

ཐིམ་ཕུག་ཁྲོམ་སྡེ།

**Thimphu Thromde**

ཁྲོམ་སྡེ་ཚོགས་སྡེ་ ༣ པ།

**Third Thromde Council**



ཁྲོམ་སྡེ་ཚོགས་སྡེ་ ཚོགས་ཐེངས་ ༣ པ།

**Third Thromde Tshogde**

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**Venue: Conference Hall (Royal Thimphu College)**

དབྱིན་ཚེས་ ༡༠/༡༢/༢༠༢༡

**Date: 10<sup>th</sup> December 2021**

# PART I: English

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**3<sup>rd</sup> *Thromde Tshogde* -Thimphu *Thromde*****Date-** 10th December 2021**Venue-** RTC Conference Hall**Time** – 9:00AM -7:00PM**Members Present**

1	<i>Dasho Ugyen Dorji</i>	<i>Thrompon</i>	Chair
2	Mr. Karma Namgyel	Executive Secretary	Member Secretary
3	Mr. Ugyen	<i>Taba Thuemi</i>	Dy. Chair
4	Mr. Ugyen Penjor	<i>Jungzhina-Pamtsho Thuemi</i>	Member
5	Mr. Rinzin Dorji	<i>Changangkha Thuemi</i>	Member
6	Mr. Phub Tshering	<i>Norzin Thuemi</i>	member
7	Mr. Sonam Tshering	<i>Changbangdu-Olakha Thuemi</i>	member
8	Mr. Dorji Gyeltshen	<i>Babesa Thuemi</i>	member

**Invitees**

Sl/No	Name	Designation
1	Mr. Kinley Penjore	Specialist, Project Manager, ADM-PIU
2	Mr. Sonam Dorjee	Chief ADM Officer
3	Mr. Thinley Norbu	Chief, UPD
4	Mr. Yeshe Wangdi	Chief Engineer
5	Mrs. Sonam Desel	Chief, Environment Division
6	Mr. Sangay Drukpa	Chief TEO
7	Mr. Tashi Phuntsho	Chief, DRD
8	Mr. Udeshe Chhetri	Dy. Chief Finance Officer
9	Mr. Sonam Tobgay	Dy. Chief, LRSD
10	Mr. Tashi Dorji	Officiating Chief. O&MD
11	Mr. Sangay Dorji	Officiating Director, City Bus Service
12	Mr. Passang Tshering	Manager, City Bus Service
13	Mr. Tashi Dendup	Sr. Finance Officer
14	Mrs. Sonam Zangmo	GIS Officer
15	Mr. Sonam Tshewang	Labor Officer
16	Mr. Karma Dorji	Planning Officer
17	Mrs. Sherab Tshomo	AMCO
18	Mrs. Zulkee Choden Rinzin	Media Relations Officer



## Opening Remarks

The Chair welcomed all the members of the council and *Thromde* Officials to the 3<sup>rd</sup> *Thromde Tshogde*. The Chair informed that the Infra Division has been divided into two Divisions as Infra Division and Operation and Maintenance Division. The Operation and Maintenance Division is headed by Mr. Tashi Dorji. This is mainly done to deliver services more effectively and efficiently. The Infra Division will focus on developing new infrastructure whereas all maintenance aspects will be looked after by the Operation and Maintenance Division. Even the *Thromde* Workforce has now been transferred under Operation and Maintenance Division from Environment Division except for few areas like crematorium and landfill. The Chair also welcomed the Officiating Director and the Manager of the City Bus Service to the *Tshogde* and directed them to attend the *Tshogde* sessions henceforth.

The Chair also reminded all that the *Thromde* services have to be delivered with integrity and without corruption. He also reminded all to be accountable of all the works being executed and any work must be carried out diligently. He thanked all for having done so well thus far and reminded to be guided by the wisdom of our beloved Kings and always try to live up to it.

