

6th Management Meeting

Date – 03/12/2021

Venue – *Thromde* Conference Hall

Time – 9:30AM – 5:30PM

Members Present

Sl. /No	Name	Designation/Division/Section
1	<i>Dasho</i> Ugyen Dorji	<i>Thrompon</i>
2	Mr. Karma Namgyel	Executive Secretary
3	Mr. Kinley Penjore	Project Manager, ADB-PIU
4	Mr. Sonam Dorjee	Chief ADM Officer
5	Mr. Sangay Drukpa	Chief TEO
6	Mr. Yeshe Wangdi	Chief Engineer
7	Mr. Tashi Phuntsho	Chief, DRD
8	Mr. Sonam Tobgay	Dy. Chief, LSRD
9	Mrs. Sonam Desel	Chief, Environment Division
10	Mr. Sonam Dorjee	Chief ADM Officer
11	Mr. Ugyen	Electrical Section
12	Mr. Dorji Phurba	ADM Officer
13	Mr. Sonam Tshewang	Labour Officer
14	Mr. Pema Thekchok	Engineer
15	Mr. Robin Rimal	DRD
16	Mr. Omapati Luitel	Sr. ICT Officer
17	Mrs. Zulkee Choden Rinzin	MRO
18	Mr. Sonam Tshewang	Environment Division
19	Mr. Karma Dorji	Planning Officer

Opening Remarks

The Chair welcomed all the members to the 6th Management Meeting. He updated on some of the achievements made and also other important information since last sitting. The Chair shared with the members the appreciations received from the Royal Family of Bhutan during the Royal audience with Her Majesty the *Gyaltsuen*. He reiterated on the importance of living up to the

expectations of our beloved Majesties. Therefore, he requested all to continue with the same spirit and dedication. The Chair also highlighted on the importance of delivering the *Thromde* services with equity and equality. There shall not be any form of corruption being perceived in *Thromde* while delivering services.

Agenda 6.1 - Follow on the decisions of the 5th Management Meeting

The Planning Officer presented the follow up actions on the decisions taken during the 5th management meeting. There were no issues observed in implementing the decisions however there were few decisions which could not be taken up. The Management directed the concerned Official to expedite and carry out the task as per the decisions. The management also directed if there are issues, all concerned Divisions and Sections must visit the site together and solve the issues on-site rather than waiting for one Division or Section to submit the report.

Agenda 6.2 - Overall Parking Management

The Chair informed that there are two parking fee collectors, M/s Lhaki and M/s KCR. Currently the ADM Officer is looking after the M/s Lhaki part and Mrs. Ugyen Lhamo has been looking after the KCR parking management. Therefore, the Chair proposed if both the parking could be managed by Mrs. Ugyen Lhamo.

Discussion

The Executive Secretary also shared that whole parking management could be under one unit management. It will be easier and effective to manage. He also submitted that the open parking spaces will have to be monitored as well on ground. The Chief ADM Officer clarified that it was taken over by AFD since it is just the Management and no constructions required but the KCR could not be taken up since there were some issues being raised/observed and the agreement was to handing over to AFD once all the issues have been resolved. He also shared that there is a clear ToR in the parking contract and if they function as per the ToR, there will not be any issue. The Chair reported that while we say parking management, there is a need to monitor on grounds and study whether there is a requirement to construct new or remove some and not just the financial matters. The Executive Secretary submitted that the ground issues will have to be resolved by *Thromde* since parking is *Thromde's* asset. He called for new and separate parking management unit under *Thromde* since it is high time the parking have to be managed well. The Chief Engineer also supported what Executive Secretary submitted but he also shared that

parking management unit could be put under different management since there is not much of an infrastructure work required. The Chair proposed if it can be carried out as multi-tasking because it will not be sustainable if we keep on recruiting additional man power whenever there is a need.

Decision

The Management decided for time being, the parking management unit to be put under AFD and if it cannot be managed, the recruitment of one parking manager assistance could be put to next sitting. Meanwhile the Management directed to convene CMC immediately to make it very clear on the Management and way forward especially with regard to KCR parking.

