

25th THROMDE TSHOGDE MINUTES

THIMPHU THROMDE

7/17/2015

Venue: Conference Hall, Thimphu Thromde

Table of Contents

Abbreviation.....	4
Definition	4
25th Thromde Tshogde	5
Date:	5
Venue:	5
Time:	5
Members Present.....	5
Invitees	5
Opening Remarks by Chairperson	6
Agenda 1: 2015-2016 Budget.....	6
1.1 Construction and Maintenance of Roads, drains within Thimphu Thromde.....	7
1.2 HR proposal.....	11
1.3 Olakha Thuemi's Proposal	12
1.4 Road resurfacing in Olakha.....	12
1.5 Olakha Park Development.....	13
Agenda 2: Plot H8 A in vegetable market.....	13
Agenda 3: 5.5% land pooling agenda.....	13
Agenda 4: BPC line shifting in Taba.....	14
Agenda 5: Langjuphakha LAP status	15
(a) New road proposal in Langjuphakha LAP.....	15
(b) Plot relocation in Langjuphakha	16
(c) Damcho Dem's case, Langjuphaka	17
(d) Dema's case, Langjuphaka.....	17
(e) Sonam Wangay's case , Langjuohaka	17
Agenda 6: Mr. Jattu Dukpa Plot, Lungtenphu	18
Agenda 7: Greener way's accusation for Thimphu Thromde	19
Agenda 8: Update on crematorium	20
Agenda 9: Aum Phub Dem's case; A construction in UH.....	21
Agenda 10: Permission of use of ground floor.....	22
Agenda 11: Poultry farming proposal	22
Agenda 12: Fees for MLCP I & II	23
Agenda 13: Mr Tshering Dorji's case-Helipad area	23
Agenda 14: Review of Urban core precinct	24

Agenda 15: Procurement of additional vehicle for Inspectors	24
Agenda 16: Live stock approval.....	25
Agenda 17: Jagargom- ownership transfer.....	25
Agenda 18: Ap Dorji satshab in Semtokha LAP.....	26
Agenda 19: Site for Vegetable market in Semtokha LAP and Motithang and Open Gym facility at Semtokha LAP	26
Agenda 20: Water tariff revision.....	27
Agenda 21: Mobile Street food Proposal	28
Agenda 22: Proposal to establish private HSS at Samtenling.....	29
Agenda 23: Craft Bazaar's Requisition	29
Agenda 24: Fountain proposal	30
Agenda 25: Census Issues	31
Agenda 26: Live Music rehearsal Booth.....	31
AOB	31
A. English Learning classes	31
B. Tshogde Minutes Translation	31
Conclusion.....	32
Tentative date for 26th Tshogde:.....	32
Minute Keeper:.....	32

ip

Abbreviation

ADB: Asian Development Bank
 BAFRA: Bhutan Agriculture and Food Regulatory Authority
 BHU: Basic Health Unit
 BOC: Bhutan Olympic Committee
 BPC: Bhutan Power Corporation
 BSR: Bhutan Schedule of Rates
 CDCL: Construction Development Corporation Ltd
 DCD: Development Control Division
 E4: Environment Precinct 4
 FY: Fiscal Year
 GoI: Government of India
 GSB: Granular Sub-Base Course
 HSS: Higher Secondary School
 LAP: Local Area Plan
 LTC: Leave Travel Concession
 M: Million
 MoF: Ministry of Finance
 MFA: Ministry of Foreign Affairs
 MoU: Memorandum of Understanding
 NCWC: National Commission for Women and Children
 NLCS: National Land Commission Secretariat
 NPPF: National Pension and Provident Fund
 PAVA: Property Assessment and Verifying Agency
 RBA: Royal Bhutan Army
 RCC: Re-enforce Cement Concrete
 RRM: Random Rubble Masonry
 SAARC: South Asian Association for Regional Corporation
 STP: Sewerage Treatment Plant
 TT: Thimphu Thromde
 UH: Urban Hub
 UPD: Urban Planning Division
 UV: Urban Village
 WB: World Bank
 WMM: Water Mix Macadem
 WBM: Water Bond Macadem

Definition

Bho & Phana: A part of Bhutanese architecture
 Lagthram/Thram: Land ownership certificate
 Kasho: Order
 Thuemi: Zone Representative
 Thromde: City
 Tshogde: Council
 Chhadri: Preparations
 Duthroe: Crematorium
 Thram: Ownership Certificate
 Rabsey: Window/Balcony
 Satshab: land replacement



25th Thromde TshogdeDate: 17th July 2015

Venue: Conference Hall, Thimphu Thromde

Time: 9:30AM – 4:00PM

Members Present

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

Invitees

1	Mr. Mahesh Pradhan	Chief Engineer
2	Mr. Kinley Penjore	PM, ADB Project
3	Mr. Hastabahadur Sangpang	Chief ADM Officer
4	Mr. Palden Khandu	Head, DCD
5	Mr. Tshering Peljor	Head, Environment Division
6	Mr. Sonam Nima	DCFO
7	Mr. Pusparaj Sharma	Urban Planner
8	Mr. Sukumar	Urban Planner
9	Mr. Ugyen Tshechu Dorji	Legal Officer
10	Mr. Palden Khandu	DCD
11	Mr. Karma Singye	Architect, UPD
12	Mr. Chencho Needup	Surveyor
13	Mr. Dorji Rabten	HRO
14	Mr. Karma Dorji	HRO
15	Mr. Sonam Dhendup	Census Officer
16	Mr. Omapati Luitel	ICT Officer
17	Mr. Jigme Dorji	Head, JDWPL
18	Mr. Karma Dorji	Planning Officer



Opening Remarks by Chairperson

The Chairperson welcomed the members and thanked all the Thromde staffs and thuemis for having successfully completed the 2014-2015 FY with commendable achievements. He also mentioned on the achievements Thromde has made so far since last Tshogde.

He informed meeting that TT has recently launched 10 G2C services, Revenue and Asset Management system and Thromde Accounting System. He also thanked the donors on behalf of all the residents of Thim-Throm for having developed such systems for TT. The GoI and WB have sponsored the development of these systems. He highlighted that these systems would help deliver the services more efficiently.

He informed Tshogde that the works on construction of labor camps are progressing well. By December 2015, work is expected to be completed. The fund from reserve fund to construct the labor camps was approved by Tshogde in previous meeting.

The chairperson informed Tshogde that the development of Olakha neighborhood node would be given to Lodhen foundation. This will be discussed more in detail later as an agenda. He pointed out on the rise of illegal structures within city. He said that illegal structures within Thromde should be removed and Thromde management has to be very strict with the set rules. He also informed the need to develop guidelines for the Olakha workshop areas and a proposal to set up an open gym in the southern part of City.

Agenda 1: 2015-2016 Budget

Finance section presented the approved budget for the FY 2015-2016. Earlier proposal was Nu 202 M for capital and Nu 45M for current. MoF however has approved a subsidy of Nu 35M for current and Nu 167M for capital. The finance section also presented Tshogde those activities for which the budget has either been removed or reduced.

The Chairperson informed on the decrease of current subsidy and that the Thromde has to manage with its own internal revenue. The most important part the Tshogde has to discuss is on the approved capital budget. Thimphu Thromde has the authority to plan capital works within the approved Nu 167M capital budget. Therefore the chairperson informed the revised budget for the following activities to the Tshogde for discussion and approval:

1. Clock tower maintenance-1M from 2M
2. Chubachu public toilet construction- 4M from 7M
3. Construction of Fire reservoir in Changzamtog- 3M from 6M
4. Olakha vegetable market - 5M, To be taken out
5. Low income housing - 0.5, To be taken out
6. Under UPD - Nu22M from 30M to be used for road construction and the works to be carried out by Engineering Division

After the revision, the total capital budget comes around Nu167.00M. The budget for roads cannot be taken out as the road works within Thimphu Thromde is very urgent and hence it has to be on high priority. The other members supported the view.

