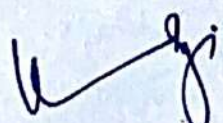


3rd Management meeting**Venue: Thromde Conference Hall****Date: 30th/07/2021****Time: 11:30AM****Members Present**

SL/No	Name	Designation
1	Dasho Ugyen Dorji	Thrompon
2	Mr. Kinley Penjore	Project Manager –ADB
3	Mr. Sonam Dorjee	Chief ADM Officer
4	Mr. Yeshe Wangdi	Chief Engineer
5	Mr. Tashi Phuntsho	Chief DRD,
6	Mrs. Sonam Desel	Chief Environment Officer
7	Mr. Sonam Tobgay	Chief of SLMD
8	Mr. Udeshe Chhetri	Dy. CAO
9	Mr. Omapati Luitel	Sr. ICT Officer
10	Mr. Tashi Dendup	Sr. Finance Officer
11	Mrs. Shera Dolkar	Dy. Forestry Officer
12	Mr. Sonam Namgay	Dy. Ex. Engineer
13	Ms. Nidup Zangmo -	Forestry Officer
14	Mr. Sonam Tshewang	Labour Officer
15	Mrs. Tshewang Pelden	Dzongkha Coordinator
16	Mr. Karma Dorji	Planning Officer

Opening Remarks

The Chair welcomed all the members of the Management to the 3rd Management Meeting of the 3rd Thromde Council. He also extended heartfelt *Tashi Delek* to the new Chief of Development Regulatory Division and wished him all the luck and successes ahead and assured full support of the Management in carrying out all tasks. The Chair also highlighted some of the advices of His



Majesty the King in delivering the public services with full integrity and efficiency. He also highlighted on the risk of corruption while delivering the public services and directed the Management to pass on the message onto the subordinates to serve with *Tha Damtshi and Lay Judray*. The Chair also requested all to explore options while delivering services so that the public service delivery is not hampered or hindered. Of course there will be so many hindrances while having to deliver services based on different rules and regulations, however, various other options will have to be explored and deliver diligently.

After having adopted the agenda, the 3rd Management Meeting began with the first agenda as follows:

Agenda 3.01 - Follow up on the Decisions of the 2nd Management Meeting

In Agenda 2.1, the Management has decided that the water supply demand assessment and long term master plan to be developed and make a presentation on the current water supply situation and issues related to water treatment plants, community water and other data related to water supply system of Thimphu *Thromde*.

Directives

The Management directed the Infrastructure Division to make a presentation at the earliest.

There were no issues with the implementation of other decisions taken during the 2nd Management Meeting.

Agenda 3.02 - Proposal for 3 years Antivirus Subscription

The Sr. ICT Officer presented to the Management the need for renewal of antivirus (*segrite*) subscription as it has expired. He has presented to the Management that it is very important for all to have valid and secured anti-virus installed in all the computers as it will protect from data loss. According to him, it is also beneficial for *Thromde* (as a user) to go for 3 years subscription rather than doing it annually. If 3 year subscription is done, there is a financial benefit of Nu 276,750.00 than annual subscription as per-user charges defers.

Decision

The Management approved the subscription for 3 years as it is financially beneficial for the *Thromde*. A total of Nu 427,500.00 has been approved for the 3 years subscription as proposed.



Action – ICT Services**Agenda 3.03 - Guidelines for Parks Management: Community, Individuals, Firms and Thromde Management**

Mrs. Shera Dolkar from Environment Division presented to the Management on the Management plan for the recreational parks within *Thromde*. The 10 existing parks include Ozone Park, Coronation Park, Thai Pavilion, Ecological Park, Taba Community Park, Babena Park, Dangrin Park, Olakha Park, Haydrong Avenue and Samtenling Park. The some of the main objectives of the Park Management Plan are to better and sustainably manage the parks for *Thromde* and also to develop a sense of ownership and responsibility for the community or the individual. The plan also proposed the levying of certain fees for Events allowed in the park like birthdays, shootings; exhibitions, etc. (please refer slides in the end).