Action – AFD/KCR parking Manager

Agenda 6.3 - Parking fee Collection and Exemption-M/s Lhaki Enterprise

The ADM Officer reported the overall view of parking slots under M/s Lhaki Enterprise. M/s Lhaki has been awarded the contract since he was the highest bidder for 3 years. He also presented some of the issues submitted by M/s Lhaki enterprise because of which the contractor is not able to pay *Thromde* what he is required to. The M/s Lhaki has been awarded the parking spaces at CFM area, Olakha areas, Hospital and memorial *Chorten* areas and Motithang areas. From all these areas, he is required to pay Nu 12,000,173.4 in 4 quarters. M/s Lhaki has claimed a total compensation of about Nu 8,539,569.72 citing various reasons such as pandemic, lockdowns etc. Therefore, the total amount payable after deducting his compensation is Nu 3, 460,603.68.

After thorough deliberations, the Management decided the following:

1. **In CFM area-** The M/s Lhaki has claimed of 66% reduction from total payable because the government has decided for 1/3rd capacity reduction in the CFM – The Management however approved for 35% reduction only. Rest of the claims in the same area has been approved.
2. **Memorial *Chorten* and Hospital area** – The M/s Lhaki has claimed reduction for *Chorten* area and hospital. The Management has considered for Memorial *Chorten* area since it was totally closed but did not approve for the hospital area since it wasn't left totally closed.
3. **Motithang area** – The Management has considered as claimed for the Motithang Khang residence area.

4. **Olakha area** –The M/s Lhaki has claimed for 50% reduction in Olakha area citing that the hotels there were affected by the pandemic and there were no visitors. The Management however has approved for 25% reduction there.
5. The Management also decided that henceforth there should not be any consideration and if he is not willing and able to comply, the contract can surrendered and shall contracted out to a new contractor.

Action –ADM Officer

Agenda 6.4 - Presentation on *Thromde* Workforce Rules and Regulations

The Labor Officer presented the status of the *Thromde* Workforce categories included in the *Thromde* Workforce rules and regulations. The 5th Management has directed the Labor Officer to rework on the categorization of the workforces based on the rules and regulations. He reported that there are 11 of them who are supposed to be in lower grades but are currently at higher grades with higher pay. They are recruited between 1988 and 2014. He also presented that there are also certain groups of workforces who are recruited at lower grade but as per rules and regulations, they are supposed to be at higher grades. He also presented on the allowance proposal for those working at the crematorium since their working conditions are not so pleasing and not anybody would like to work in that kind environment. There are also workforce groups which are not categorized under any group. He also presented the annual increment proposal for the *Thromde* Workforces.

Discussion

The Chief ADM Officer reported that the rules and regulations must be applied for those recruited after 2017 and those recruited before 2017 must be accepted as it is because there was no system in place before. Since it was deliberated at length in the previous Management Meeting, the members based on the rules and regulations decided the following:

Decisions

The Management decided:

1. To retain 11 of them who are supposed to be at lower grades at the current grades only.
2. The Management also approved for upgrading the category levels of those workforces recruited before 2017 as per the provisions of the current Workforce rules and regulations. The rest who are recruited after 2017 shall be put to HRC for further discussion on the way forward.

3. For caretakers, the Management has approved as proposed.
4. For crematorium, the Management has approved as category I for all and forwarded the incentives proposal to the *Tshogde*.
5. For the workforces without category – The Management decided to put them under category I except for the security guard since they are all skilled man power. Henceforth, the management decided to have no such categories and must be as per rules and regulations.
6. The Management also decided to recruit one additional security guard with clear ToR and they shall also carry out hawker's duty. Both of them shall be at category III. They are eligible for over time if they work beyond the required hours.
7. Annual Increment proposal – The Management approved Nu 100 annual increment for Level III and IV and Nu 150 annually for Level I, II and No category group or special category including the crematorium group.
8. Those who are about to superannuate – it must be according to PF rules under Workforce rules and regulations from the date the Workforce rules and regulations comes into effect.
9. The Management also approved the PF scheme for those workforces who are paid Nu 500 per day except for Indian Workforces.
10. The *Thromde* Workforce Rules and Regulations shall come into effect from January 2021.
11. The Management directed the Labor Officer to present it to *Thromde Tshogde* for enforcement order and for endorsement of increments and incentives proposal.
12. With the approval of this Workforce Rules and Regulations, the Management expects the *Thromde* Workforce to even work harder and put in more effort in building Thimphu *Thromde*. Every Chief must take responsibility to inform all their Workforces.

