within two weeks and if there were no misuses of amount then it should be further discussed and waived off.

Action: Revenue Section & Thuemi's

Agenda 2: Issuance of Pool Bike for water meter reader:

The Chief Administrative Officer informed the Tshogde of the requirements for a few number of bikes for water meter readers to expedite and enable them to attend complaints, read water meters and



distribute the bills of households at different locations. Further Gyelthen Dori of revenue section informed the floor that currently there are about 3600 water meters installed within Thimphu Thromde.

Meter readers normally receive frequent complaints about the malfunctioning of water meters which require re-verifications. It increases the walking distances and makes it very difficult to complete the reading on time. Consequently it causes delays in issuing the water bills to the households. To provide the services and collect the bills on time, few pool bikes and installation of digital meters will be effective.

However, the Chairperson said that all bikes available in other sections should be verified and shall be shared by water meter readers by repairing if required rather than buying new one. This is to make the optimum use of available motor bikes in Thimphu Thromde. Digital water meters shall be installed instead of present one.

Decisions:

- Usage of all motor bikes available in other sections and divisions should be verified
- If available, some bikes should be allotted to CSD for usage of water meter reader.
- If not available spare motor bikes then further discuss to purchase new one.

Action: AFD**Agenda 3: Incentive/salary increase for Surveyors**

The Chief Administrative officer informed the floor that four surveyor helpers had been working overtime since last four years. Though they shoulder the responsibilities of surveyors, their salary is just Nu. 5000.00 per month only. There are no any incentives or increment given to them as it is not allowed as per the RCSC rule.

The Member Secretary highlighted that Thimphu Thromde is supposed to recruit Surveyor and till their recruitment Thimphu Thromde deployed these Survey Assistant but till date we haven't received any surveyor so these survey assistants carried out all the job responsibilities of a Survey Official.



Even during the NCRP of local area, they played a vital role carrying out all job responsibilities of Surveyor. Because of them, the NCRP has been successful in the completed local areas. Thus, as appreciation of their hard work, Tshogde should sanction an incentive of one month salary each to these four survey helpers.

Decision:

- Tshogde approved incentive of **Nu. 5000** each for the following four Survey Field Assistants as an appreciation for their hard work:

1. *Rik Bahadur Darlami*
2. *Hem Bahadur Mongar*
3. *Randhoj Gurung*
4. *Manilal Tamang*

Action: AFD

Agenda 4: Land registration fee to be increased

The floor is informed that all other Thromdes have been implementing the land registration fee as per the circular issued by Ministry and only Thimphu Thromde has not implemented so far (circular no. 3/DUDES/UPDD/2006/258 dated 20th July 2006). While registering land in the declared urban centers Nu.1 per sq. ft shall be levied for all categories of land. This applies to all new registrations irrespective of the source of acquisitions also it applies to private individuals as well as institutions. This is not applicable to transfers through sales and inheritance. Thus, proposed for the one time registration fee in Thimphu Thromde as well.

Decision: Tshogde approved the proposal and should be implemented uniformly as in other Thromdes in line with circular.

Action: SLRS

Agenda 5: Land for developing Lhakhang in Taba

Dechencholing Thuemi proposed the Tshogde about the new construction of Lhakhang in the midst of the community local area in the neighborhood of Taba – GLD area. In consultation with the nearby

public by concern Thuemi they felt it is necessary to have one Lhakhang. It will serve as space and good plat-form for all community of all ages to visit lhakang, to carry out various kinds of religious rituals during death and other sacred occasion. Currently people have space constraint within their house.

The Member Secretary raised the concern that some time it may disturb nearby residents and it may not be a correct to go about with construction without proper consultation of the affected areas. The construction of new lhakang is supported by other Tshodge members as well and the budget will be provisioned later.

Decision: The construction of community Lhakang is approved in the Neighbourhood of Taba- GLD area unanimously by the Tshogde and recommended to have consultation if required. The Dechencholing – TabaThueme agreed that he will get the consensus on the site location from the public.

Action: UPD, Thuemi

Agenda 6: Agenda from Norzin Thuemi

Thuemi of Core Area raised the concern on the safety of pedestrian while crossing the road at the roundabout just above the Memorial Chorten as well few other areas in the core area. The marking of Zebra crossing is required immediately to have a smooth flow of the pedestrian.