Decision

The Management without much deliberation approved the proposed rates and directed the Environment Division not to have designation specified for the people involved in park management but to keep it as general. The guideline in general has been approved by the Management.

Action – Environment Division**Agenda 3.04 - Outsourcing of Dangrina Park Management**

The Environment Division presented to the Management the proposal received from one of the private individuals to manage the Dangrina Park in Dechencholing. The idea is to construct a fast food café in the Park and aims mainly at providing quality food (snacks) items and creating good atmosphere through proper management of park through recruitment of 2 gardeners.

According to the Environment Division, the proposal lacks plans on revenue share for *Thromde*, waste management plan, 2 gardeners will not be enough to maintain the whole of park area and there is no concrete overall park management plan.

Discussion

The members discussed that the proposal can be evaluated and align with the Park Management guidelines and it can be given to them for management. While some of the members on the



ground of fairness put forth to go for EoI and tendering out. It is high time the Environment Division to make it systematic without having to put to the Management every time *Thromde* receives proposal expressed some of the members. The Head of Land Record and Survey Division also cautioned that it would be better for *Thromde* to outsource and not lease out the land as it cannot be leased out to individuals.

Decision

The Management decided to go with calling for EoI and make it systematic. In the meantime, the park management can be carried out as usual till the TOR for outsourcing is ready.

Action – Environment Division

Agenda 3.05 - Revamping of the Fun Station area at the Coronation Park.

The Environment Division presented to the Management the need to revamp the fun station at the coronation park following public outcry through various social media. The main idea of the proposal is to leveling of the playground, definite design of the fun station and sand fill area and appropriate edging and surfacing materials. The surfacing materials proposed are sand and small gravels due to its availability and easy to use.

Decision

The Management approved the proposal to revamp the fun station as proposed and directed the Environment Division to budget it accordingly in the coming FY. The Management also directed the Division to use well-sieved sand as surface materials rather than gravels.

Action – Environment Division

Agenda 3.06 - Nomination of Focal Person for DDM

The Chief ADM Officer presented to the Management the need for DDM focal for Thimphu *Thromde*. He proposed to appoint ADM Officer as DDM Focal and Audit focal point to be nominated from Finance Division since the new Finance Division has been approved. He also proposed to recruit one assistant for DDM focal person and proposed Mr. Ugyen Penjore who is serving as *Thromde* inspector now to be appointed as assistant to DDM focal as he has undergone all disaster related trainings earlier.

Decision

The Management directed the Finance Section to function as Division henceforth since it has been approved by the RCSC. The Management also decided to appoint ADM Officer as the DDM focal and the recruitment of DDM focal assistance has not been approved for now. The Management also directed the Finance Division to appoint one Audit focal from within its Division.

Action – Chief ADM Officer/Finance Division

Agenda 3.07 - Outsourcing the Truck Parking at Babesa and Changlingmithang Parking

The Chief ADM Officer proposed to outsource the *Thromde* truck parking area in Babesa since it is difficult for *Thromde* to maintain the area. All drains in and around the area are blocked and proper maintenance is required. Therefore, the proposal is to outsource its management.

Discussion

The members discussed that it would be better for *Thromde* to think of developing modality to maintain all off-street parking like truck parking, Changlingmethang Parking area, parking behind RRCO and others. It would be better to talk with the agencies that use the parking space the most like RRCO which uses the parking spaces behind its Office and BOC which uses the parking spaces in Changlingmethang area if they are willing.

Decision

The Management decided to write to the agencies that uses the parking the most and discuss on the modalities to manage the parking spaces. If they are willing to manage, a proper MoU will have to be developed and signed. The Management also directed the AFD to study what things are required to be done in the Babesa truck parking area in the meantime.

Action – Chief ADM Officer/Environment Division



Agenda 3.08 - Implementation of Thromde Workforce Service Rule

The Labour Officer presented to the Management on the implementation of *Thromde* Workforce Rule which was launched in November 2020 by the 2nd *Thromde* Council. There are total of 361 work force members under Thimphu *Thromde* under various Divisions and Sections.