The Labor Officer also submitted that during the 5th Management Meeting, it was decided that only the *Thromde* Workforces are allowed to live in the *Thromde* Low income housing. However there are other groups of *Thromde* staff who are not under workforce but resides in the low income housing. The Chair informed that they have been allowed to stay in *Thromde* low income housing based on certain grievances by earlier management and therefore, the current management must adhere to it.

Decision

1. The Management decided to allow those who are already residing in the *Thromde* low income housing to continue living there till they work under *Thromde* since they have also incurred certain expenditures. However, no additional people other than *Thromde* Workforces shall be allowed to live in *Thromde* low income housing henceforth.
2. The Management also decided to collect rent from those staff who are paid rental allowances as well. Also the collection of nominal rent from workforces living in semi-permanent/permanent quarters should also be explored to supplement the maintenance costs.
3. The Management also directed the Asset Manager to present in detail the number of low income housing and labour camps and present to next sitting.

Action – Labor Officer/Asset Manager

Agenda 6.5 - Attending to Call Center 1009 during Off-hours and Weekends

The Chief ADM Officer submitted that there are not much of calls received during the off-hours and therefore, the two individuals attending to it could be given some other responsibilities. There are also complaint apps coming up and much of the complaints can be received from the mobile applications.

Decision

The Management decided to do away with off-hour call center operation and those 2 individuals can be redeployed wherever required by the HRC.

Action – HRO/Chief ADM Officer

Agenda 6.6 - Compensation for *Aum Karma D Nidup* in *Taba*

The UPD Planner Mr. Kezang Dorji presented to the management the compensation to be paid to *Aum Karma D Nidup* for various structures such as barbed wire fencing, caretaker house and fruit trees. The total amount worked out is Nu 1,186,950. The total land pooling was around 3.09 acres but total pooled area is 2.87 acres and rest for 0.2165 acres, she has paid Nu 4,082,525 as CPLC.

Decision

The Management without further deliberation approved the total compensation payment of Nu 1,186,950 for *Aum Karma D Nidup*.

Action – UPD

Mr. Kezang Dorji also presented the case of Mr. Dorji Wangdi. He reported that earlier Mr. Dorji Wangdi had 2 plots with 11 decimals *chuzhing* and 6.5 decimals *kamzhing*. Later for planning purposes, *Thromde* has merged the 2 plots and made as one with 15.1 decimals after 13.5% land polling. But there was a huge boulder on his land and as per the DGM and MoWHS findings, the boulder cannot be removed nor destroyed and therefore his plot has been relocated. His plot was again shifted since the plot fell within the school compound. It was shifted near the road later but it was found out that it fell near VVIP road and had to be relocated again. His plot has been relocated for the 5th time and again during the last relocation; his plot was bifurcated into two. He submitted that he has prepared drawing twice paying a huge sum and at one time he even submitted the scrutiny fees to *Thromde* amounting to Nu 22,694. Therefore, his submission is the drawings for his new plots must be prepared by *Thromde*.

Decision

The Management decided to pay 0.1M as fee to him to redesign as per the new plot and that the scrutiny and service and amenities charges can be waived off since he has already paid earlier. This is because *Thromde* can't prepare design and again scrutinize the same.

Action – UPD**Agenda 6.7 - Payment to BPC for LT line shifting**

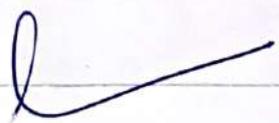
The Electrical Section presented to the Management that a private individual has proposed the cost of BPC LT line shifting from his/her plot must be paid by *Thromde* to the BPC since their plot has been relocated to the current location by *Thromde*.