## Agenda 3.01 – 2<sup>nd</sup> *Tshogde* Minutes follow up

The Planning Officer read out the decisions of the 2<sup>nd</sup> *Thromde Tshogde* for review. There were no issues observed in implementing the decisions. Most of the decisions are either under process or are carried out. Some of the decisions are yet to be implemented and *Tshogde* directed all concerned Divisions/Sections and individuals Officials and members to kindly execute the decisions of the 2<sup>nd</sup> *Thromde Tshogde*.

## Agenda 3.02 - *Demkhong* Activities for the FY 2021-2022

The *Thuemis* submitted that the *Demkhong* activities although have been approved for the FY 2021-2022, the activities are not yet started even after 6 months into the FY 2021/2022. The *Thuemis* demanded the status of the *Demkhong* activities.

## Discussion

The Chief Engineer reported that most of the *Demkhong* activities have been tendered out and some are in the process of tendering. He also reported that there are some issues with some of the works although tendered out but no contractors have come forward to take up the works and



hence the works had to be retendered causing delay. Some activities are under evaluation processes.

The Jungzhina *Thuemi* submitted that the works will have to be awarded by this time because there is a limited time left for execution. He questioned why the awarding of works has been delayed. The Chief Engineer submitted that the design and estimate have been carried out without delay but this time, the Division is working on the clearance of the sites even before the proper execution of the works because later during implementation, if the sites aren't clear due to presence of structures like UG cables, water supply lines and poles, it delays the work. This has also delayed the tendering processes. The Norzin *Thuemi* also reported that *Thuemis* will have to be informed of the works awarded in the *Demkhongs* so that they can also help in monitoring the activities. He said people are questioning when the planned activities are not yet implemented.

The Taba-Dechencholing *Thuemi* also supplemented the other *Thuemis* and submitted that they are also answerable to the people and therefore this has been put forth for deliberation. He stated that they have no issues if the works are completed on time but they fear the budget might lapse if the works cannot be completed on time. The same was also raised by the Changbangdu-Olakha *Thuemi* and he assured that there are no ground issues in Olakha-Changbangdu *Demkhong* yet the activities are delayed. Babesa *Thuemi* suggested if *Thuemis* could be included in the tendering process as well quoting the LG Act which says 'the *Thuemis* will have to be involved in the tendering processes'. This he said will help them know the progress of the works.

The Chair informed that Officials will have to work with extra effort since the issues raised by all the members are very valid and critical. The Chief Engineer reported that some of the works have been delayed because the dedicated engineers for the tendering processes of the *Demkhong* works had to be sent to other important ad hoc works. He requested if the planned works have to be prioritized, engineers must not be given any other ad hoc works which are demanded to be completed overnight. He also reported that the completion of the works will also depend on the quality and capability of the contractors and other unforeseen circumstances. Therefore, he cannot commit that the works can be completed on time.

The Finance Officer clarified that the tender committee functions as per the procurement rules and regulations under the Public Finance Act and therefore *Thuemis* are not identified as the member of the tender committee, not even the Chair. He also clarified that budget lapse is only



for the financial closing and it will be released next FY so that the unfinished works can be completed.

The Chair informed that if there are issues implementing the plans and programs, it must not be kept with the individuals or with individual Division/Section. It must be brought to the knowledge of the management or *Tshogde* or other relevant committees and get the directives to resolve it. He also questioned the professionalisms of the engineers. There is no proper design and estimate done for the activities and the works are sometimes just implemented on the ground. If the professionalism is to be built, the MoWHS will have to take lead in enhancing the knowledge and skills of the engineers through further studies, workshops and trainings, which the Ministry has failed so far.

### **Decision**

The *Tshogde* directed:

1. The ID to expedite the awarding of the *Demkhong* works so that it can be completed within this FY.
2. The ID to complete the design and estimate of the activities to be carried out in the next FY so that the works can be awarded by July.
3. *Tshogde* also decided to seek clarifications from DLG or relevant institutions on the inclusion of *Thuemis* in the tendering process as provisioned in the LG Act 2009.

**Action – ID**

### **Agenda 3.03 - Update on Overall Parking Management**

*Thuemis* submitted that in the earlier sitting, it was reported to the *Tshogde* that there are some issues with regard to parking management and also issues with regard to payment of parking fees by the parking contractors to *Thromde*. They submitted that the parking focal is supposed to present to the *Tshogde* yet it has not been done.