Decision

Since there is confusion on the level categorization of some of work force members, the Management directed the Labour Officer to re-work in detail sitting with all Divisions and sort out all the discrepancies with regard to level categories and present it to the next Management Meeting.

Action – Labour Officer

Agenda 3.09- Presentation on Budget & Expenditure for the FY 2020-2021 and Endorsement of budget for the FY 2021-2022.

The Sr. Finance Officer presented to the Management the recurrent budget for the Fiscal Year 2021-2022. The total proposed budget for the FY 2021-2022 is Nu 234.756M. Major chunk of current budget is for pay and allowances, O&M of water and sewer treatment plants, outsourcing of waste collection, personal emoluments, retirement benefits and provident fund contribution.

The Management endorsed the proposed recurrent budget for FY 2021-2022.

Decision

The Management endorsed the proposed current budget for the FY 2021-2022 and directed the Finance section to present it to the upcoming *Tshogde* for endorsement.

The Finance Section also presented to the Management the capital budget for the FY 2021-2022. Total approved is Nu 690.M. Major activities are SDPs, redevelopment of Norzin Lam. A total of around Nu 234 M has been apportioned and the remaining budget to be apportioned is Nu 455.61M.

Decision

The Management directed the Finance Section to work in detail the expenditure of the ongoing 4-lane project and submit to the Chair at the earliest possible.



The Finance Section also presented the current budget status of FY 2020-2021. Total budget was Nu 234.526 and spent Nu 197.543M. The capital budget for FY 20/21 approved was Nu 647.995M and spent Nu 460.299M. Around 75M has been spent as advances which are not considered as expenditure. Some of the time bound projects are kept as spill over activities.

Action – Finance Section

Agenda 3.10 - Development of *Thromde* Financial Strategy

The Finance Section as an information shared the Management the concept of the financial strategy developed for Thimphu *Thromde*. The concept has been developed based on the past audit observations. The development of Financial Strategy has been tendered out.

Based on this concept, the consultant will develop the financial strategy for Thimphu *Thromde*.

Decision

The Management directed the Finance Section to coordinate with the consultant in developing the *Thromde* Financial Strategy and also directed all Division/Sections to render to full support for the same.

Action – Finance Section

Agenda 3.11 - Sites Identification for Construction of Labour Camp

The Head of Land Record and Survey Division (LSRD) presented to the Management the sites identified for the construction of labor camps. Since the labor camps near DechenZam had to be relocated immediately, the new sites have been identified by the LSRD and UPD jointly. The sites identified are in Lower Langjuphakha and the other one is in Pamtsho. In Lanjuphakha it is identified at the lower Lanjuphakha opposite to crematorium. There is a space of about 10 decimal land and about 4-5 units labor camp can be constructed. In Pamtsho, the site identified is in the E4 area which is around 30 decimal. The site can accommodate more than 10 unit labor camp.

Discussion

The Management applauded the Division for immediate action taken in identifying the land for labor camp construction since there is an urgent need. Since the drawing and design for the labor



camps are ready, the one constructed in Motithang can be replicated put forth the Chief ADM Officer. While some of the members stated that when Thromde could find vacant land for such purposes, it must be used judiciously and construct 2-3 storied structures which can accommodate more people than going for 1 storied structure.

Decision

The Management directed the UPD/LSRD to go ahead with processing for LUC for the land at Pamtsho site and directed the ID to go ahead with the drawing and design of the labor camp immediately.

Action – LSRD/ID

Agenda 3.12 - Appraisal on Building Layout Fees

This is shared as information to the Management. The building layout fees have been approved by the previous council and are already in use (refer slides at the end for details).

Decision


The Management directed that different fees for both layout and demarcation will have to be mentioned separately.

Action – LSRD

Agenda 3.13 - Operation Modalities of LPG-Gas Outlets

The Head of LSRD also presented to the Management the modality for operation of LGP outlets in 4 mega zones within *Thromde*, one each in Taba in North Mega zone, below Jamyang resort for Core 1 Mega zone, Near Changjiji Bridge for Core 2 mega zone and near Barp Lhakhang for South Mega zone. The LUC has been processed for North, South and Core1 Mega zones. For Core2, the talks are going on with *Dratshang* since the land belongs to *Dratshang*.