The Finance section of TT reminded the Tshogde to be prudent with regard to current expenditure. Current subsidy has been declining year by year while Thromde's internal revenue has not shown improvement for last few years. It was submitted that current expenditure has been higher than revenue collected and allocated annual subsidy. The Chairperson also urged all to exercise maximum caution in spending, especially in current expenditure. TT should invest in profit making projects. He also reminded that Thuemi should question the management on the decisions made during the Tshogdes if not implemented. All thuemis requested management to implement Tshogde decisions as soon as possible. The Thuemis should make a presentation during 26th Tshogde on the update of all the decisions made and pending follow up action of past Tshogde meetings concerning their constituency.

1.1 Construction and Maintenance of Roads, drains within Thimphu Thromde

The road section of Engineering Division presented to the Tshogde the prioritized road construction and resurfacing works along with drains for the FY 15-16. The following are the prioritized road list as per the request and applications received from the residents:

(A) Roads in Northern Thromde

Northern Roads (Amount in Million)					
Sl/No	Area	Length	Amount Proposed	Amount Approved	Remarks
1	Road From Milk Booth till Le-Meridian	400 m	1.70	1.70	Approved, Only widening will be taken up
2	Langjophakha (Forest gate) to Dechencholing	3850m	22.40	0.00	Only pot hole repairs will be taken up
3	Junctions at Thai Pavilion, RICB for improvement	10m	0.24	0.24	Approved. To improve the road width
4	Pamtsho access road	1200m	8.40	4.00	Approved .Blacktopping of 6meter wide road including GSB drains
5	Zilukha approach road (Aum Namgay Zam)	160m	0.64	0.00	Did not approve based on the priority. Budget constraints
6	Chubachhu short stretch road below BDBL	100m	0.46	0.46	Approved . Resurfacing with GSB
7	Taba Feeder road near SAARC forest	70m	0.40	0.40	Approved .Resurfacing with GSB
8	Road above Duthroe	300m	6.22	2.00	About 300m will be constructed till Mr Chogyal's house.
9	Access road above Changangkha Lhakhang	140m	1.24	1.00	Approved for resurfacing with GSB till the space where parking is feasible.3.5meter wide road
10	Access road near NPPF colony towards thai-consulate	100m	0.30	0.30	Approved for resurfacing including drain maintenance

11	Access road for Zilukha School	150m	3.37	2.00	Approved. Roads will be resurfaced with GSB till the lower ground only.
12	Access road to BHU, Motithang	100m	0.66	0.66	Approved for resurfacing. Also approved for pot hole repairs for parking areas in front of buildings opposite to M/thang public park(commercial line) . Tshogde asked road section to study the feasibility of collection of parking fees in front of commercial line after pot hole repair
13	Access road to Jagom	1000m	11.20	5.60	Approved for resurfacing with GSB
Total			57.20	18.36	

(B) Roads in Southern Thromde

Southern Road (Amount in Million)					
Sl/No	Area	Length	Amount Proposed	Amount Approved	Remarks
1	Chundu sawmill area	230m	0.92	0.92	Approved for resurfacing with GSB
2	Along old Thimphu-Phuntsholing Highway	950m	8.02	8.02	Drain and Blacktopping
3	Two road at Changbangdu				
	(a) Upper road	180m	0.93	0.93	Approved for GSB and resurfacing
	(b) Lower road	200m	1.30	1.30	Approved for GSB and resurfacing
4	Babesa ADB Project area	35m	0.54	0.54	Approved for GSB and resurfacing
5	Tshalumaphey road at top	100m	0.47	0.47	Road moving up from near Dantak Hospital.
6	Tshalumaphey road and near Lhakhang	200m	0.98	0.98	Approved, 5-6 plots
7	Semtokha E4	100m	0.33	0.33	Approved
8	Above Thimphu-Wangdue Highway	650m	2.13	2.13	Not a priority. If budget available GSB and drain only approved. Prioritized
9	Olakha traditional village	70m	0.34	0.34	Approved
10	Olakha (BPC MD) ADB Leftover	80m	0.37	0.37	Approved. Wall has to be constructed
11	Babesa Dorji Dema	90m	0.25	0.25	Approved

12	Rigsum Institute	140m	0.49	0.49	Blacktopping only approved
13	Road below 3 tank till junction	500m	2.93	2.93	Approved, Need to confirm the length
14	From traditional hospital till National Library	780m	4.12	0.00	Resurfacing only. To be done departmentally
15	Serbithang Road	200m	7.75	0.00	Resurfacing only, will be done departmentally part by part.
16	Above Memorial Chorten	100+m	0.88	0.00	Resurfacing will be done departmentally. It should be covered in drain part.
Total			32.75	20.00	

Besides the above-proposed works, Tshogde also discussed other road works to be carried out within TT in this FY. The road near KW shop at Taba and the road from Taba main road till Karma Damchoe's gate will be carried out after the costing has been done. Jungshina thuemi requested for road improvement at Jungshina and Samteling areas. Tshogde decided that in those areas, the WB projects is expected to carry out the road works. The members were of the view that even if the roads are being maintained now, later when project comes, the roads will be damaged. Therefore, only the maintenance works will be carried out. The road will be maintained by refilling depressions once the rain has stopped in Jungzhina areas to make it easily pliable as requested by the Thuemi.

Changangkha Thuemi requested the short stretch road near the labor camp construction site to be resurfaced. Tshogde decided that GSB will be laid for that road till the Changangkha School.

Jungshina Thuemi requested for resurfacing of road starting from Jungshina Primary School till Jungshina village. The Tshogde decided that the road works in Jungzhina and Pamtsho will be carried out together.

Approach road from main road to Zilukha Anim Dratshang gate was proposed for resurfacing. It is a very small stretch of road and Tshogde decided that it will be carried out while resurfacing Zilukha main road under Chadri budget. The road resurfacing works behind the centenary farmer's market as requested by Norzin thuemi will be taken up departmentally. Tshogde suggested making two contract packages with about 20 million each for north and south. Tshogde also ordered the Engineering Division that by August 15, 2015, road construction works should be tendered out and implementation should be awarded by the end of September 2015.

Action: Road Section, Engineering Division

(C) Drains within City

Following lists of drains were presented to Tshogde for review and approval.

i. Construction and Maintenance of L- drains with provision of hume pipe:

- a) Along the road leading to Memorial Chorten from NCWC office(L=121m)-0.24M
- b) Above Simtokha Dzong (L=170m)-0.30M

- c) Dechencholing Lap (L=50m)-0.09M
- d) Changzamtog near Cypress tree (L=60)-0.10M

ii. Construction and Maintenance of U- drains with provision of hume pipe and RCC slab cover:

- a) Simtokha above bridge near RIM (L=150m)-0.50M
- b) Above Double Turning at Mothithang (L=120m)-0.32M-it should be RRM
- c) Behind STCBL office (L=85m)-0.34M
- d) Changzamtog near Tshogpa's house(L=25m)- 0.064M
- e) Above Zilukha School (L=86m)-0.40M
- f) Changzamtog above call center and near fly over bridge (L=137m)-0.60M
- g) Babesa near Tata showroom (L=115m)-0.80M
- h) Above BCSEA office (L=12m)-0.015M
- i) Changjalu (L=180m)-0.26M
- j) Motithang (beside the main storm water drain coming from MHSS) (L=18m)- 0.05M
- k) Changzamtog above Chundu_Sawmill_ - 0.50M
- l) Motithang beside Ashi's Building_ and above YDF (L=66m)- 0.50M
- m) Upper YHSS (L=125m)-0.45M
- n) Above Tiny Toe day care center(L=80m)-0.35M
- o) Near Indian Embassy (L=45m)-0.15M

iii. Provision of RCC slab cover over existing drain including drain repair works:

- a) Motithang School till three tanks(as per CDCL estimation) (L= 430m)-2.65M

iv. Construction of Storm water drain with construction of new access road:

- a) Motithang (near Hatidunga) (Road length =50m & drain length =105m)- 0.42M
- b) Above Dantak Compound_(Road length =85m & drain length =30m) -0.62M

Tshogde discussed the need to provide bigger hume pipes in front of Dasho Bap Kezang's building at Motithang to arrest storm water flowing on the road surface. It was agreed that in addition to above list; other small drain construction and maintenance works will be taken up in this FY based on available budget and site requirement. Dechencholing Thuemi also proposed Aum Sonam Yangki's case of road surface water entering her plot to be resolved this FY. Tshogde decided to make site visit and propose appropriate intervention measures.