The Member Secretary said that Road Section will carry out all necessary works like developing Zebra Crossing and footpath if necessary. They had been doing this work and on the process of having better facilities in place by giving an importance to pedestrian.

Decision: More zebra crossings will be developed where ever necessary in co-ordination with concern Thuemi and RSTA.

Action: Engineering Division (Road)



Agenda 7: Collection of penalty by inspectors

The Officiating Chief DCD, express his concern to the Tshogde about the differences between the imposed penalty and the amount deposited in the accounts as a part of implementation of solid waste regulation in Thimphu Thromde. There are some flaws in the format of money receipt initially developed as trail receipt by Environment Division. There are no proper information detailing provisions in the receipt like serial number, ID number ,name of shop, inspectors name ,location and other so this need to be reviewed immediately. Without limited information it is very difficult to take the defaulter to court that don't pay the penalty till now. Some inspectors had not deposited the penalties even though they were given the incentives of 50% of penalty imposed.

The Chairperson said that the procedure should be streamline and the defaulter who doesn't pay the penalty should be forwarded to court after compiling the list with more information. **Mr. Samten Lhendup** (Civil Engineer) of Sewerage Section of Engineering Division shall be transferred to CSD to monitor the Inspectors including other function of the Division.

Dechencholing Thuemi express his concern about the welfare of the staff of Thimphu Thromde and said they support 50% incentives of penalty should be continued as it involves bold action with some risk of facing harsh reaction during the penalty imposition. He also stress on increase in salary and incentives to all the staff of Thromde to retain them as there is big concern of more staff going out of Thromde. There is already big gap of existing staff against the RCSC approved HR strength of Thromde. Even staffs are working relentlessly under pressure it is very hard to carry out all developmental activities and services to the public in given period of time.

Decision:

- The review of the money receipt should be done immediately to avoid procedural complication during strict implementation Solid Waste Regulation.
- The pending cases of defaulter shall be forwarded to court for further necessary action.
- Mr. Samten Lhendup of Sewerage Section, Engineering Division shall be transferred to CSD and his position can be replaced by other JE or Engineer.
- The incentives and salary increase for the staff shall be looked into in order to retain seasoned civil servants in Thimphu Thromde.



- 50% incentive to sanitary/environment inspector will be paid on bimonthly basis after seeking endorsement from the Thromde Tshogde.

Action: CSD & AFD

Agenda 8.1: Increase in built up coverage of Mr. Pema Tshering

The Chief DCD informed the Tshogde that Mr. Pema Tshering from Changangkha has proposed for the construction on commercial building on a plot nearby Zangdopelri parking area. However, the proposed built up coverage is 56% against the permissible coverage of 40%. Also, the proposed plan contains 60% of the floor area for office space and rest for commercial space but the regulation permits 50% each for both commercial and residential. The proposal was approved by Thrompon in principle before preparation of construction drawings. Based on Thrompon's preliminary approval the owner has applied for formal approval. Since the proposal could not be approved by the division. However, since the proposal is not in line with the present regulation it is presented in Tshogde for approval.

The Chairperson said that just giving him 56% built up coverage as normal is not reasonable however if the building owner can make the sufficient parking area by using completely the basement for all the people occupying/doing business in the building then only approval for 56% coverage should be given. The proper agreement should be drawn from the owner to make the basement as absolute parking area to provide adequate space for parking keeping the future provision for all cars for the people residing there prior to the issue of approval.

Decision:

- The proposal was approved as proposed but the division must ensure that the basement is perfectly feasible for parking space.

Action: DCD

Agenda 8.2: Location clearance to establish mobile carwash center

The Chief DCD highlighted that Thimphu Thromde have received a proposal from Mobile Green Tech for location clearance to establish a mobile car wash center in Lower Changzamtog area. However, the clearance could not be issued because the proposed area falls in a place where



workshops were displaced from there in the past. If we allow again, the Thromde may have to provide enough justifications. The Thuemi of Changzamtok –Olakha said even the fabrications located in Changzamtok should be looked in for kind of its services and business expanding.