Since the land with LUC cannot be leased out, it is put to the Management to discuss on the operation modality of these outlets.



Decision

Since there is no other way but to lease the land for LPG outlets, the Management directed the LSRD to propose as a special case since the project is very urgent. The talk with *Dratshang* will have to be expedited to process for LUC.

Action – LSRD**Agenda 3.14 - Vegetable Shed Project at Babesa -cancellation/down grade**

The construction of integrated vegetable shed in Babesa has been approved under the SDP II in October 2019 and has to be completed by October 2021 since the time period for SDP approved projects is 2 years. The project was awarded on 8th August 2020 and supposed to be completed on 8th November 2021 as per the work order. However, the project engineer has submitted the revised completion date as April 2022 due to past lockdowns and current situation of the pandemic in the border areas. According to Project Engineer, at the initial phase the project faced difficulties in getting the laborers but now the progress is coming up well.

Discussion

Some of the members stated now that the community vegetable sheds have come; the vegetable shed in the current area will face issue with occupancy. Since the project in this area came up before the idea of constructing the community vegetable sheds, it could be dissolved and used the land for some other purposes. But some of the members stated that the location is very ideal for the construction of the vegetable shed and it will benefit large community there. The project of constructing the vegetable shed is also known to the public and the community there is already excited about the vegetable shed coming up in their community.

Decision

The Management decided to continue the construction of vegetable shed at Babesa since the work has been initiated and expenditures made. Therefore, the time extension will have to be proposed to the GNHC with proper justifications. The Management also directed the project team to expedite the work and complete within the stipulated time.

Action – The Project Engineer

Agenda 3.15- Outsourcing of Potholes Maintenance and Road resurfacing /Drainage/Footpaths and Sewer HH Connection

The Infrastructure Division proposed to the Management for outsourcing of the pothole maintenance works, road resurfacing, drainage and footpath and sewer household connection. This is mainly to deliver public services on time and also to cover the whole of *Thromde* area. It is becoming challenge for Thimphu *Thromde* to cater to all on time due to limited man power and other resources.

Decision

The Management has approved for outsourcing as proposed with proper terms and conditions developed.

Action – ID**Agenda 3.16 - Arbitration resolution between Thimphu *Thromde* and Gawi Nima Construction**

The focal engineer presented to the Management the result of the arbitration case between M/s Gawai Nima Construction and Thimphu *Thromde* regarding the development of Olakha workshop. He explained that M/s Gawai Nima Construction made a claim against Thimphu *Thromde* for cancellation of his work. The work has been cancelled due to non-shifting of UG cables by BPC, land disputes in the area and delay in shifting of other movable structures like hydromel station and telephone post.

The focal engineer explained that the resolutions of the arbitration have been passed after the joint site visits and measurements. After this the net amount *Thromde* is required to pay to M/s Gawai Nima Construction as compensation is Nu 1.45M. He reported that there still is a time to appeal to higher courts if *Thromde* wish to.

Decision

The Management directed the focal engineer to get the legal perspective on this case and report back as soon as possible to the Chair.

Action – Focal Engineer

Agenda 3.17 -AOB**(i) Taktshang Hotel's Case**

The Head of LSRD presented to the Management the case of a small state land near Hotel Taktshang in the Core area. There is around 600 sqft state land which the owner of the Hotel Taktshang is requesting *Thromde* to given it on lease for them to use as parking area. The owner also requested that if *Thromde* come up with any other plan, he is ever ready to remove the structure if built any. But according to the LSRD head, land lease is not allowed to individuals.

Discussion

Since there are many such cases within *Thromde*, many such proposals will be received and it will be difficult for *Thromde* to maintain. This was shared by many members. Some of the members also proposed that it could be developed into parking space and let the Hotel use but pay to *Thromde* annually at the existing rates while some members proposed for construction of steps for the pedestrians since there is a small stairway already nearby.