Discussion

The Chair informed that these things should not be approved since it is between the private individuals and BPC. The members discussed that if the issues of line or pole shifting are as a result of *Thromde*, there must be proper approval from *Thromde* and only then the cost must be borne by *Thromde*.

Decision

The Management decided to pay Nu 52,754 for line shifting but henceforth *Thromde* is not going to pay for such cases unless there is a legal approval from *Thromde*.

Action – Electrical Section, O&MD

Agenda 6.8 -287 street light poles need immediate replacement

The Operation and Maintenance Division also proposed for the replacement of old street light poles before any mishap. The Division has submitted the street light poles in the following locations will have to be replaced:

1. BoD junction till Chubachu – 56 Nos
2. BoD Junction till memorial Chorten – 17 Nos
3. Main Traffic Memorial Chorten – 18 Nos
4. Changlingmethang area – 25 Nos
5. RICB junction to Chanbangdu -78 Nos
6. Parking above Memerial Chorten and around – 21 Nos
7. Phenddey Lam and Thai Pavilion-Hongkong market areas – 72 Nos

A total of 287 poles are proposed for replacement.

Decision

The Management directed the Electrical Section to carry out the inspection and replace those poles which need immediate attention right now and seek the way forward. The Management also directed the Section to look for ways to minimize costs.

Action – Electrical Section, O&MD

Agenda 6.9 – Forms for Application for Access Road and Monopoles

The Chief of Environment Division presented to the Management the different forms required to be submitted by the applicants henceforth for construction of access roads and for erection of monopoles. This is mainly done to streamline the current process and also to harmonize between various Divisions and Sections while according the approval.

Decision

The Management endorsed the forms but it must be left open so that it can be reviewed later based on the feedback. In addition, the Management directed the Electrical Section to write to the MoIC on the need to explore different technology other than installation of monopoles for high speed internet connection within the country.

Action – Environment Division for circulation of forms and Electrical Section of O & M Division to write to MoIC

Agenda 6.10 - Lease rent for MRF in Olakha: Greener Way

The Chief of Environment Division presented that M/s Greener Way has not paid the land lease for the MRF in Ngabiphu. The Dy. Chief of LSRD informed that the lease has been approved till 2023. He informed that they have been issued with notification for the payment of land lease. The Chief of Environment Division reported that the Greener Way has not paid since 2018 and a total of around Nu 0.5M will have to be paid including the 24% penalty.

Decision

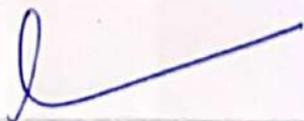
1. The Management decided to send a final reminder and if it is not paid by the end of December 2021, it will be deducted from their monthly payment.
2. The Management also directed the AFD to update the status of loan repayment by Greener Way.

Action – Environment Division/LSRD/AFD

Agenda 6.11 – Status of Fire Hydrants and Reservoirs within *Thromde*

The Environment Division presented to the Management on the project completion of the revival/maintenance works of fire hydrants within *Thromde*. It was informed that due to the budget limit for FY 2020-2021, the Division had focused on doing the maintenance works for Taba and Lanjophakha. A total of 17 fire hydrants have been tested and made functional. In addition, since water supply to fire hydrants were sourced from drinking water supply which is not sustainable therefore, to cater to several locations, in the case of water shortages, in consultation with UPD and ID, reservoir tanks with a capacity of 30 m³ have been constructed at Taba, Motithang (on the way to Sangaygang) and Semtokha (next to the old bridge).

The Division has also purchased and distributed the 21 nos. fire extinguishers to parks, Memelakha landfill and crematorium. In this regard, the Division informed that the disaster related works had been carried out initially since the Disaster Management was under the Environment Division. As per the Management Decisions, the Disaster Management had been taken over by the AFD. Therefore, the Division proposed to transfer the maintenance budget of Nu. 1.00M allocated for fire hydrants revival works kept under Environment Division to either AFD or Operation and Maintenance Division since the work is more of maintenance and infra related works.