The Thuemi of the local area expressed his concern of allowing the car wash. This should be taken seriously and carefully as it is very much likely to see that car wash center will turn into workshop by closely related functions. We already have some examples of car showrooms along the Babesa express way, which are carrying out multi-services which includes import, sale, services for new car as well old and even repairing and supplying of spare parts.

Decision: After long deliberation, the proposal was found unacceptable and decided not to allow the setup for mobile carwash center.

Action: DCD

Agenda 8.3: Requirement of lift provision for buildings more than G+3 +attic

The Chief DCD attended the meeting on 14th Nov, 2012 in the Ministry where Thimphu Thromde is directed to integrate lift or should have a life provision compulsory with five floors and above. When the attic is given as full floor then it makes 5th floor. The installation of lift is very vital for the smooth movement of all age people as well during the emergency. This is also clearly mentioned in the DCR-2002.

The building owner should be informed well of having exit and even exist of building regulation and all upcoming building shall be asked to integrated with lift system while scrutinizing the drawings. The already approved building without provision of lift shall be considered.

Decision: Integration of lift system should be done as per the existing building regulations (DCR) as well as per the minute MoWHS/DoHS/2012-13/309 and make it compulsory during the scrutinizing of drawings.

Action: DCD

Agenda 8.4: Water Tariff Revision for 2013

The Chief DCD presented the justification and break down for the calculation of increase in water tariff. That includes the increase in the maintainence cost and sufficient supply of water to the public of Thimphu Thromde. The amount calculated as an increase is Nu. 6.75 per month per household.

Decision: The Tshogde endorsed the proposal and approval has to be sought from the Ministry of Finance (MoF) before implementation.

Action: CSD & DCD

Agenda 8.5: Endorsement of Supreme Court Drawings

The detail of design and drawings submitted to Thimphu Thromde back in 2007 for scrutinizing and processing for the approval. It was still not followed up by concern client/ agency. The drawings are scrutinized and ready for implementation back in 2010 itself. However the construction work started without the final approval long before that is in 2007 itself. The construction is almost getting over but concern agency still didn't turn up to collect it.

The Chairperson expresses and cautions the floor that such construction should not be allowed by the respective inspectors unless proper approval was issued. This is where we fail. Now it is too late to react on it. It is better to endorse the application by charging the scrutinizing fee and avoid such weakness in future. All inspectors should remain vigilant to upcoming unauthorized construction in the local area.

Decision: The floor decided instructed the division to endorse the proposal and service & amenity fee has to be collected base on DCR.

Action: DCD

Agenda 9: Fee for the displaying the banner within Thromde Area

The Chairperson spoke to the Tshogde that some fee shall be charge to the public who wants to do their business ads when they were given the approval only for the felicitation to His Majesty. There is no proper guide lines in place now so Thimphu Thromde shall coordinate with focal agency (MoIC)

to develop the guideline .The fee structure and progress on developing the guideline for banner displaying shall be presented in next Thromde Tshogde.

Decision: The work on guideline development shall be started in coordination with Ministry of Information and Communication. The nominal fee structure for banner hanger shall be presented in next Tshogde.

Action: UPD and Env. Division

Agenda 10: Renting of labour camp by outsiders

The Chief Urban Planner expresses his concern over the renting of the some labour camps to outsiders by some of our ex- labour of roads and in return he collects rents and also he still kept occupying the camp. They may be many more who do the same kind of business. The Chairperson said that after proper planning and designing of the camp for labour of Thimphu Thromde and construction work shall be carried out by themselves given that material and few carpenters shall be provided by Management. The technical support and supervision shall be provided to them.

The member secretary said that only partial number of labour should be deployed along with some carpenters for wood work and also proper coordination must be required to carry out the work successfully without hindering the daily routine work.

Decision:

- The proper verification for such a illegal lending of camps to outsider shall be looked in. All the camps landed shall be resolve by dismantling and paying them the cost of materials or buying as a whole to keep our current labors that are in urgent need of housing.
- The construction of labour camp is approved by the Tshogde and construction work shall be process with proper coordination.
- The Thromde shall provide the budget for maintenances of the labor camps and construction of new ones.