The total amount approved for proposed drains with RCC covers with hume pipe and new access road construction under the budget head "Construction of storm water drains is Nu10M and the total estimated cost of the above proposed activities is Nu9.719M. When suggested by member secretary on need to go for open tendering, the Chair and other members said that the precast drain should be given to CDCL at BSR rate and will not be tendered out looking at the good quality of the work provided by CDCL.

Action: Road Section, Engineering Division

(D) Footpath within City

The total budget for footpath is 15M. In absence of tentative locations identified for footpath, the Tshogde has decided following sites where footpaths have to be developed. Tshogde decided

the footpaths will be constructed in places where there is heavy traffic and more pedestrian movements.

- i. Jungzhina Bridge till Hejo junction
- ii. From round about near Supreme Court wall till supreme court gate
- iii. From city bus exit/entry point to round about near Wangdi plaza to Norzinlam
- iv. Below Changangkha school-cover the strom water drain to make footpath
- v. Drain cover in Main town – City bus area
- vi. From Chubachu till Hejo Junction
- vii. From Druk School to city Labor camp areas

Those drains, which are to be covered, should be provided with grill or steel net at the starting point to prevent the blockage.

Action: Road section, Engineering Division

1.2 HR proposal

ES presented on the status of HR in Thromde office. He explained on the need to enhance skills of Thromde staff by providing them with trainings or other skill development strategies. Following him, the HRO presented on the detailed status of HR, expenditure on HR training, budget etc... In the FY 2014-2015, TT has spent over Nu 1.95M for in-country trainings and Nu 1.952 for ex-country trainings. A total of Nu 3.902M for HR development has been spent. The total budget earmarked for HR in the FY 2015-2016 is Nu5.4M. The HR section also reflected on the ODE recommendation of training at least 20 Thromde staffs a year for short term trainings and 2-3 Master's program in crucial areas. The HR Section also presented to Tshogde the scenario of budget required for long term studies in various fields for the duration of 18 months.

Discussion

While discussing about the HR related issues, the Tshogde raised concerns on huge monthly payments for Thromde laborers (muster roll). All Thuemis directed HR office to ensure Thromde labor inventory is correct and no payments are made for non-existent employees, especially the laborers. Regarding the training budget proposal made by HR section, Dechencholing Thuemi said that it is very important for the staff of TT to get proper support to enhance their skills. He also mentioned that after the trainings are provided, he/she should compulsorily serve in Thromde for a certain period of time. This was also supported by other thuemis. Equal preference should be given to all Thromde staff. .

The chairperson informed that Thromde staff have been trained more compared to previous years. He also questioned as to whether Tshogde has the authority to send staff on long term training since the staffs are civil servants. He also emphasized on reëruiting staffs on contract basis so that Thromde can have more leverage to hire and fire staff. This is also expected to give Thromde more authority to differentiate between performer and non performer. The member secretary clarified that the reason for putting up HR related issue to Tshogde is to seek approval for training fund since Tshogde has to approve the revenue utilization. He proposed to Tshogde that about 5-10% of annual Thromde revenue could be set aside for staff trainings each year.



Some of the officials also mentioned that even diploma holders who are placed in TT should be given chances to pursue degree instead of only discussing master and short term trainings. The Norzin and Dechencholing thuemi also supported the idea of sending staff on both long and short term trainings. But they also reminded that people should work hard towards enhancement of TT revenue so that adequate budget is available for staff capacity development.

The chairperson said that as mentioned by the member secretary, certain percentage of annual TT revenue can be kept for trainings. However, the condition should be that the revenue of TT must exceed certain figure. Management meeting should decide on the actual percentage of annual revenue that can be used for trainings.

Decision

The Tshogde decided that based on the amount of revenue generated each year, one master and one undergraduate program a year can be sent after Tshogde's approval. Tshogde will decide on priority field of study. Tshogde also decided that every official should work hard to generate more revenue.

Action: HR Section

1.3 Olakha Thuemi's Proposal

The Olakha thuemi informed Tshogde on the proposal to connect the sewer lines of the 10 plot owners at Olakha to main sewer line. The second submission was to construct a bridge over Olarongchu at Olakha connecting vehicle workshop and Olakha.

Discussion

The chairperson informed that TT has already discussed with CDCL regarding the construction of the bridge. He said that the proposal is to use existing bridge at Dechencholing. The sewer line connection can be laid along the bridge once bridge is completed.

Decision

The Tshogde decided to ask CDCL to proceed with the feasibility studies and subject to availability of budget the work can be given to CDCL for implementation.

Action: Engineering Division/Sewerage Section

1.4 Road resurfacing in Olakha

Regarding the road resurfacing works at Olakha the members decided to take up repair work this FY. The entire road stretch leading towards RBA quarters from near helipad will be resurfaced, while others will be only repaired in patches. The members pointed out that the road was never maintained once constructed in 2006. Therefore, it is time to carry out the maintenance and resurfacing works.

Decision: The Tshogde decided that the road repair works in Olakha including the resurfacing work of roads leading to RBA headquarter will be carried out this FY.

Action: Road section, Engineering Division

1.5 Olakha Park Development

The Chairperson informed the floor that the fencing has been done by the Environment Division under the Chadri budget. The park is dedicated to celebrate the 60th birth anniversary of His Majesty the fourth Druk Gyalpo. The environment Division in collaboration with Lodhen Foundation will plant trees within this month. The responsibilities of maintaining the planted trees will be given to the community. The Lodhen foundation is in the process of mobilizing funds for the park development and a presentation will be made by them to the local people about their plans. MoU will be signed between Olakha community and Lodhen Foundation regarding the development and maintenance of the park. The Tshogde appreciated the initiative and supported the plan.

Agenda 2: Plot H8 A in vegetable market

The plot H8-A located in centenary farmers market belongs to a private individual. However, this private plot is used as public vehicle parking and vegetable vendors use the space for selling their produces. The tenants of the building on the plot have been facing difficulty in parking their cars and keeping the area clean. Therefore, the owner of this plot has put up a proposal to Thromde to either acquire the land at PAVA rate or allow him to establish his own vegetable shed so that he can secure his area.

Discussion

Many members were of the view that footpath leading to the vegetable market should not be blocked. Some members pointed out that the owner of the plot should be allowed to secure his own plot either by constructing wall or other physical barriers. But before that, a proper site visit has to be made to study that there is enough space for the people to move freely in and out of vegetable market.

Decision

The Tshogde decided that a study should be carried out before making him to secure his own land with a wall. Inspectors from DCD and Planners from UPD should find out if allowing physical barriers is feasible without blocking public footpath. If there is enough space for footpath even after constructing the wall, the owner could secure his own plot.

Action: DCD inspectors and UPD respective planner

Agenda 3: 5.5% land pooling agenda

The UPD presented the detail history of the case to Tshogde. The original plot owner Ms Tshering Wangmo had 50 decimal land bearing plot number 65 under thram No 321 located in Babesa LAP. She sold 24 decimal to Mr Namgay Wangchuk with an understanding that they may have to contribute 20% as land pooling (where land pooling concept was very new during that time). They have calculated 10 decimal as a contribution for pooling, 4 decimal from Mr Namgay Wangchuk and 6 decimals from Ms Tshering Wangmo. Where Namgay Wangchuk's plot will be 20 decimals and 20 decimals to Tshering Wangmo. The 20 decimals of Namgay Wangchuk was transferred to Choki Wangmo and Pem Zam with net area of 10 decimal each

and the plots are also developed. Ms Tshering Lhamo on the other hand has sold 30 decimal (20 decimal from her share and $6+4=10$ decimals which was supposed to be a land pooling share) to another buyer Ms. Chhimi Eden. A 30 decimals of land from Chhimi Eden has been pooled with 27.5% and given the net area of 21.75 decimals. Since the total land to be pooled from 50 decimals applying 27.50% land pooling is 13.75 decimals. Mrs. Chhimi Eden has contributed 8.25 decimals as pooling already, the remaining area to be pooled is 5.5 decimals, which Aum Tshering has merged to 20 decimals and sold to Eden making gross area of 30 decimals. The land pooling is calculated from one plot since the sell and purchase has taken place from 50 decimals.