Decision

The Management decided that till *Thromde* initiate the development of the area, the construction of staircase (steps), the area can be left as it is and no further development shall be allowed in the area.

Action – LSRD**Conclusion**

The meeting adjourned at 5:15PM. The Chair thanked all the members and the presenters for their time and congratulated all for having fruitful deliberations and decisions being taken.

Rapporteur – Karma Dorji, Planning Officer



THE END

Annexure – Presentation Slides**Park Management Plan Slides****Background**

- ▶ Ozode Park
- ▶ Coronation Park
- ▶ Thor Pavilion
- ▶ Thimphu Ecological Park
- ▶ Jaba Community Park
- ▶ Beberha Park
- ▶ Dangmo Park
- ▶ Olding Park
- ▶ Haydang Avenue
- ▶ Santerling stream

Management Plan

- ▶ Provide IT with a tool to assist with the management of the parks
- ▶ It combines the management, financial and technical practices and it is intended for sustainable park mgt.
- ▶ It entails the roles and responsibilities of the park managers (Community/firm/individual)
- ▶ Documents cover :
 1. Responsibilities of the Urban Forestry and City Beautification Section
 2. Responsibilities of the communities
 3. Human resource and utilization and management

Management Objectives**Management****Thimphu Thromde**

Initiate, protect, maintain, improve and enhance all the recreational parks.
Increase the reach of the existing community
Build inclusive community and active park
Provide efficient services to all groups of people.
Acquire appropriate land to expand the recreational
park.
Develop partnership that produces sustainable
parks.

Community/Firm/Individual

Anticipate park management
Maximize self sufficiency
Optimal staffing and operation
Active maintenance
Sense of ownership and accountability
Improve risk management
Increased revenue to Thimphu Thromde

1. Responsibility of Urban Forestry and City Beautification Section

- ▶ Leave out parks to the partners bonded by MOU.
- ▶ Conduct field visits to all parks and monitor the routine activities and maintenance works.
- ▶ Disseminate technical knowledge to the workers.
- ▶ Identify potential areas where modification can be made in the park.
- ▶ Ensure if the human resource of the park is sufficient and fully utilized.
- ▶ Provide full and clear instructions to all the partners and other human resources working for city beautification and parks.

2. Responsibilities of the Community/Firm/Individual

- ▶ **Approval for any modification in the park**
- ▶ **Security of the park** - day and night security, vandalism, CCTV monitoring, theft and reporting
- ▶ **Hygiene and nuisance** - worker hygiene, stall hygiene, surrounding cleanliness, noise pollution and behavioral misconducts.
- ▶ **Waste management** - waste segregation, littering picking, emptying the waste bins, etc.
- ▶ **Plant care and maintenance** - lawn maintenance, weeding, pruning, watering, adding manure, footpath maintenance, plantation, etc
- ▶ **Purchase of tools and machines for the park**
- ▶ **Payment of utility bills like electricity and water bills.**
- ▶ **Human resource management** - organizing the workers and paying wages

Ground Rent for events

Different events allowed in the park.
Prior approval from IT

Sl. No	Type of Events	Ground Rent
1	Birthday Party	1000/-
2	Marriage Ceremony	5000/-
3	Big Events like Exhibition, International/National Celebrations, Fund raising, festivals and fairs	10,000/-
4	Film Shooting	5,000/-

3. Human resource utilization and management (Eg: Dangranga Park)

S. No	Task/Work/Event	No. of workers	Remarks
1	Day garden and landscape (lawn maintenance, weeding, pruning, watering, adding manure, footpath maintenance, plantation, etc)	4	Designated worker
2	Plant and landscape (lawn maintenance, weeding, pruning, watering, adding manure, footpath maintenance, plantation, etc)	2	Designated worker
3	Water management and irrigation (watering, adding manure, footpath maintenance, plantation, etc)	2	Designated worker
4	Security and safety (day and night security, CCTV monitoring, theft and reporting)	2	Designated worker
5	Waste management (waste segregation, littering picking, emptying the waste bins, etc)	2	Designated worker
6	Plant care and maintenance (lawn maintenance, weeding, pruning, watering, adding manure, footpath maintenance, plantation, etc)	2	Designated worker
7	Purchase of tools and machines for the park	1	Designated worker
8	Payment of utility bills like electricity and water bills.	1	Designated worker
9	Human resource management (organizing the workers and paying wages)	1	Designated worker