Action: ED (Roads), UPD

Agenda 11.1: Drinking Water for Babesa from ADB

The Babesa Thuemi informs the Tshogde about the sufficient supply of drinking water from ADB should be planned for upcoming buildings as well as current one in line with local area plan. The future expansion should be taken into consideration to reduce the pressure to the community water resources which has limited discharge and was predesigned for limited buildings only.

Decision: The old community drinking water should be taken care and ADB shall look into the future provision and lay the water line accordingly. This will avoid double installation of water line with additional cost.

Action: ADB

Agenda 11.2: Installation of Sewer line across the Express way

The Babesa Thuemi proposed that the Sewer pipe need to be laid across express way to connect the pipe with main line and direct it to Babesa Sewerage treatment plant. For this, Express way should be cut at few locations taking the consideration of gradient of the surface area. Furthermore, Thuemi will have proper consultation with the effected household who were not benefited with sewer connection to the service road and submit the detail to the management for further necessary action by respective division for proper execution of sewer line connection.

The Chairperson said that road can be cut to provide the necessary services to the public, it won't be a big problem.

Decision:

- The Tshogde approve that Sewer line can be laid across the express way to provide the connection to the main sewer line.

Action: ED (Roads & Sewerage)

Agenda 11.3: Undersized plot of Tandin Choden and Tandin at Babesa LAP

The Babesa Thuemi proposed to regularize the excess land which initially belongs to Aum Dago Zam. The registered land was 17 decimals and later Aum Dago gave 10 decimals to Tandin Choden.



Again later on Tanden Choden sold 5 decimals to her uncle Tandin from the existing 10 resulting in two 5 decimals plot, which they have tried to do the transaction officially but due to minimum plot size they could not register both the transactions (from Dago Zangmo to Tandin Choden and from Tandin Choden to Tandin). They gave up processing officially but kept the internal agreement intact. However, on the ground they have occupied more than 5 decimals and the plots are surveyed as three plots; two plots of seven decimals net and one plot of 11.6 decimals net.

Thus, registration and construction activities are not allowed unless it meets the minimum plot size. So, Thuemi proposed for the increase each plot by 2 decimals to allow them for the construction of building.

Decision: Tshodge approved the Proposal and directed the case to be put up to the high level meeting.

Action: UPD

Agenda 11.4: Temporary constructions in E-4 zone for undersize plots

Babesa Thuemi expressed the concern that Thimphu Thromde should come up with alternatives for E-4 Zone for undersize plots. As per the DCR E-4 zone should have a minimum plot size of 25 decimals. But the ground situation is that many land owners have a plot which is less than the minimum plot size requirement. Thus, middle line should be drawn on this issues that is a balance option and also Thuemi proposed to allow the construction of temporary or semi-permanent one storey house with permissible coverage on their gross area for the under sized plots that is less then 25 decimals until we received further notification from the cabinet or ministry on such plots.

Further Thuemi said that after inspecting all the plots it was found that owners are mostly civil servant and purchased plots with loan from the Banks. Thus, it makes them a big challenge to stay in overpriced rent as well to pay the loan installments.

The Chairman of the Tshogde said that now it is important to have a middle line to resolve such issue. There are two options and first one is to propose for the increase coverage to 40% from 20 % with



reduction in the number of storey's and option two to reduce the minimum plot size requirement to 13 decimals with change in coverage.

Thromde Thromde Management should propose few options with some changes of E4 restrictions and it is our responsibility to follow up to Ministry and NCRP report will support the proposals. Relying to Ministry to change and review will not move the matter any further.

Decision:

- The construction of Temporary or Semi-permanent structures shall be allowed to the undersize plots in E-4 zones.
- The few options to change the restriction of E-4 Zone should be proposed to Ministry and follow up should be done by Thimphu Thromde.

Action: DCD

Agenda 11.5: 3.75 land transfer from Kinley Bidha to Passang Lhamo

The Urban Planner presented the that Aum Passang who have single Thram has isolated pieces of land with less the minimum size of land plot (less than 7 decimals). These pieces of isolated lands falls under Traditional village and she should be given a single plot. However, she bought these lands long time back in 1994 with internal agreement between the buyer and seller. But the land is not yet registered in Passang Lhamo name as they were unaware of the importance of transaction.