Now the plot owners of 10 decimals each of Ms Choki Wangmo and Pem Zam were not issued *lagthram* by NLCS since NCRP found that pooling was not deducted from these two plots.

Hence, the original plot owner Mrs. Tshering Wangmo has appealed to TT to allow her to pay the better charges for the deficit of 5.5 decimals land in the 2003 rate and not on PAVA rate.

Discussion

Taba thuemi questioned whether the concept of land pooling was there or not at the time of transaction. He followed by many other Thuemis demanded the detail study of the transaction cases carried out by previous Thromde officials. This has to be carried out at the earliest possible. If the fault is with the applicants, they should be penalized and if it is with Thromde, the official concerned should be held accountable. Many thuemis were of the view that all the documents have to be reviewed and present it in next Tshogde.

However, the official from UPD said that case cannot be deferred as some of the owners are suffering as a result of withholding the *lagthrams* by NLCS. Therefore, the Tshogde ordered the UPD official to carry out a detail study about the transaction documents and present it to the Tshogde in the afternoon. In the afternoon, the UPD presented the documents available with TT regarding the transactions made. The first transaction was made on 2004 and second transaction to Chhimi Eden was made on 2005.

Decision

Tshogde decided that the rate cannot be based on 2003 rate and even Tshogde will not have the authority. Also decided that Mr. Namgay Wagchuk has to either pay betterment charges for 1.5 decimal or contribute 1.5 decimal land as he has only given 4 decimal for land pooling as per agreement. Also for the other 4 decimal which was merged back to 26 decimal by Tshering Wangmo, she has to either pay betterment charges or contribute land by herself.

Action: UPD

Agenda 4: BPC line shifting in Taba

The UPD presented the case in lower Taba where the shifting of BPC line (Electric Poles) in the plot No TA1-310 belonging to Kashyap Ghimirey and friends is estimated to cost them about Nu 0.34M. The owners have appealed to TT office that they can only bear the 25% of the total estimated cost, i.e. Nu 0.085M and rest to be borne by TT.

Discussion

The member secretary stated that a proper system has to be there to solve such issues. The Jungzhina thuemi said that if it is in private plot, the owner has to bear the cost. Thromde should bear cost only for those plots affected due to relocation because of Thromde planning. The other members said that the cost should be shared with BPC. Dechencholing Thuemi also supported this view. The members were of the view that the transmission lines are required to be replaced after a certain period of time. TT should check with BPC on number of years the lines have been put to active use to account depreciated value. If the lines have already outlived its design life period, BPC will have to bear the total replacement cost.

Decision

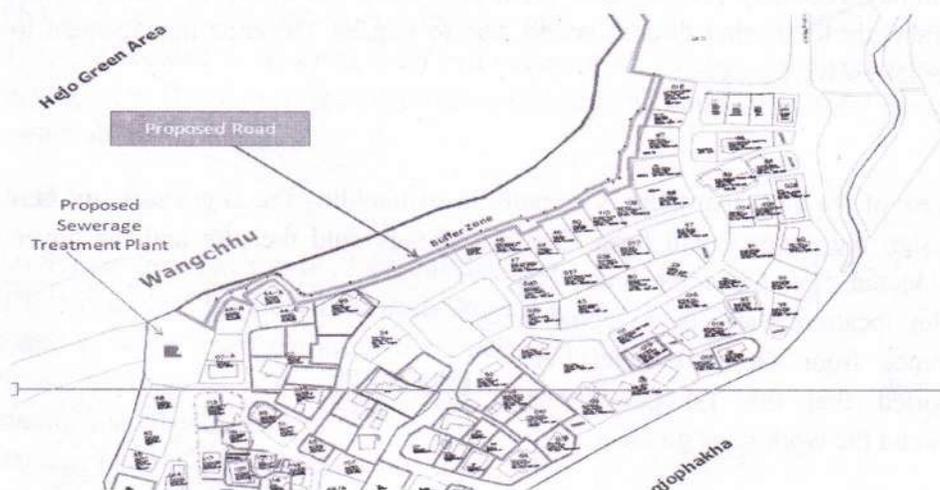
Tshogde decided that TT management should discuss with BPC and get their view on such issues. If the transmission lines are too old and are required to be replaced, BPC should bear the cost and in other case, the cost will have to be calculated on a depreciated value. For shifting of lines, cost should be borne by the plot owners unless plot is affected due to Thromde planning.

Action: Electrical Section, Engineering Div to coordinate with BPC and UPD.

Agenda 5: Langjuphakha LAP status

(a) New road proposal in Langjuphakha LAP

The UPD presented to the Tshogde on the new proposed road in Langjuphakha LAP along the river buffer. The 305meter road is mainly to give proper access for plots along the buffer and to discourage the encroachment into government land. It also aims at providing the alternative access to other plot owners in the LAP.



Decision

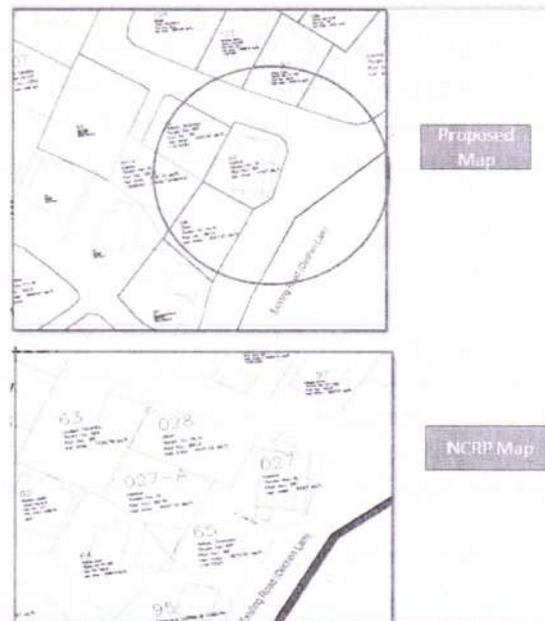
All the members supported the proposal and appreciated the plan. Tshogde approved the proposed road alignment.

Action: UPD/Engineering Division

[Handwritten signature]

(b) Plot relocation in Langjuphakha

NLC had coordinated the site visit together with Gyalpoi Zimpon and officials from TT in the month of April to see the plot allocated to Choki. Choki was granted *kasho* by His Majesty directing to resolve the issue related to her plot. During site visit *Dasho Zimpon* directed to revisit the plan and also to study the case in detail and take necessary action accordingly. Since the NCRP was already completed, NC RP Resource person took initiative and had discussion with *Dasho Thinley Thokmey*, requesting him if he could accept the plot allocated to Choki and give the plot allocated to him to Choki as. This was done to resolve the issue. After consultation *Dasho* agreed to the proposal and accordingly the plots were configured. However during the demarcation, Karma the original plot owner who had sold the plot, disagreed and did not sign the endorsement form. Karma wanted the plot allocated to Choki to be in given to her and the plot allocated to her to be given to Choki. Because of this the NLC did not issue *lagthram* to Choki and to *Dasho Thinley Thokmey*, since endorsement form were not signed by Karma. The case was put up to Tshogde for further directives and also to request Thromde management to get involved in order to resolve the case.

**Discussion**

The members were of the view that there is no point in withholding the *Lagthrams* just because Karma did not sign the endorsement form. She has already sold the plot and the buyer has accepted the relocated plot. Since the buyer has accepted the plot location, there is no point in getting concurrence from Karma (seller). All members supported that the Tshogde should approve the plan and the work must go on.