### **Discussion**

The Chair apologized for not being able to present to *Tshogde* however, Mr Dorji Phurba, a parking focal Official from *Thromde* has submitted to the Management and it was deliberated at



length. M/s Lhaki has requested for 65% waiver of the total payable however, the Management could not approve all but those request which are genuine have been approved. The Management also directed the contractor that henceforth no such grievances shall be considered and if the contractor cannot comply with this, the contract will be terminated and will be awarded to a new eligible contractor. With regard to KCR parking management, the Contract Management Committee (CMC) has been able to solve many issues and even some portion of the payment has been made for those parking spaces which are outside MLCPs. With regard to MLCPs, they are still required to pay around Nu 7.M to *Thromde*. This could not be paid because there are not many cars being parked in the buildings. However, it was decided to deliberate in next sitting of CMC and the issues will be resolved. Once all these issues have been resolved, the overall parking management unit will be set up under AFD and it will be managed well highlighted the Chair. The Chief ADM Officer proposed that Norzin *Thuemi* should be in the CMC so that he will have up to date information since the MLCPs are in his *Demkhong*.

### **Decision**

*Tshogde* directed:

1. The KCR parking focal to present in detail to CMC the lapses observed in collecting revenue from KCR parking.
2. The parking Focal Officials/unit to report to the next *Tshogde* once all the issues have been resolved at CMC/Management level.
3. *Tshogde* also decided to include Norzin *Thuemi* as one of the members of the CMC.

**Action** – Parking Management unit/CMC Secretary

### **Agenda 3.04 - Need for Proper Information on *Thromde* City bus system**

Taba-Dechencholing *Thuemi* reported that City Bus has been running very successful since it has been under *Thromde*'s Management and procurement of additional buses and new operation system has helped serve people in all nook and corner of City. He thanked the City Bus Service Management for having taken a great leap in improving the public transport system. Since he is a daily user of the public transport, he submitted that he has observed some issues with regard to its operation in the field. He reported that sometimes people pay cash and there is no ticketing



system and questioned if the fares collected in cash are deposited to the City Bus Service accounting system. The Norzin *Thuemi* also submitted how the smart payment cards are being distributed and if the people are using it.

### **Discussion**

The Official from the City Bus Management clarified that the card could not be distributed to all users and therefore there is a ticketing system in place currently. He reported that they have sold around 700 cards and people are using it. The base rate has been revised to Nu 5 from 10 earlier and one Ngultrum is added after crossing every bus stop. He also requested all to kindly question the conductor if the tickets are not being issued and report to the Management. There is a penalty system being instituted for such lapses. He clarified that sometimes the buses have to run empty and that's very important to create awareness for the people.

Taba-Dechencholing *Thuemi* also reported that there are also issues of double deductions from the City Bus smart payment card sometimes. The City Bus management reported that due to budget constraints smart card could not be installed in all buses; however by the end of the current fiscal year, almost all buses will have the smart card system and it will be made efficient and make mandatory for all to use the smart card system. Even the overall fare has been increased this time since it was not revised for so long. Also the cost for fuel and maintenance has been considered during revision.

### **Decision**

*Tshogde* congratulated the City Bus service management for successful operation and management of City bus operation and directed the Management to take note of all the suggestions/issues raised by the members and work towards improvement of the City Bus services.

**Action** – City Bus Service Management

### **Agenda 3.05 – Need for *Thromde* Cultural Office**

*Thuemis* submitted that there is a need for culture office in *Thromde* because there are many heritage sites like temples and *chortens* within *Thromde*. Even in the recent *Dzongkhag Tshogdu*, it was decided that all heritage sites within *Thromde* will have to be looked after by *Thromde*.



Since *Thromde* do not have culture office, these heritage sites could not be taken into account.