Babesa Thuemi informed the floor that Aum Passang assume it as her own plot till day but formal registration is not yet done thus, proposed for the registration by increasing the plot size to minimum permissible size at one location as they got all authentic internal agreements and other relevant documents.

Decision: Process for the registration by increasing the plot size to permissible one in one location.

Action: SLRS, Babesa Thuemi



Agenda 11.6 Regularization fee for a building

The Babesa Thuemi informed the floor that the construction of house near Babesa Middle Secondary school of Mrs. Ugyen Lhamo (plot No. 126/E & Thram No. 562/E) was done without prior approval from the Thimphu Thromde. The construction was done as it falls in E-4 area and building owner assumed it that approval was not necessary from City. Thus, penalty for the construction is imposed by Thimphu Thromde as discussed in 9th Tshogde.

The Chairperson said that the penalty shall be only 50% of total amount calculated. He also stress about the importance of occupancy certificates (OC). It should be vital document to all the building owners and even it shall be informed and circulated to all Banking institutions as mandatory documents in processing all kind of loans for the building owners.

Decision:

- The 50% of total penalty shall be waive off and only 50% should be deposited to get the house regularize.
- All the banking institutions shall be formally informed about the mandatory pre-requirements of OC to process the loans.

Action: DCD & AFD

Agenda 12: Adjustment for Kesang Dema's plot

Urban planner presented the usage of Kesang Dema's plot where the occupied area is 27.63 decimals against the net area to be occupied is 18.7 decimals after pooling of 15%. The plot size needs to be adjusted. She has a plot of land in Hejo from where she wants to adjust the occupied area.

The Chairman said that planner have to work on report and monitor properly to adjust the land in the best possible way without having any implication to the plan even if her occupied area is kept as it is. We need to work on the compensation if she had to dismantle any structures due to the change and adjustment.

Decision: Proper study on the report should be done and adjust the land in best possible way without having much implication to the plan and work out for the compensation if required.



Action: UPD & SLRS

Agenda 13: Betterment charges for Tashi Wangchuk

The Urban planner presented for the betterment charges for Mr. Tashi Wangchuk bearing plot no: 363 D, Thram no: 1333 in lieu of land pooling in Changbangdu LAP. Tshogde deliberate on it and some time land pooling does not benefit the Thromde even if it is applied as expected. So, it must be properly conveyed the same to NLCS. If the area of Mr. Tashi Wangchuk is a built up area then we cannot ask him to dismantle everything rather Tshogde can consider it.

Decision: Betterment Charges is approved if it is a built up area.

Action: UPD

Agenda 14: Payment of design fees for Jabla, Changzamtok

The payment for the design fees for Jabla at Changzamtok is asked about Nu . 2.70 lakh . Tshogde said it is quite high to be paid to the designer. Thus, member of Tshogde recommended that the amount to be negotiated with the owner /designer .In principle the amount agreed to be paid is 1.5 lakhs by the Tshogde.

Decision: Total amount that can be paid to Designer/ owner up to Nu. 150000/- (one lakh fifty thousand) only.

Action: AFD

Agenda 15: Endorsement of change of road alignment in Langjophakha LAP

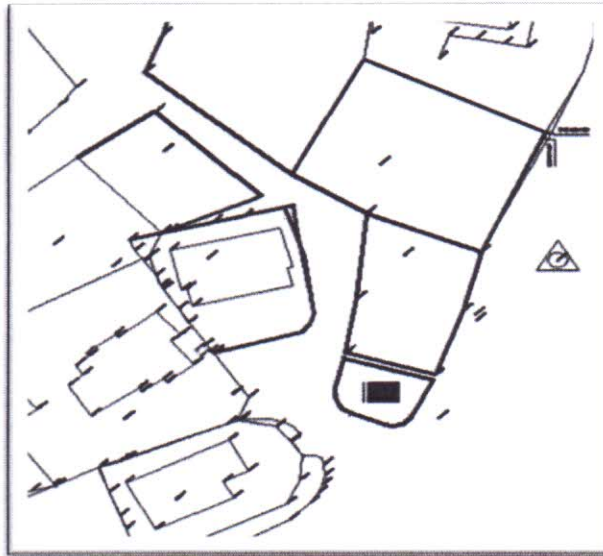
The Urban planner presented the design along with other details to the Tshogde for the endorsement of changes in the alignment of the access road in Langjophakha LAP. In the initial plan plot belonging to Dema (Thram no.11, plot no 65) was fragmented into two plots. With repetitive request from the land owner to keep the plot as single plot, necessary corrective measures were carried out during NCRP. In doing so the 6m road had to be closed. On other hand the new road of 4.5m wide was created to ease the traffic in future. The new plan after NCRP is shown below:



The Chairman said that if there is no other implication to our plot owners then we can go ahead with the proposed changes.