Decision

Tshogde approved the plan and decided to go ahead with implementation. Since the plot has been already sold to someone and the buyer has no problem with the plot location, Tshogde decided that to forward the case to NLCS. Tshogde also decided that the buyer of the plot should submit a letter of undertaking agreeing to new location.



[Handwritten signature]

Action: UPD

(c) Damcho Dem's case, Langjuphaka

The 8 decimal excess land issue between Damcho Dem and Chhimi Dema is not resolved. The plot reconfiguration has been done to save the structure as it was delaying the World Bank project finalization and implementation.

The member secretary states that according to the National Land Commission meeting a year ago, it was decided that the 8 decimal excess land was approved in favor of Chhimi Dema.

Decision

Tshogde approved the plot reconfiguration for the betterment of the project and also to avoid paying of compensation.

Action: UPD

(d) Dema's case, Langjuphaka

The plot was configured in 2012 during NCRP in consultation with the owner and it was approved through Tshogde. However later, the owner was not happy with the access road near her plot and did not agree to sign the documents.



Decision

Since there is no need for access road near her plot as it has access road from above the plot, Tshogde decided to do away with that access road. Further, after removing the road, the plot belonging to Dema to be reconfigured and same to be sent to NLCS for updation and inform the owner about the changes.

Action: UPD

(e) Sonam Wangay's case, Langjuohaka

There is a plan by the World Bank Project to make a sewer manhole near his traditional house. The owner is not willing to cooperate stating that the construction of manhole will damage his traditional house since there is big boulder that will have to be removed. If it has to be built, the risks have to be borne by TT and TT should give an undertaking letter to this effect, without which the owner does not want to allow the work to continue. Further, the plot owner also did not allow the contractor



[Handwritten signature]

to construct the drains and road at site.

Discussion

The chairperson said that the owner has appealed to TT that his small house nearby could be acquired as it is very near to the road and poses danger in terms of fire hazard. If this two storied house can be removed, the road width can be widened. Also the manhole can be relocated away from Mr Sonam Wangay's three storied traditional house. Jungzhina thuemi also stated the two storied house should be removed and road realigned to resolve the problem. During the presentation, the Urban Planner also requested Tshogde for the intervention of Thromde management Committee and also their strong support in the coming days to resolve any such issues that may arise. This is because of the fact that UPD had been trying all means to resolve the issues and has remained unsuccessful.

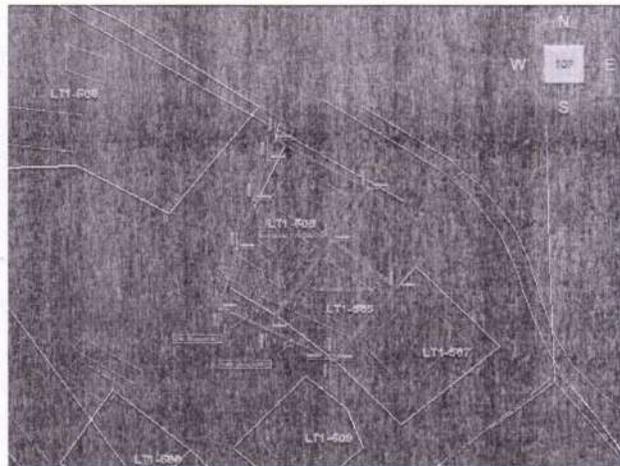
Decision

Tshogde decided that compensation will be paid for the small two storied house. The land if not adjustable will be compensated at PAVA rate. In that case, TT need not have to give an undertaking letter to the owner as the construction of manhole will be away from Mr Sonam Wangay's three storied traditional house.

Action: UPD

Agenda 6: Mr. Jattu Dukpa Plot, Lungtenphu

The survey section presented to the Tshogde the case of Mr Jattu Drukpa. This is regarding the plot of Mr. Jattu Drukpa and Mrs. Tandin Lhamo holding *Thram* no. 915 and 968, plot no. LT1-508 and LT1-589 respectively. The plot LT1-508 and LT1-589 has a net area of 6851 sq ft and 4029 sq ft respectively. The plot is located at Lungtenphu LAP of UV-2 LD precinct. The permanent



structures on Mr. Jattu Drukpa and Mrs. Tandin Lhamo's plot were already constructed before the land pooling was initiated. Mr. Jattu Drukpa and Mrs. Tandin Lhamo have 22decimal and 13decimal respectively prior to land pooling. When the Thromde started with planning, total of 2 decimal and 1 decimal of area from said plot owners were deducted for land pooling, (28.9%). During NCRP, the plots were surveyed with respect to the area eligible for registration after land pooling. It was observed that some portions of the structures are falling outside their plots boundary. The plot owners wrote an application to Dasho Thrompon appealing for release of Lag *Thram* and consider regularization of their excess area on betterment charges. National Land Commission secretariat did not issue their Lag *Thram* as the structures were partially outside their parcel boundary. As per the directives from Dasho Thrompon, survey was conducted for

their plots. The structures outside the boundaries were surveyed. The excess area of 971 sq ft and 336 sq ft from plot no LT1-508 and LT1-589 of Mr. Jattu Drukpa and Mrs. Tandin Lhamo respectively are observed after including all the structures. In case if the structures are to be demolished, there will be major impact to the buildings constructed above their plots.

Discussion

The chairperson informed that if the construction has been done after land pooling, there is a possibility to consider cash in lieu of land pooling. The other members pointed out that the building has been constructed with 100% plot coverage and it is not acceptable. However the members requested a proper background study has to be done to ascertain whether or not the structures have been already regularized by earlier Thromde committee meetings.

Decision

The Tshogde decided that if the structures have been regularized already, there is no point holding back their *lagthram*. Site plan and other documents have to be crosschecked to find out how the clearance was given. Tshogde also decided a three member task force from Land Section, DCD and Environment division has to be formed to study the case regarding the past plan, set back, coverage and all other related information. The report by the task force has to be put up to next Tshogde.

Action: Survey Section, SLMS

Agenda 7: Greener way's accusation for Thimphu Thromde

The waste collection work of North Thimphu was awarded to USD (at Nu 445000) at a higher cost than what the Greener Way (Nu 233000/month) has quoted. According to contract terms and conditions, a contractor is not allowed to take more than two zones and since Greener Way was already given the Core and South areas of Thim-Throm, he was not allowed to participate in the waste outsourcing of North areas though he quoted lower than USD. As a result, Greener way has raised an issue on the high cost of waste collection.

Consequently, TT received a letter from USD stating that, firm has no objection in awarding the work to Greener Way, if Greener Way wishes to operate at much lower rate than his offer to save the public fund. USD also mentioned in his letter that, initially he accepted the negotiation with an idea that, existing firm will cooperate while providing the services. With these issues, he stated that, he has no hopes for future cooperation from the other partner whereby he desire to re-negotiate the rate and also he demanded for separate establishment at par with the Greener Way such as providing independent transfer station in the north. Therefore, USD submitted a letter of clarifications instead of submitting the required conditions. The matter was discussed in Tender Committee and then forwarded to Tshogde for further directives.

Discussion

Dechencholing thuemi said that in this case, TT can retender and let Greener way participate and see what will be his new quoted price. The Olakha thuemi also supported the view expressed by him that retender would be the best possible ways.

While Legal section expressed their legal perspectives and submitted his views. The Legal informed that first it is better to negotiate with USD as the tender has been under process with him. Since it has been already made a condition, that one contractor should carry out not more than 2 sites, just because Greener way has accused TT, USD should not back up. If USD puts forth the letter of rejection to TT, his EMD should be forfeited and should go for retendering. In addition, Babesa Thuemi also emphasized that TT cannot award the work directly to Greener way. If USD fails to cooperate with the tendering procedures, it should be dealt as per the procurement procedures.