- ✓ Must be categorized into skilled and unskilled workers
- ✓ Require sufficient numbers of qualified, competent, skilled and experienced workers to do manual works
- ✓ Receive the support, training, professional development, supervision and appraisals to carry out their role and responsibilities

Dress Code and Appearance

- ▶ Standards of dress and appearance of the workers.
- ▶ A park visitor will trust an employee in uniform.
- ▶ Employee tends to behave more professionally and will be more productive as their reputation is on the line.
- ◆ **Ensure the following standard dress code.**
 1. Color - Same color for all workers
 2. Dress design - Simple and comfortable
 3. Boots - Wear working boots that for protection and comfort while working for a long duration
 4. Name tags - Must have name of the worker, citizenship ID number and designation (caretaker/gardener/waiter)

Dangrina Park Outsourcing Slides

Proposal by Kinley Chimani

- Construct a Fast food cafeteria - Coffee, fast food and entertainment
- Mission:
 - Save the youngsters from poor quality foods and to equally maintain the park as per Thromde terms and conditions or even beyond expectations.
 - Provide friendly, comfortable atmosphere for the customers
 - Build their own brand
 - Reinforcing the new way fast food/coffee shop by living their values every day.

Project at Glance

- Shop name - Park Cafeteria
- Location - Dangrina Park, Dechencholing
- Capacity - 200 coffee cups fast food/day
- Raw materials - Food bread products coffee beans milk, sugar, cream, ice cream, etc
- Cost of the project - 1.24 m

Partner agreement

- Build a cafeteria as per the Thromde terms & conditions.
- Human Resource Management - Hiring and training the employees

	1	15000	15000	Full time (Opening Closing)
Manager	1	15000	15000	
Coffee artists/Chief	1	15000	15000	
Waiters	2	8000	16000	
Cleaners	1	8000	8000	
Gardeners	2	8000	16000	
			70,000.00	

Purpose of the Business Plan

- To provide a substantial income
- To create a business and working environment where the customer and employee are treated with dignity and respect.
- Determine how much capital the business needs and how it will be used
- Demonstrate the business can generate the cash to operate and re-pay loans

Budget

- ▶ Cost, turnover and breakeven
- ▶ Initial capital - Nu. 1.24 million
- ▶ Advertising - Nu. 0.04 million
- ▶ Annual turnover - Daily 30 people * Arg. prices (300-400) = 1st year
 - Monthly approx. turnover = $30 \cdot 400 \cdot 30 = 0.36$ million
 - Annual turnover = $30 \cdot 400 \cdot 30 \cdot 12 = 4.32$ million
- ▶ Variable expenditure of the month = Nu. 0.187 million
- ▶ Total income of a month = 0.36 million
- ▶ Net Profit = 0.173 million
- ▶ Raw materials, electricity bill and Wi-Fi bill = 0.187 million

Financial Plan

1. Cafeteria Equipment
 - ▶ Coffee maker, oven, toaster, sandwich maker, ice maker, music system = 0.34 million

2. Financial Expense

Expense	Amount (Nu. million)
1. Construction of Cafeteria	0.5 m
2. Equipment	0.35 m
3. Employee salary	0.08 m
4. Decoration	0.15 m
5. Marketing and promotion	0.04 m
6. Transportation	0.01 m
	1.05 m

Contd....