### **Decision**

1. *Tshogde* did not approve the recruitment of cultural Officer since there is nothing much to be done in *Thromde*.
2. *Tshogde* directed all *Thuemis* to make a list of all the heritage sites within *Thromde* and submit to Planning Officer to maintain a file.
3. *Tshogde* also decided to send a copy of *Tshogde* minutes to MoHCA regarding the maintenance of heritage sites within *Thromde*. Henceforth *Thromde* will only provide municipal amenities like water, sewer, drains and street lights to the temples and monasteries within *Thromde* but the maintenance of structures both internal and external will have to be done by MoHCA.
4. Since *chortens* sometimes are required to be relocated as a result of *Thromde*'s plans and programs, its maintenance can be kept with *Thromde*

### **Action – *Thuemis***

#### **Agenda 3.06 - Road Markings within *Thromde***

*Thuemis* have submitted that most of the road markings have faded and are not clear. Since road markings are very important to guide and regulate traffic, it will have to be painted again. There is also a need to have proper markings on those roads which are not already marked. The proper road markings will also help avoid road side parking of the cars creating traffic congestion. This will also help develop paid parking spaces which is a source of revenue.

### **Decision**

*Tshogde* directed the Infrastructure Division to carry out the road markings and also to carry out markings for those roads for which the markings have faded away.

### **Action – ID**

#### **Agenda 3.07 – *Thromde* Toll free Number -1009 Operation**

Babesa *Thuemi* submitted that there are issues with toll free 1009 functioning in *Thromde*.



People have been complaining that sometimes there is no one to respond and even if they respond they do not get the required services. People are referred to different numbers to avail the services.

### **Discussion**

The Executive Secretary submitted that the toll free number has been instituted to streamline the service delivery and they are required to direct to the right person. There are also issues of people directly calling the concerned Officials and get the issues resolved. However, the *Thromde* complaint mobile app has been developed and it will be launched on 17<sup>th</sup> December 2021. After that, it is hopeful that the complaints can be managed well. The Chair also reported that attending the toll free number during off hours has been lifted since not many calls are received during off-hours.

### **Decision**

*Tshogde* directed:

1. The Management to streamline the complaint management system and all complaints must be attended.
2. The ICT section to orient *Thuemis* on the complaint mobile app

**Action** – CSD/Management

### **Agenda 3.08 - Waste and Safety Issues in CFM area**

The Norzin *Thuemi* submitted that there is a need for CCTV camera in CFM area since the place is a business hub and daily hundreds of people gather in the area for various purposes. As a result there is a safety issue and even illegal waste dumping can be prevented if there are CCTVs installed.

### **Discussion**

The *Thuemi* reported that there are CCTVs at the individual building but there is a need for overall camera covering all areas. The Chief ADM Officer submitted that even the presence of CCTVs doesn't guarantee safety as miscreants carry out illegal things surreptitiously. He also reported that the current CCTVs don't even recognize the person and the things clearly and



hence it doesn't serve the purpose. If it has to be installed, it will have to be of higher specifications.

### **Decision**

*Tshogde* directed the procurement unit under AFD to explore the specifications and the rate of some of the available CCTVs in the market.

**Action** – AFD (Procurement)

### **Agenda 3.09 - High Parking fees in Core Areas**

The Norzin *Thuemi* proposed for parking fee revision especially in the core area because the people have been complaining that the parking fees are exorbitant. It is especially inconvenient for those business or residential units who have to park the cars for the whole day and night. Even for the buyers, the fees are quite high even if the vehicle is parked for 5-10 minutes. He requested for the basis of the recent parking fee hike.

### **Discussion**

The Chair said that the parking fees earlier have been raised based on the concession agreement of the parking management and the decision was taken by the past council. Consequently the same has been approved by the Ministry of Finance. Therefore, it is very difficult to revisit the existing rates but henceforth if a fee hike proposal is put forth based on the concession agreement, it will be deliberated well and decided based on thorough assessment. The Jungzhina *Thuemi* submitted that even if the parking fees are raised, maximum of it is kept by the parking contractors and very minimal share is deposited to *Thromde*. Therefore, it does have less impact to *Thromde*. He also reported that the prepaid parking cards issued to *Thromde* staff and others will have to be monitored if it has to be paid by the Office.