Decision

Tshogde decided that TT can't build separate transfer station as requested by USD as one transfer station is enough for Thromde. The contract cannot be just awarded to Greener Way because of set conditions. Tshogde also decided that USD has to produce required conditions such as analyzed collection routes, performance security as mentioned in the acceptance letter issued to him. If USD fails to cooperate in submitting all required conditions, we may need to proceed with retendering process after forfeiting his EMD. However, Greener Way will not be permitted to participate in the case of tendering.

Action: Environment Division

Agenda 8: Update on crematorium

The installation of few more electrical incinerators in crematorium has been budgeted in 2014-2015 and the work has been initiated. The work has been awarded to the same company based on Bangkok. The amount about Nu.5.4 Million had been deposited in their account but it has been misplaced and diverted to other places as the email account of the company was hacked. Following the incident, the Manager of the company was called for discussion and accordingly the manager visited Thimphu Thromde office for discussion. In the meeting, TT explained that, money was successfully transferred to the company's account and the evidences were also explained. After a lengthy deliberation, it was agreed that, email account of the company was compromised by hackers while Thromde's email account was found to be safe. Chairperson also informed Tshogde that, as their mail account being compromised, the manager conditionally accepted to honor the contract by continuing the work without additional amount. Manager informed that, she will be able to convey final acceptance only upon discussing with her management back in Bangkok.

While as a support from Thromde's side, Chairperson informed that, they can use the materials for one incinerator from which same company in the past donated to Thromde which of course was not used so far. Also Thromde asked them to modify all three cremators. Modification will be in such a way that the corpse can be cremated in a sitting position, as it is a practice in our culture. These modifications can reduce the cost of installation. Later on slight relaxation in the mode of payment was also made. Instead of paying 25% of the price after receiving the equipments, it was decided to pay 30% and likewise instead of retaining 10% of the price for one year, it was reduced to 5%. Finally chair informed the floor that, while work will be continued as per the terms and condition as agreed, the search siphoned amount will continue. The



inspection for the lost money is still going with the help of Interpol/ RBP as well as Bank of Bhutan. The matter was also reported to the Government and other relevant agencies immediately after the incident.

Discussion

The chairperson said that the main intention is that the work should not be delayed and left incomplete because of the misplaced money. The Norzin thuemi proposed that, as the installation works are going on, the ceremonial processes should be maintained as it is, so that people will have trust in using the incinerators. For this, the chairperson said that it would be taken cared of.

Decision

Tshogde supported the view expressed by chairperson regarding the plans of installing the incinerators and the support rendered by TT to the company. Tshogde also decided that the retention money to be reduced to 5% per annum from 10% and the 25% to be paid after the receipt of the equipment to be increased to 30%. Tshogde also ordered the management of TT that for any project in future, the money transfer will not be followed in a similar manner; the money should be given in person after having called the required person/company in TT's office.

Action: Environment Division

Agenda 9: Aum Phub Dem's case; A construction in UH

Her plot falls in UH precinct and she has applied for four-storied building construction. According to DCR, construction of four-storied building is not allowed in UH and therefore her drawing was not approved. This was put up to Tshogde to further deliberate on whether the case should be approved.

Discussion

The Babesa thuemi expressed that people have already constructed four storied building in UH like the workshop areas and bus terminal which falls in UH. In line with this, even her case could be approved whose plot falls in UH in Babesa near STP. In earlier Tshogde it was decided that sooner or later the STP area will be reduced in area and will be technologically improved. In that case many people will like to stay in that area. It was therefore decided that people can construct four storied building and make it residential. The official from UPD stated that there is no where mentioned that in UH, 4 storied buildings are not allowed. It was for this reason, the agenda was not minuted earlier. However her drawing not accepted as she was required to produce the Tshogde minutes.

DCD stated that according to DCR, no residential units are allowed in UH and only the activities allowed within the UH should be permissible, but in some areas of UH, people have already started using as residential units, so it is very difficult to monitor and implement. The DCD also stated the decision of this case should be applied to all the UHs within Thromde. The precinct change to UV2 cannot be done, as it is very difficult to change. This was supported by other members of the council.



Decision

Tshogde decided that the precinct should be kept as UH, allow four stories and 60% coverage should be maintained. The usage should be; ground floor as commercial and rest could be residential or commercial as long as the height and coverage are maintained as required by UH regulations. This is mainly because even if the drawings are approved as commercial, when in use at the ground, it is very difficult to monitor and people have started using it as residential units. This will apply to all other UHs within Thromde.

Action: DCD

Agenda 10: Permission of use of ground floor

The building is located in UV2 in Babesa and according to DCR, in UV2, only residential units are allowed. The owner wanted to use the ground floor and first floor as children playground given that there are no tenants these days.

Discussion

The Babesa thuemi said that there are increasing numbers of buildings left unoccupied for months. This, he said is making many building owners default on loan repayment. He said that Thromde should be more flexible in allowing people to use their buildings for activities like children playground, which will have no serious negative impacts to others within building and neighbors. The chairperson also said that if there were no tenants, keeping residential units empty would make it very difficult for the owners to repay the loan. Therefore, such proposal should be looked into. Other members also expressed similar situation with buildings in their area.

Decision

Tshogde decided to approve the proposal to use ground floor and first floor as children playground. However, the owner should be asked to submit an undertaking stating that this will not cause any nuisance and disturbances to neighbors and that Thromde shall revoke the approval and close the activity any time should there be any complaints from tenants and neighbors.

Action: DCD

Agenda 11: Poultry farming proposal

DCD presented to the Tshogde the proposal for the establishment of poultry farming in Serbithang in UV2 areas.

Discussion

The DCD explained that such proposals are permitted only in E4 areas and not in UV2 precinct. The area is 89 decimal. Dechencholing Thuemi said that it will be better not to allow as it causes many inconveniences for the neighbors. There are chances where by others with UV2 precinct will come up with similar proposals. He mentioned that there will be sanitation and noise pollutions besides other related problems from such activity. Jungzhina Thuemi supported the

view expressed by Dechencholing Thuemi. Babesa Thuemi said that it has to be well planned so that it does not cause any problems in future to nearby plots. The member secretary said that even if approval is given, owner should give undertaking stating that the Thromde can close the activity should neighbors find such activity unhygienic and disturbing.

Decision

Tshogde decided to approve the proposal since the plot is located in Serbithang area although the plot is categorized as UV2. However, the owner should submit an undertaking stating that he will close the business should there be any complaints to TT from surrounding plots about his farm. The owner should ensure proper sanitation in the area. The poultry should be constructed at the middle of the plot to provide adequate buffer from the neighboring plots. The owner should get clearance from agencies like BAFRA if required before processing with Thromde office.

Action: DCD

Agenda 12: Fees for MLCP I & II

For the approval of drawing of MLCP I and II, certain fees like scrutiny, service and amenity fees have to be levied. Since the project is a joint collaboration between Thromde and developer, it is submitted to Tshogde for some fee reduction. The amount for MLCP-I is Nu 1,186,161 and for MLCP-II is Nu 746,059. Total amount for both sites is Nu 1,932,220.

Discussion

The members were of the view that since Thromde is generating about 12-13 million from the parking fees and more over it is joint project between Thromde and developer, certain amount of scrutiny fee can be waived off. Some members also shared their concerns expressed by existing shopkeepers along Norzin Lam of losing their customers once the MLCPs are complete because shops will be allowed to operate within MLCPs. The chairperson informed the meeting that since MLCP is an alternative to already existing off-street parking spaces, issue of losing customers by existing shopkeepers will not arise.

Decision

Tshogde decided to waive off 50% of the total drawing scrutiny fee given that the project implemented under joint collaboration between Thromde and the developer (KCR).

Action: DCD

Agenda 13: Mr Tshering Dorji's case-Helipad area

As per the TAG (traditional architectural guidelines), verandah railing above cornice are not permitted. Railings above cornice facing expressway are removed after notification. However, the railing towards helipad is not removed. Also the 22nd Tshogde has directed the building owner to put traditional *bho* and *phana* at roof level before regularizing his additional attic floor. DCD reported Tshogde that due to the lack of *rabsey* projection on roof beam as per lower floor projections, it is difficult to make cornices at the roof level.