Decision

1. The Management directed the Environment Division to handover those completed/revived fire hydrants to RBP Fire department with clear survey coordinates and thereafter, they will have to monitor and maintain it.
2. The Management also directed the Environment Division to continue the maintenance works since Environment Division had initiated the works and has the work experience. Following, completed works related to fire hydrants should be handover to RBP as there is no clear disaster unit identified for now under Thimphu *Thromde*.

Action – Environment Division

Agenda 6.12 - Approval for Banner Display within *Thromde*

The Environment Division proposed that there must proper system for approval for banners within *Thromde*. There are no standards for approval and the applications are received and forwarded to Environment Division.

Decision

The Management directed the Environment Division to approve based on locations but at the same time, guidelines for approval will have to be developed.

Action – Environment Division

Agenda 6.13 - Seeking Way Forward for the Empty Vegetable Stalls

The Asset Manager reported that there are around 20 stalls which are empty especially in Babesa truck parking and upper Changzamtog vegetable sheds. Although the signboards have been installed and various measures on creating awareness through various social media platforms have been carried out, the stalls could not be occupied.

Decision

The Management decided to announce through *Thromde* facebook and other social media pages that the interested individuals/groups can now apply for the establishment of vegetable and meat stalls, hair cutting salon, tailoring and pharmacy shops in the Babesa and Upper Changzamtog vegetable shops.

Action – Asset Manager/MRO



Agenda 6.14 - Development of Stores (Motithang and Changangkha) and Construction of Store Keeper Quarter

There is a need to proper store in Changangkha and Motithang areas with proper safety measures in place. There is also a need to have a caretaker recruited for each store with caretaker quarter. The area needs further site development.

Decision

The Management decided that for now it can function as it is and in the meantime, the LRSD has been directed to look for specific land which can be used for storage purposes.

Action – LRSD

Agenda 6.15 - Approval for the Property Owners' Data Sharing with ACC's ADS System

The ICT Section presented to the Management that the Anti-Corruption Commission has sent a letter requesting for building/property related data. It is intended to be used in Asset declaration system. He informed other agencies like NLCS, RSTA are ready to share data related to land, transports.

Decision

Since Thimphu *Thromde* is in the process of collecting and cleaning the data, the Management decided not to share now but the same can be shared later when the data collected is well cleaned.

Action – ICT Section

Agenda 6.16 - Categorization of Penalty levied on State Land Encroachment

The Head of Land Record and Survey Division (LRSD) reported to the Management that based on the special *Tshogde* session, the encroachment into government land will be penalized at PAVA rate till the encroached structures have been removed. But in the core area, he has reported that based on PAVA rate, the penalty comes to around Nu 2.9M which is way too high and at lease rate, it comes to around Nu 21,360 which is too small and people will opt for paying it rather than removing the encroached structures.

Discussion

Some of the members stated it is illegal and must be removed and therefore only the high degree penalty is the way to it. When *Thromde* levy penalty, there has to be a basis and PAVA rate could be the basis for it. Whereas some of the members said if the rate is too high like the one

presented, the purpose of levying penalty may not be served because people won't be able to pay and at the same time they will not remove the structures. Same will be the case if the penalty levied is too small. Therefore, it will be better to go in between which is payable by the people and at the same time, that would pinch the defaulters.

Decision

Since the Management could not decide on the rate of penalty, it directed the LRSD to work on ^{prevailing} monthly commercial rate for CFM area and ~~present it to the coming Tshogde.~~ *Submit a detail report to Thompson for further decision.*

Action – LRSD

Agenda 6.17 - Lease rent of STCBL and its Relocation Proposal.

A 36 decimal land has been leased out to STCBL for construction of fuel outlet along Taba-Lanjuphakha highway. Lease *Thram* was issued on October 2020 and they have paid Nu 313,640 for one year. Recently the Royal Commission for Urban Planning and Development has conveyed directives for no construction till further notice from the Commission. The STCBL has submitted to defer the lease payment till the construction of fuel depot and also relocate if the current location isn't so convenient.