3. Start-up Cost

Expense	Amount (Nu. million)
1. Interior décor and ambience	0.15 m
2. Equipment and supplies	0.344 m
3. Utilities	0.0098 m
4. Advertising fees	0.04 m
	0.498 m

4. Financial Statement
 - Security, decoration, equipment & Cafe house = 1 M

5. Operation Budget

Rent (as per Thromde norms), salary, utilities, raw materials = 0.237 M

Total budget required = $1.00m + 0.24m = 1.24 m$

Proposal lacks:

- ▶ Percentage of revenue for Thromde
- ▶ Waste management
- ▶ Garden care and maintenance - Only 2 gardeners
- ▶ Hygiene and nuisance
- ▶ Security of park
- ▶ Overall park management
- ▶ Covers about cafeteria operations only

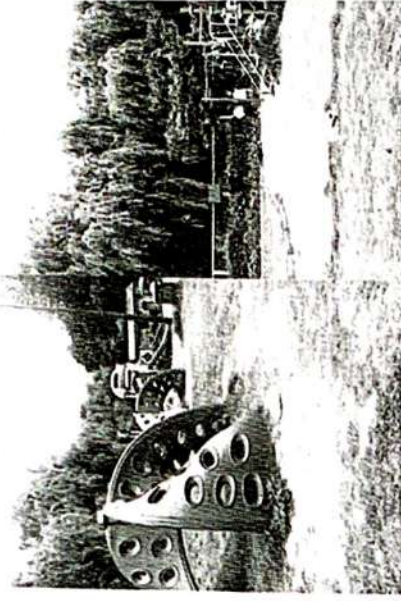
Revamping Fun Stations in Coronation Park Slides

PROBLEM STATEMENT

- Frequently visited park in the town.
- Continued grievances shared by the parents.
- Area around the fun station is aesthetically poor.
- Improper edging causes repeated monitoring of the area.

SITE VISIT

Site visit on 11.05.2021



DESIGNS

Total Area: 2256sq.m

Area 1: 242sq.m
Area 2: 55sq.m
Area 3: 94 sq. m
Area 4: 399sq.m

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DECISION

1. Levelling of the ground
2. Definite design of the fun station sand fill area
3. Appropriate edging and surfacing materials.

EDGING MATERIAL

OLD TYRES

Advantages:

- Extensive availability
- Reuse the old tyres
- Easy and safe material
- Can act as shock absorbent as well
- Available as seat for the guardians
- Durable (Does not decay)
- Minimum maintenance



SURFACING MATERIALS

Advantages of sand and gravel

- ☐ Inexpensive
- ☐ Easy to install
- ☐ Provides good impact absorption
- ☐ Does not easily support microbial growth
- *** Gravel drains more easily than sand

Disadvantages of sand and gravel

- ☐ Hard to use with ADA mobility devices, such as wheelchairs
- ☐ May contain asbestos or silica
- ☐ Easily consumed by young children
- ☐ Easily tracked inside on clothes, hair, shoes, etc.
- ☐ Can hide insects and other pests
- ☐ Requires constant maintenance, for example inspection for foreign objects and raking
- *** gravel is a little hazardous than sand

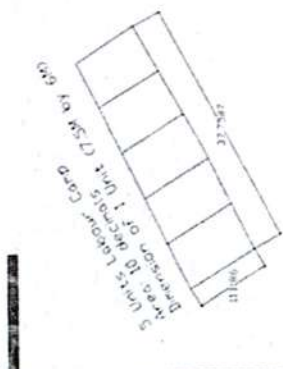
	San Francisco Requirements	Longevity Requirements	Lowest Availability	Cost	Utility	Pay Value	Other Features
Barbed Wire	Low	Low	Low	Low	Low	Low	Low
Engineered Steel Pipe (EP)	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Plastic Pipe (PP)	High	High	High	High	High	High	High
Steel Pipe (SP)	Low	Low	Low	Low	Low	Low	Low
Concrete Pipe	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate
Cast Iron	High	High	High	High	High	High	High
Aluminum	Low	Low	Low	Low	Low	Low	Low
Steel	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate

Slides for Labor Camp sites, LPG outlets and Taktshang Case

Agenda 3.11 Land identified for relocating labour camps

Agenda 3.11 Land identified for relocating labour camps

Site 1: Lower Langiophakha, Near Vegetable Outlet



Agenda 3.11 Land identified for relocating labour camps

Agenda 3.11 Land identified for relocating labour camps

Site 2: Pamtsho E4 area



Agenda 3.12 Building layout fees (Appraisal)

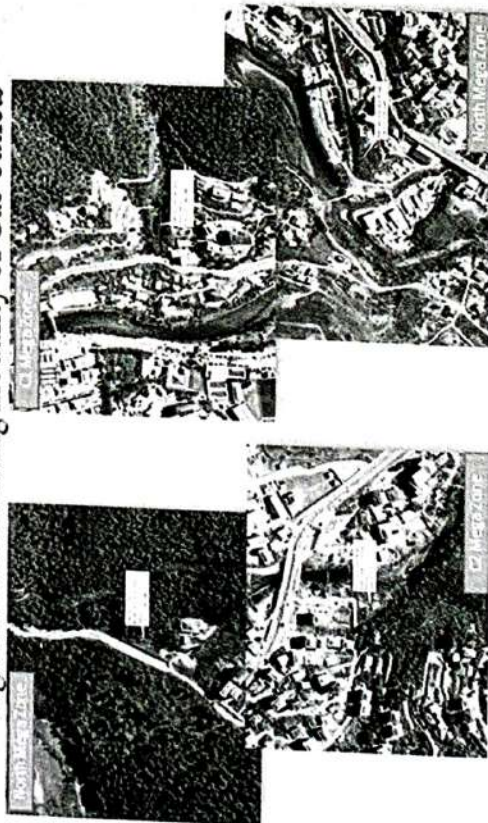
Item	Specification (In Sq.ft)	Demarcation and Normal Fees (Nu.)	Amount (Nu.)
Demarcation Fees (per plot instance)	4000 & below	2000.00	
	4001 to 6534	3000.00	
	6535 to 8712	4000.00	
	8713 to 10890	5000.00	
Boundary Pillars	10891 & above	6000.00	
	Quantity	Fixed Pegs (Nu.)	
		@ Nu.905.00	
No. of Independent Pillars		@ Nu.452.50	
No. of Common Shared pillars			
Total Amount Payable			

Agenda 3.13 Renting modality of Gas outlets

Background

Sl.	Mega Zone	Zone details	Area (dc)	Land Status
1.	North	Taba Jamtak (above Taba-Dachenchoing highway)	25 dc	LUC - TT
2.	C1	Yangtserphu Area - Jamyang Resort Junction	18.5	LUC - TT
3.	C2	Changbangdu - Near Changji bridge	30.6	Dratshang
4.	South	Babesa Lamvrog - Near Debs bridge	26.5	LUC - TT

Agenda 3.13 Renting modality of Gas outlets



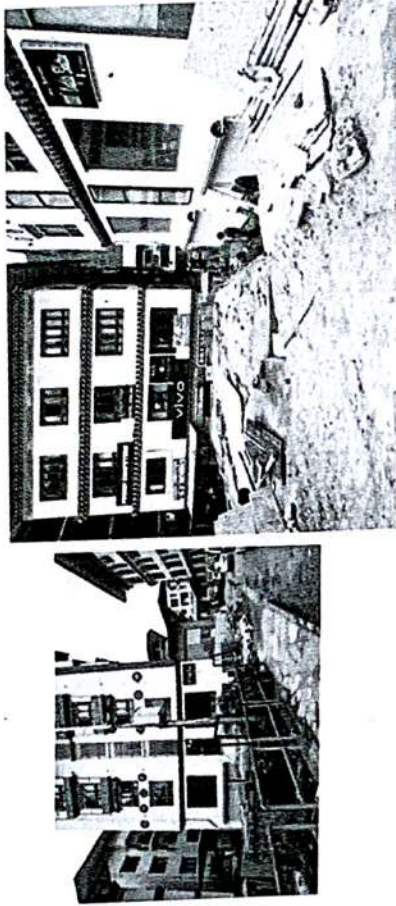
AoB: Land lease for parking (Hotel Taktshang)



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