Discussion

The members said that, if he has removed those facing the expressway, the side ones could be approved. He was disadvantaged because his plot was near helipad and the building height had to be controlled. Some members were also of the view that railings from all side should be removed.

Decision

The Tshogde decided that the railings at the sides and backsides of the building can be kept. Also if providing cornice at roof level is not at all possible now, the regularization can be approved without roof cornice.

Action: DCD**Agenda 14: Review of Urban core precinct**

The DCD presented to the Tshogde the various status of precinct in core areas. There are sub-precinct I, II and III in core areas. Sub precinct I can have 45%-50% coverage depending on the plot size. If the plot size is more than 1000sqm, the coverage allowed is 50%. The use in Sub-precinct I is 100% commercial. In Sub-precinct II, 40% coverage and 50% commercial use and in sub-precinct III, 35% coverage and only if the plot size is more than 1000sqm, 40% coverage is allowed. The use in Sub-precinct III is like in UV2-MD. The sub-precinct I,II and III were planned based on the accessibility available at that point in time. Those near the main road were categorized as sub-precinct I and rest depending on the length from the main road were categorized as sub-precinct II and III. Now with the accessibility available from every side of the plots, all such plots need to be categorized as sub-precinct I. This was a proposal made by those in sub-precinct II and III.

Discussion

Some members said that the change of sub-precinct in core area should have happened long time back. This is a specific DCR of the core areas. With plots now connected by roads from many points, all plots should be considered as sub-precinct I.

Decision

Tshogde decided that those plots under sub-precinct II & III category in the urban core precinct, which were earlier categorized based on the accessibility of main road, can now be changed to sub-precinct I.

Action: DCD**Agenda 15: Procurement of additional vehicle for Inspectors**

The DCD proposed to the Tshogde the need to procure one additional vehicle for the building inspectors so that the inspectors can monitor construction sites regularly. One vehicle can be used for south and another for north.

Discussion

The member secretary said that as per ODE recommendations, there is need to procure one additional vehicle for building inspectors. Subject to Tshogde's approval, new vehicle can be purchased from our internal revenue. All members supported the proposal. Even if the proposal is not approved by MoF, TT will have to hire vehicle for inspectors.

Decision

Tshogde decided to procure one vehicle "Ecco Versa" which has a carrying capacity of 7 people from the internal revenue.

Action: DCD/Finance Section

Agenda 16: Live stock approval

Drawing for the construction of meat processing unit at Serbithang has been submitted to Thromde in July 2014. Thromde wanted some corrections made to the drawings. With no follow up from the concerned agency (department of livestock), the drawing was left unattended for so long. Meanwhile the construction was carried out and completed. Because there was no approval for construction, occupancy certificate has not been issued. BPC has denied electricity connection in absence of occupancy certificate from Thromde. The penalty at a nominal fee comes to Nu 450,000. It was put to Tshogde for further directives.

Discussion

The chairperson stated that the concerned official of Thromde should have the system to inform the client on the status of their drawing. If they were informed, the clients would have followed up with revised drawings. The member secretary said that it is also the clients responsibility to follow up on the submitted drawings, which usually is the case with other private drawings.

Decision

Tshogde decided that 50% of the total penalty including scrutiny fees and other fees can be waived off. Only once the penalty is settled, can the occupancy certificate be issued. DCD is also asked to get the corrected or as built drawing from the client for our record.

Action: DCD

Agenda 17: Jagargom- ownership transfer

Ms Yeshi Lhaden has acquired 13 decimal land in Jagargom area in 2010 when there was no precinct identified in the area. Now she is denied transfer of ownership, since the area happens to fall under E4 precinct where minimum of 25 decimal is required for ownership transfer. The buyer has put up appeal letter to TT to transfer the ownership in view of above justifications.

Discussion

The members said that transfer can be done provided the seller has sold the entire plot of 13 decimal. However, if 13 decimal is a part of bigger plot, the transaction cannot be processed since it involves sub-division of plot with area less than 25 decimal.

Decision

Tshogde decided that verification has to be carried out to find out whether the plot sold to Ms Yeshe Lhaden is a sub-divided plot of another plot that the original owner still owns. If it is to be a sub-divided plot from another plot, the ownership transfer cannot be processed. If the original owner has only 13 decimal plot and whole *thram* is being transferred, the ownership transfer can be allowed.

Action: SLMS**Agenda 18: Ap Dorji satshab in Semtokha LAP**

The case was brought up by Babesa thuemi regarding the *satshab* for Ap Dorji's land that falls within access road to UH in Semtokha LAP. UPD presented the map to the Tshogde regarding the affected plot by the access road. The road has affected three plots and most affected one is the Ap Dorji's plot.

Discussion

Three plots, plot 202/A(865), 205 (331) and 212 (865) in Semtokha lap have been affected by the access road construction to UH in the area. The members discussed that the plot that is affected most is Ap Dorji's plot(plot number 205 (865)). Some members said that Ap Dorji's plot can be relocated fully and other two plots can be adjusted from Ap Dorji's plot or all affected plots can be relocated to service plots in Semtokha LAP. The Babesa thuemi said that there is another access point to UH from the expressway and the road distance is almost same. If access is constructed from expressway, issue of plot relocation does not arise.

Decision

Tshogde decided that the excess road to UH will be provided from the expressway. Survey has to be carried out. Change in access point should be conveyed to the contractor for carrying out the road construction works.

Action: UPD**Agenda 19: Site for Vegetable market in Semtokha LAP and Motithang and Open Gym facility at Semotkha LAP**

The Babesa thuemi proposed to Tshogde the need for vegetable market in Semotkha LAP. He proposed site opposite to agriculture soil laboratory with an area of 25 decimal is suitable for vegetable market. Together with this the site for open gym was also discussed. BOC is funding open gym facility nationwide and a private firm is identified to implement the program. Babesa thuemi has identified service plot behind the Honda Showroom to set up the facility. The plot has an area of 46 decimal.

Decision

Tshogde decided to make a site visit with the relevant officials of TT and endorse the site for vegetable market for both in Motithang and Semtokha LAP and open gym. Open gym should be set up at one end or corner of the plot. The cloth vendor space proposed together with vegetable market was not approved.

Action: Babesa Thuemi to coordinate site visits

Agenda 20: Water tariff revision

Water Head presented the new water tariff revision proposal as follows. The water tariff was not revised since 2013.

Water Tariff Revision for Thimphu Thromde (w.e.f July 2015)**Scenario one:**

Water consumption (cu.m)	(Existing tariff revised w.e.f July 2013) Nu/cu.m		2015/16 (Proposed) Nu/cu.m		Remarks
	Residential	Commercial	Residential	Commercial	
0-20	2.90	2.90	3.20	3.20	9% inflation/year Source: NSB, 2013 & 14
21-40	3.50	5.80	3.85	6.40	20/100%
>41	4.35	11.60	4.80	12.80	50/200%

Scenario two:

Water consumption (cu.m)	(Existing tariff revised w.e.f July 2013) Nu/cu.m		2015-16 (Proposed) Nu/cu.m		Remarks
	Residential	Commercial	Residential	Commercial	
0-20	2.90	2.90	3.35	3.35	Considering 15% inflation for two years.
21-10	3.50	5.80	4.00	6.70	20/100%
>41	4.35	11.60	4.95	13.40	50/200%

Recommendation: The inflation for year 2013 stands at 8.58% and the first two quarters of 2014 at 9.01% as per NSB source. Therefore, it is proposed to adopt a combined inflation of 15% for the past two years which is slightly less than the actual combined inflation of 17.59%

It is proposed to apply a flat rate of Nu.13.40/cu.m which shall be applicable for all the building construction until completion i.e. issuance of "Building Occupancy Certificate". This shall be treated as "temporary certificate". This shall be treated as "temporary connection" and be

upgraded to connection" and be upgraded to a permanent one on completion after which the normal rates shall be charged.