Demarcated plot during NCRP



New road alignment

Decision: The floor approved the changes as proposed.

Action: UPD

Agenda 16: Approval of betterment charges in Taba LAP & GLD

The Urban planner presented the details for the **betterment charges** for the resident of Taba LAP and GLD to the Tshogde. Planner presented that during NCRP it was found that by apply land pooling some of the land owners had to dismantle their structures. In order to save the structures the betterment charges had to be applied. To this the committed agreed and approved the betterment charges for Taba LAP. The list of the plot owners who included in the betterment charges are attached for future reference.



Betterment Charges -New list after NCRP in Taba LAP & GLD

Sl.no.	Owner	Thram no	Plot no	Registered area (Decimals)	Net Area (Decimals)	Area Adjusted for betterment charges	Demarcated Area (Decimals)	Rate Nu/decimals	Amount Nu.
	LAP								
1	Pema Choden	958	142	10.26	7.34	2.66	10.00	100353.53	266940.39
2	Khandu Zangmo	1016	146	13	9.30	3.71	13.00	100353.53	371809.83
3	Galey Wangmo	957	115/B	7.32	5.23	2.09	7.32	100353.53	209357.53
4	Dechen Choden	956	115/A	7.32	5.23	2.09	7.32	100353.53	209357.53
5	Sonam Dema	782	29/B	24	17.16	6.84	24.00	100353.53	686418.15
6	Nim Dem and Namgay	680	322	10	7.15	2.15	9.30	100353.53	215760.09
7	GLD								
8	Tshewang Dorji	1078	48	10	8.73	1.27	10.00	100353.53	127147.92
9	Tshewang Dorji	1078	47/Y	10	8.73	1.27	10.00	100353.53	127147.92
10	Namgay	583	43	12.33	10.77	1.56	12.33	100353.53	156773.39
11	Tshering Pem, Tshering Dem & Dechen Pem	583	43	16.62	14.51	2.11	16.62	100353.53	211319.85
12	Sangay Dema	196	295, 104/Y	8.56	7.48	1.08	8.56	100353.53	108838.62
13	Tshering Drukpa	678	297/Y	8.8	7.69	1.11	8.80	100353.53	111890.17
14	Bhuti	191	109	22.07	19.27	1	20.27	100353.53	100353.53
15	Jamgyang Singay Lhazom	352	162/D	13	11.35	1.65	13.00	100353.53	165292.30

16	Doma Sugiura	352/C	162/C	26	22.71	3.29	26.00	100353.53	330584.60
17	Sonam Lhazom	352/B	162/B	13	11.35	1.65	13.00	100353.53	165292.30
18	Sonam Yuden	352/A	162/D	13	11.35	0.88	12.23	100353.53	88311.11
19	Sulata Giri	520	153	13.31	11.62	1.69	13.31	100353.53	169233.88
20	Dechen Chimi	TT-282	292/Y	8	6.99	1.01	8.00	100353.53	101718.34
21	Dekimo	342	89, 89/A & 79/A	17	14.85	2.15	17.00	100353.53	216151.47
22	Chencho wangmo	TT-267	82/Y	10.65	9.30	1.35	10.65	100353.53	135412.54
23	Nalaymo	486	154	33.67	29.40	4.27	33.67	100353.53	428107.06
24	Dorji Bidha	188/A	84/Y	10.35	9.04	1.31	10.35	100354.53	131599.41
48.178									

Total Nu.	4834817.92
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(Forty eight lakhs thirty four thousand eight hundred
seventeen & chh. Nine two) only

Decision: The committee unanimously approved the betterment charges as proposed.