The Chief ADM Officer submitted that those staff issued with parking cards is issued for free by the contractors and *Thromde* do not pay for it. The Taba-Dechencholing *Thuemi* stated that the main concern of the people is like Jungzhina *Thuemi* mentioned the huge part of it is benefiting the private contractors rather than increasing the *Thromde* revenue. He said this has to be made clear to the public however, parking fees cannot be reduced but the issue of why only a minimal amount of what KCR collects as parking fee is given to *Thromde*. The Chief ADM Officer



clarified that it is based on the agreement in the case of KCR and in the case M/s Lhaki it is based on the contract terms and conditions for 3 years duration.

### **Decision**

*Tshogde* decided:

1. The parking fees cannot be reduced because it has been raised by the previous council based on the concession agreement and consequently approved by the Ministry of Finance. However, henceforth when such proposals come, it will be accessed and deliberated well before hiking.
2. *Tshogde* also directed the CMC to report to next sitting how the proportion of fee payment to *Thromde* of the total parking fee collected has been decided.

**Action** – Norzin *Thuemi*/CMC Secretary

### **Agenda 3.10 - Update on Various Activities under Changbangdu-Olakha *Demkhong***

The Changbangdu-Olakha *Thuemi* submitted that there are numerous activities which are yet to start although some of which are already planned in the areas. However, many are new activities and the Chair said the activities will have to be prioritized. The *Demkhong* activities for the FY 2021-2022 have been already finalized and the new activities will have to be included in the next Fiscal Year.

He also submitted that there are *Thromde* buildings (traditional) in his area and there are people residing there paying rent to *Thromde*. He suggested if it can be given to *Thromde* workforces. The Chief ADM Officer reported that if *Thromde* workforce resides, there is no way we can collect rent. Right now people living there pay rent contributing to the revenue. Taba-Dechencholing *thuemi* also reported that the house may not be sufficient to the entire Olakha workforce and therefore it would be better to keep it as it is and collect rent. But many other members felt that the rent collection from those units are minimal and therefore, even if it given to *Thromde* workforce, it will not have huge impact to the revenue but will have greater impact to *Thromde* workforce who are currently living in the huts.



**Decision**

*Tshogde* decided to issue 3 months eviction notice to the current tenants of the *Thromde* buildings in Changbangdu –Olakha *Demkhong* and put *Thromde* Workforce.

The Changbangdu-Olakha *Thuemi* also demanded clarifications from the Management on why the Olakha footbridge could not be operated and why it has to be repaired even before opening. He also raised issues with regard to hawkers operating everywhere. He proposed for heavy penalties so that they do not repeat. This was also supported by Taba-Dechencholing *Thuemi* as Pangrizampa junction in Dechencholing is one of the main spots for hawkers.

**Discussion**

The Chair stated that it is true that the people have talked a lot about the current footbridge not being operationalized even after completion. It has to be delayed because slight movement has been detected while walking over and therefore it was decided to access well and amend it before any serious problem occurs later. The additional constructions of the pillars will totally blend with existing structures and it will not look odd. These initiatives have been taken wholeheartedly to put people's safety first. It will be opened to pedestrians from 17<sup>th</sup> December 2021.

With regard to hawkers, The Chair said that *Thromde* is moving towards it and we have already undertaken levying penalties for all unauthorized constructions and encroachment cases. Similarly even the penalty for the hawkers can be drafted and discussed. The member secretary said that there is nowhere mentioned that hawkers are not allowed and that *Thromde* will have to be monitored. There is a need to have a sector level discussion with relevant ministries like MoEA as it is relevant to trade licensing. Therefore, it is difficult to levy penalty too as there is no basis. The Chief of Environment Division supported member secretary. However, since the major issue is wastes being generated in the area and also being carried to different areas causing littering in other public spaces and road sides, currently the hawkers are penalized based on the clause 150.12 of the Waste Prevention and Management Regulation (2021) 'Placing *or storing of goods, including commercial and construction materials, on the streets, roads, and pedestrian pathways without permission of the relevant authority*' with a fine amount of Nu. 2000 (per



instance)’ but there are no other ways by which they can be penalized as the hawkers do not give their information or it is difficult to catch them as they move away before being caught by the inspectors.