Notes:

1. The sewer service charge is 50% of the water service charges.
2. Commercial categories include Hotels, Industries and Institutions.
3. The revision shall be effective from 1st July 2015.
4. The flat rate of Nu.12.80/cu.m for building construction works is equivalent to 200% of the base rate.

Discussion

The members of the Tshogde felt that the Schools and hospitals should not be categorized as commercial institutions. Babesa Thuemi said that the services should be good prior to increase of tariff. The chairperson said that tariff increase should be put on hold since in some parts of the city, there are people who suffer as result of water problem. The Dechencholing Thuemi proposed if the tariff revision could be based on the locations within city like the land values. He also stated that the revision could be made later, may be after one year. This was also seconded by other thuemis. The Chairperson also said more study needs to be done.

Decision

Tshogde did not approved the water revision which was proposed to come into effect from July 2015 stating that the revision is now too late to propose to MoF and get approved. Hence Tshogde decided that the water section of TT should process with detailed study of water tariff revision and the same could be propose to MoF by January 2016 and it can come into effect by July 2016 if approved by MoF.

Action: Water Section, Engineering Division

Agenda 21: Mobile Street food Proposal

Thimphu Thromde received a proposal to set up a mobile street food by one of the youths through Department of Trade. The proposal is to set up a mobile van equipped with all necessary facilities for the preparation of food items like burgers, ice creams and sandwiches and will move around the city during important occasions like Thimphu Tshechu and other National Celebrations. The proponent has got approval from Department of Trade and was sent to TT to get the site clearance to sell within city. Once the site clearance has been issued by TT, BAFRA and/or the Department of Trade will issue him the license to operate.

Discussion

Many members raised the issues with regard to waste disposal and proper place to operate the business. The Tshogde also raised concerns in controlling similar proposals in future. The chairperson informed the floor that even if the proposal is accepted, there should be proper terms and conditions. In fact, such idea will help decrease other city hawkers, which are not very hygienic. Proper designated sites like clock tower, beside schools, memorial Chorten and few more have to be identified. The Norzin Thuemi mentioned that there should be even proper

timing set to sell the products. Some members also cautioned that since the concept of selling food using mobile van is new to Bhutan, it would be better for Thromde to seek some feedback from the government and OGZ office.

Decision

The Tshogde decided that the proposal will be submitted to the Office of the Gyalpoi Zimpoen (OGZ) for further directives since the concept is new to Bhutan, particularly for Thimphu City.

Action: Environment Division

Agenda 22: Proposal to establish private HSS at Samtenling

The proposal to establish a high school in Samtenling on the leased land of Zhung Dratshang has been put up to Tshogde for review. The area where school construction is proposed permits structures up to 3 storey. The school will have classes from PP-12.

Discussion

The Jungzhina Thuemi supported the proposal to have one such school in north. The Dechenchocling Thuemi also supported the proposal since there is only one private HSS in the north. He also stated that establishment of schools will help building owners in the area generate additional revenue.

Decision

Tshogde approved the proposal with the following conditions:

1. The building should not be more than 3 stories and coverage and height of the building should be according to existing rules and regulations.
2. All the conditions regarding the sanitation/waste should be made clear while approving the drawing

Action: DCD and TEO

Agenda 23: Craft Bazaar's Requisition

The space used for craft market opposite Tashi Taj hotel was public parking space before. TT used to earn parking fee from the area. Total amount due for payment to TT by APEC, which manages craft market is Nu548,856.00 since 2013. They have recently submitted an appeal letter to TT stating that as a non-profit organization, they are not in a position to clear past dues and pay Nu 20/sqft as lease rate. They have proposed TT to reduce lease rate from Nu20 in the range of Nu4-Nu8/sqft of land. They have also requested to waive off parking fee due of Nu 217,800.00. The fee structure and amount due to TT is as follows:



Sl.No.	Details	Amount due from APIC (Nu.)	Amount paid by APIC (Nu.)	Balance due from APIC (Nu.)
1	Initial occupation by APIC (w.e.f Sept., 2011) - Compensation worked for parking spaces affected from Sept,2011 to June, 2012 (for 66 Nos.of parking slots)	Nu.55,000.00	Nu.55,000.00	Nil
2	- Compensation worked out from July, 2012 to May, 2013 (for 66 parking slots)	Nu.217,800.00	-	Nu.217,800.00
3	- Land lease rent worked out from June, 2013 to June, 2014 (as per lease agreement @ Nu.1/sq.ft for 38 Dec land) per annum	Nu.16,552.80	Nu.16,552.80	Nil
4	- Land lease rent @ Nu.20/sqft for 38 dec land from June, 2014 to June, 2015) per annum	Nu.331,056.00	-	Nu.331,056.00
			Total Amount :	Nu. 548, 856.00

Discussion

Some of the members said that when lease rate is levied, it should be based on existing lease rate, i.e. it should be either Nu20/sq.ft or Nu 1/sqft. The Norzin Thuemi said that most of the traditional products are not very saleable and there are people who are not in a position to even pay the rent. The Tshogde decided that lease rate applied for craft market area can be under institutions category which is Nu4 sq/ft.

Decision

The pending parking fee of Nu 217,000 will have to be paid and the lease rate will be Nu 4/sqft.

Action: Road Section, Engineering Section

Agenda 24: Fountain proposal

The member secretary informed the meeting about the proposal to set up water fountain in coronation park and clock tower. There is also proposal to set lighting effect and other decorative items in coronation park and clock tower.

Decision

The Tshogde decided to set up one water fountain proposal in the coronation park under Chadri budget. For the another water fountain set up at coronation park, budget can be met from FY 15-16 from "Beautification of City" or from reserve fund .

Action: Environment Division

Agenda 25: Census Issues

The Norzin Thuemi submitted to Tshogde about census related to new born babies. He said that people are requesting registration period of 2-3 years instead of compulsorily having to do it within one year after birth date. He said that, sometimes due to unavoidable circumstances, people are not able to do census within one year. Under the current situation the census is not being done even if the reasons are genuine. This has caused inconveniences to the people. According the MoHCA, the census has to be completed within one year.

Decision

Tshogde decided to write a letter to MoHCA expressing the grievances shared by people with regard to census. The letter to MoHCA should state the census could be allowed within a period of 3 years by the local government officials like it has been a practice earlier.

Action: Census Section

Agenda 26: Live Music rehearsal Booth

Such proposal in UV2 is not allowed and hence it was put up to Tshogde for further directives. The members were of the view that such proposals would help children showcase their talents and create employment opportunities. Some members raised concern of causing disturbances to the neighbors because of sound.

Decision

Tshogde in principle has approved the proposal if it is located at the basement with proper soundproof mechanisms and does not cause any disturbances to the neighbors. However, a site inspection will be required along with the respective thuemi before approval.

Action: DCD

AOB**A. English Learning classes**

As per the decision taken by past Tshogde, 3 of the thuemis are undergoing basic English learning classes in Jigme Losel Primary School by one of the English teachers. This is mainly to provide Basic English speaking/writing skills to the thuemis. The Dechencholing thuemi followed by Norzin thuemi updated on the status of the English classes. They reported to Tshogde that the course is progressing well. It has made a big difference in all of them. They thanked the management for such initiative. The Tshogde decided that they can continue the English classes till the end of their term.

Action: HR Section to increase the course duration

B. Tshogde Minutes Translation

Tshogde has decided that henceforth, the translation of Tshogde minutes to Dzongkha will not be carried out as it costs lot of money to Thromde. The minutes will be written only in English.

Action: Management



Conclusion

The 25th Thromde Tshogde was convened on 17th July 2015. The meeting was continued after lunch on 21st July 2015. The Tshogde was successfully adjourned at 6:00PM on 21st July 2015 with the endorsement of 2015-2016 budget besides many other important decisions. The Chairperson thanked all the council members and all the officials of TT for their active participation and making the 25th Tshogde a success.

Tentative date for 26th Tshogde: 18th September 2015.

Minute Keeper: Karma Dorji, Planning Officer

THE END

A handwritten signature in black ink, appearing to read 'Karma Dorji', with a large, sweeping flourish extending to the right.