Action: UPD

Agenda 17: Approval for Dechencholing Satellite Town

The Urban planner of the local area presented the complete plan for the development of Dechencholing Satellite Town. The almost all Tshogde members appreciated the planning and also proposed some changes like maintaining 8 m width for road inside town with proper provision for footpaths. Also they felt that road behind the shops may not be that effective so pushing all the lower line of building little down will provide more space in the front.

The town with more open space with parking in the front looks more comfortable for building owners as well people driving to the shops. May be less number of shops in the center will be better. Concern Planner can look in to it by comparing with different visual modeling and best one can be adopted.

Decision: The final plan for the Dechencholing satellite Town is approved with the following recommendation:

- Increasing the road width to 8m of inside the satellite town.
- Provision for footpath should be kept along the road for pedestrian.
- The one or two number of buildings for shop in the center can shifted outer side by comparing with different visual modeling.
- The lower row of the building can be shifted towards the back road side in order to have bigger space in the front.

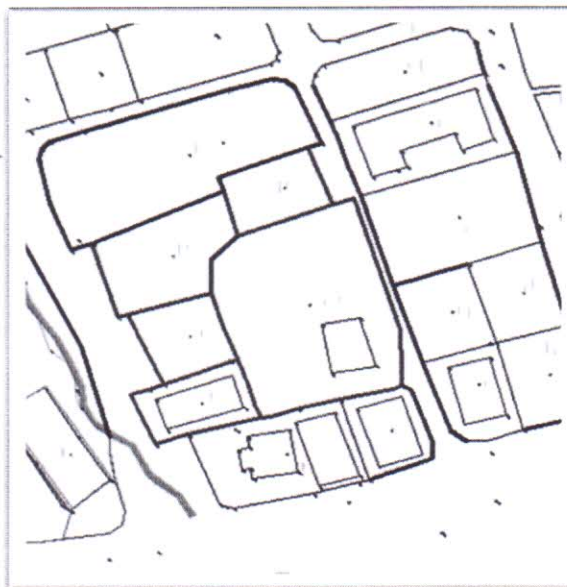
Action: UPD (Respective local area Planner)

Agenda 18: Endorsement for change of road alignment in Taba LAP

The Urban Planner of the area presented the change of road alignment in Taba Local Area Plan to the Tshogde for the endorsement. The planner explained that changes in alignment is necessary as the initial road alignment falls across many built up structures and it is very difficult to resolve it. Thus, to avoid all such implication to the building owner the change in road alignment is proposed.

The Chairman of the Tshogde said that we need to consider such issue which affects some household tremendously and small change in alignment solve lot of issues. Other Tshogde Members too supported the change.

The plot map is shown below:

*Previous map**Present map*

Decision: The Proposal was endorsed by the Tshogde.

Action: UPD

Agenda 19: Purchase of JCB and Sweeping Machine

Tshogde Member felt it that with the expansion of town area and increasing pressure to keep the Thimphu City clean specially core area buying sweeping machine will be effective alternative. The multi-task machine will speed up the work, cut down the huge number of labor cost in road sweeping and also use for sprinkling water to clean the roads keeping the town dust free. The source of fund is from interest of fixed deposited amount of Thromde revenue. The cost of JCB is Nu. 25 lakhs and the cost for sweeping machine is Nu.76 lakhs approximately.

The Chairman highlighted that if we rely on government subsidy we may not buy it. The source of fund is from interest of fixed deposited amount of Thromde collected revenue. Even the Ministry of Finance supported it and tax exemption is already approved. We use our own fund to buy it from the appropriate dealers. Tshogde have to decide the right equipments with the accessibility and availability of spare parts even in future. This will replace huge number of road labour and we use them in developing green areas like plantation, development of bigger nursery garden, watering of plants and other activities.

Decision: The Committee approved to buy one Road Sweeping Machine and one JCB from the appropriate dealer after studying its future maintenance services and availability of spare parts.

Action: AFD &ED (Road)

Honorable Chairperson thanked all the Thuemis and participants and concluded the 12th Thromde Tshogde Meeting. The 13th Thromde Tshogde Meeting was decided to be held on **15th Feb, 2013 (Friday)**.

TASHI DELEK!



Minutes Writer:

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