### **Decision**

#### ***Tshogde* directed all**

1. To convey the message that the new initiatives taken for Olakha footbridge have been taken to put people’s safety first and the additional structures will totally blend with the existing structures.
2. The Environment Division to monitor and levy penalty as it has been practiced based on the existing Waste Prevention and Management Rules.

**Action** – Changbangdu-Olakha *Thuemi*/Environment Division

#### **Agenda 3.11 - Proposal for Stilt Floor Construction within Thimphu *Thromde***

The Chair explained that earlier the basement has been approved for parking purposes and later some has been regularized to be used as a store if they already have enough appropriate parking. Now people are proposing for a stilt floor and recently *Thromde* has informed the general public that the stilt floor will be allowed but for strict use as parking space and with a height of about 2.5 meters. However, *Thromde* received a letter from the MoWHS stating that it must not be allowed as it contradicts with the basement circular. Since it was issued as an order, it could not be revoked. The Chief of DRD submitted that stilt floor is not clearly being mentioned in any regulations but many have been constructed. Based on the order, DRD is now approving the stilt floor proposals. The member secretary submitted if the related acts/regulations can be amended after sitting together with the MoWHS.

### **Decision**

This was shared as information for the members. However, the members also supported the idea of a stilt floor.

The *Tshogde* also decided that *Thromde* will work independently in carrying out activities within *Thromde* as per rules and regulations and council’s decisions and request other Ministries and agencies concern to carry out their duties as required by the rules



**Action - DRD**

**Agenda 3.12- Water bill for Dechencholing HSS**

Since there were issues with the water supply system for Dechencholing HSS, the Management has deliberated and decided to levy them the monthly bill times the number of months for which the bills have not been paid. Even the penalty has been waived off but the School administration is not able to pay the sum since the school doesn't have separate budget allocated for this. Since their monthly water bill was more than the average monthly bill, i.e. around 0.1M, the School couldn't pay the bill. Therefore, it is put to *Tshogde* for waiving off of the water bill.

**Discussion**

The Taba-Dechencholing *Thuemi* reported that it was a fault in a supply system to connect a bigger diameter pipe from source to a smaller diameter pipe near school. This has created leakages even if the water taps are being closed by the school. Since it is for the benefits of the school, he supported the proposal of waiving off the water bill.

The Jungzhina *Thuemi* submitted that it is questionable if the *Thromde Tshogde* has the authority to waive off the water bill. He also submitted that later there might be audit observations and even if it has to be waived off, there has to be proper justifications. There are 34 schools in *Thromde* including private schools and might set such a precedent he added. This was supported by the Taba-Dechencholing *Thuemi*. The Chair directed the ID to work out well on how such lapses have occurred.

**Decision**

*Tshogde* decided to waive off the outstanding water bills for Dechencholing HSS however, directed the Operation and Maintenance Division to provide proper justifications which will serve as audit justifications later.

**Action – O&MD**

**Agenda 3.13 – *Thromde* Workforce Rules and Regulations**

The Labour Officer presented the increment proposal for the *Thromde* Workforce. The Management has proposed an increment of Nu 100 yearly for Levels I to IV and Nu 150 yearly



for Level I and special category level. There are a total of 234 workforces including 15 under special category, 101 in Level I, 7 in Level III and 227 in Level IV. Special category is paid Nu 500 per day, Level IV is paid Nu 234 per day, Level III is paid Nu 254 per day, level II is paid Nu 286 per day and Level I is paid Nu 324 per day. The total employer contribution of 5% for the PF scheme comes to around Nu 1.7M to 1.8M annually. He/she must serve at least 5 years to claim the PF benefits. If they resign before 5 years, they will get only their part of the contribution.

### **Discussion**

The Jungzhina *Thuemi* submitted that the wages have to be increased at the same time; there is a need to relook into the requirement of the number of workforces under *Thromde*. Proper assessment will have to be done whether the current strength of workforces is required. The Chief ADM Officer reported that there is a requirement currently and even had to recruit few *lajabs* recently. He said that henceforth, it is being strictly accessed new recruitment shall be subjected to thorough assessment by HRC and the Management. The Chief ADM Officer and Labour Officer proposed for the special allowance and promotion to level I or to special category for those 6 workforces who are currently stationed at the crematorium. Since the working environment for those stationed at the crematorium are not favorable, these are being proposed to have people willing to work there.

### **Decision**

1. The *Tshogde* unanimously endorsed the increment of Nu 100 for Levels II to IV annually and Nu 150 for Level I and special category annually.
2. *Tshogde* also approved upgrading the level to special category (Nu 500 per day) for those workforces who are working at the crematorium but the number of workers shall be maintained at 7 and no overtime payment shall be accepted.
3. *Tshogde* hereby directed the Management to implement the *Thromde* Workforce Rules and Regulations with the effect from 1st January 2022.
4. *Tshogde* also directed the Management to relook at the requirement of all workforces and study to maintain compact and efficient workforces.



**Action** - Labour Officer

### **Agenda 3.14- Penalty for State Land Encroachment**

It was discussed in the 2nd Management meeting that the encroachment on state land shall be levied with penalty on PAVA rate. However, it is known that the land issue in the Sunday market area requires special discussion due to its history. The issue is specific for the CFM area. There are around 18 plots behind the main CFM road which falls under the urban core sub precinct II. The total area encroached ranges from 123 sqft to 1086 sq.ft. According to PAVA rate, the penalty for encroached areas comes to around Nu 337,031 to Nu 2,926,416.12 annually. And this had to be paid till the encroached structures are removed. The earlier management of gave the short term lease in 2014 but according to head LSRD, *Thromde* cannot lease land on short term. This has been proposed to *Tshogde* for further directives.

### **Discussion**

The Norzin *Thuemi* explained that the plot owners there say that *Thromde* has verbally allowed them to construct the slabs and be used as parking. But there is nothing in writing. The Chair informed that if we based on the discussions of the previous management, we cannot move on. Even if the temporary lease has been given, permanent structures are not allowed and they must know it. He informed that it has also been broadcast through media that the encroached structures have to be removed within 3 months and beyond that, a penalty based on PAVA rate will be levied. But in some cases, the penalty rate comes really high based on PAVA rate and it is for sure they will not be allowed to pay nor *Thromde* can't do anything. Therefore, the proposal is, a certain medium rate which is payable yet to let them feel the pinch will have to be decided. The Jungzhina *Thuemi* proposed to first study how the short term lease or the approval has been accorded for them and report back to the next sitting.

### **Decision**

The *Tshogde* directed the LSRD and DRD to submit one report stating the amount each plot owner will have to pay based on PAVA rate in one column and in one column based on lease rate and submit to the Chair for further discussion.

**Action** - LSRD/DRD



### Agenda 3.15 - Approval for Urban Village names to be used in City Addressing System

The GIS Officer presented to the *Tshogde* the City Address System (CAS). The CAS consists of the name of the road, street name and building and unit identification numbers. For CAS, three main routes have been considered, *Doebum Lam* which starts from Babesa till Dechencholing and *Thori Lam* which goes to Motithang and *Chugo Lam* which goes down towards *Chang Lam* and *Lanjuphakha*. This divides *Thromde* into 4 quadrants and each intersection point on these routes has been taken as the reference point. The challenge here is she presented is the lack of appropriate nomenclature for some areas. The other challenges include the overlapping boundaries of the different zones and localities within *Thromde*. In the COVID zoning system, there are issues when giving addresses to some points due to overlapping boundaries and similar challenges were faced even while going with the local names. Some localities are large, some small and for some even the boundaries are not clear.

The GIS Officer presented that the CAS had to be based on the local names since there are no other basis to consider. There are 33 localities and the local names are put to *Tshogde* for validation and endorsement. The table below shows the names of the 33 localities which will be used for the CAS:

Sl. No	Urban Village	Dzongkha Name
1	Babesa	བར་པའི་ས།
2	Changbangdu	ཅང་བང་འབྲུ།
3	Chang Gangkha	ཅང་གླང་ཁ།
4	Chang Gedhaphu	ཅང་དགེ་དར་ཕུག།
5	Chang Genye	ཅང་དགེ་བསྟེན།
6	Chang Jalu	ཅང་བུ་ལུང།
7	Chang Jiji	ཅང་བྱི་བྱི།
8	Chang Khorlo	ཅང་འཁོར་ལོ།
9	Chang Olakha	ཅང་ཨོ་ལ་ཁ།
10	Chang Zamtok	ཅང་བམ་ཉོག།
11	Chang Zeri	ཅང་ཟེ་རི།
12	Dechencholing	བདེ་ཆེན་ཚས་གླིང།
13	Dolay Gang	སྟོག་ལས་གླང།

14	Jungzhina	འབྲུང་གཞི་ན།
15	Tashichhodzong	བཀྲ་ཤིས་ཚོས་རྫོང།
16	Kawang Jangsa	ཀ་ཤང་གྲང་ས།
17	Kemkha	ཀེམ་མ་ཁ།
18	Lhadrong	ལྷ་ལྷོང།
19	Lubding	ལུད་པ་ལྷིང་ས།
20	Ludrong Phakha	ལུ་ལྷོང་ཕམ་ཁ།
21	Lungtenphu	ལུང་བསྟན་ཕུག།
22	Motithang	མུ་ཉིག་ཐང།
23	Norzin	ནོར་འཛིན།
24	Samteling	བསམ་གཏན་སྒྲིང།
25	Serbithang	གསལ་རྩིས་ཐང།
26	Simtokha	སིན་མོ་ལྷོ་ཁ།
27	Taba	ཏཱ་བབས།
28	Tshalu Barp	ཚ་ལུ་བར་པ།
29	Tshalu Marphey	ཚ་ལུ་མར་འཕེལ།
30	Tshatshobaykha	ཚྭ་ཚོ་བལ་ཁ།
31	Wangchhu Taba	ཤང་ཚུ་ཏཱ་བབས།
32	Yangchenphu	དབྱངས་ཅན་ཕུག།
33	Zilukha	གཟི་ལུང་ཁ།

### Decision

*Tshogde* deliberated on the local names presented above, validated and endorsed to be used in the Thimphu *Thromde* City Addressing System

**Action** – GIS Officer

### Agenda 3.16 - Additional Budget for new Customer Service Center

The Chief ADM Officer submitted to the *Tshogde* the requirement of an additional budget of Nu 173,437 for the development of new Customer Service Center at the new entrance. The 3<sup>rd</sup> *Tshogde* has approved Nu 1.0M for the same activity but it was not enough for the final bill. The



new customer care service center has been completed and even made operational. The main activity include development of the counter, electrification works, National Flags and Kings portrait at the entrance, signboards and other beautification works.

### **Decision**

*Tshogde* without must deliberations approved an additional budget of Nu 173,437 to be used from the same budget source from which the earlier Nu 1.0M has been used.

**Action** – AFD/Finance

### **Agenda 3.17 - Procedure for Location Clearances within *Thromde***

The Chief DRD presented to the members that there is no clear procedures to be followed while issuing location clearances to business licenses within *Thromde*. He also reported that so many cases of bar license transfer from other *Dzongkhags* have been received and it is difficult to handle. However, the decision of earlier *Tshogde* was to not allow additional bar licenses and transfer of bar licenses from other *Dzongkhags* to Thimphu *Thromde*.

### **Decision**

*Tshogde* directed:

1. The DRD to submit a report stating the number of bar licenses being issued within *Thromde* so that the council can take decision accordingly in the next sitting.
2. DRD to seek directives from MoEA whether there is a need for *Thromde* to accord additional location clearances within *Thromde* since there are more than enough bars operating and it is difficult to monitor.

**Action** –DRD

### **Closing Remarks**

The Chair thanked all the members of the Council and the *Thromde* Officials for taking time out of busy schedules to attend the 3<sup>rd</sup> *Thromde Tshogde* and also participating fully during the deliberations. This has led to fruitful decisions and expected the same in the future sessions he added. The session adjourned at 7:00PM.

**Rapporteur** – Karma Dorji, Planning Officer