Decision

The Management approved for deferment of lease payment till the construction begins and since the review of TSP is ongoing, even the relocation won't be possible for now.

Action – LRSD

Agenda 6.18 - Parking Development proposal in Olakha Workshop area

A proposal has been received from one of the private individuals in Olakha workshop that the open space near her workshop can be developed and maintained clean. Currently people have dumped wastes in the area and nobody cleans it up. She has also submitted that she will not claim the area later but it will be maintained clean and even the "lu" present in the area will be preserved.

Discussion

Most of the members did not support the idea of giving away to one individual as there can be future consequences attached to it. The Chair informed that *Thromde* can give *Thromde's* plan and the area can be developed as per *Thromde's* plan but with clear terms and conditions. The Chair also said that if such initiatives don't come forward, the area will be left unattended and

Thromde's intervention would take long to develop the area. Many members agreed that if *Thromde's* plan for the area can be given to them and if they can develop as per the plan, it is not a problem.

Decision

The Management decided to provide the individual with the *Thromde's* plans for the area and let them develop as per the plan.

Action – LRSD**Agenda 6.19 - Invoices for BT Infrastructure Damages**

The LRSD presented to the Management invoice shared by the Bhutan Telecom (BT). The BT has claimed that there infrastructures have been damaged due to *Thromde* plans and programs and therefore, they are asking for compensation for the damaged properties. The total compensation amounts Nu 6,021,581.14. According to LRSD, they have verified that there is no proper lease/registration allotted for establishing of such utilities in the first place.

Decision

The Management did not approve the payment of the compensation since they have been informed during the execution of the project and also *Thromde* has not been informed during installation of their properties.

Action – LRSD**Agenda 6.20 - Land exchange Mr. Tshechu and Mrs. Khandu Pem in Babesa****LAP**

The LRSD presented to the Management a case between Mrs. Khandu Pem and Mr. Tshechu. There are 2 plots owned by Mrs. Khandu Pem in Babesa. The plot BA1-828 falls under UV2-MD and other plot BA1-834 falls under the UV-I precinct. The plot BA1-834 (UV-I) of Mrs. Khandu Pem shares boundaries with the registered plot of Mr. Tshechu BA1-883 which is also in UV-I precinct. Due to the issues in plot configuration, the case has been pending since the implementation of Babesa LAP. However, recently it is mutually agreed that Mr. Tshechu's UV-1 plot will be exchanged with Mrs. Khandu Pem's UV-2 plot. While this is an internal arrangement between the parties, the plot exchange if facilitated as per the current *esakor* proceedings will be subjected to payment of property transfer tax. On the other hand, unlike any normal land transaction, this exchange could have been facilitated during the LAP process

without the transfer tax being applicable. Today, despite Thromde's numerous attempts to resolve the issue, it is acknowledged that the agreement has been reached on land exchange after so many years of issues between the two.

Decision

Since the boundary endorsement of the two owners is still pending, the Management decided to consider the case as a part of the LAP pending issues and forward to NLCS recommending for land exchange (property tax not applicable) and resolve the issue once and for all.

Action – LSRD**Agenda 6.21 - Waiving off land Lease for Craft Market - APIC**

The APIC, an Agency for Promotion of Indigenous Crafts under the Ministry of Economic Affairs (MoEA) has requested *Thromde* to waive-off the land lease for the craft market at Chubachu since the shops remained closed for most of the time due to pandemic. The total land lease is Nu 609,520.00.

Decision

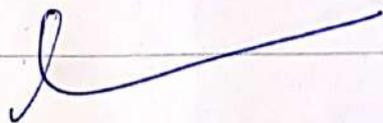
The Management could not waive-off the land lease as *Thromde* is revenue based and the internal revenue for *Thromde* has been hampered a lot due to pandemic. Therefore, the Management directed the revenue section to write back to APIC to write either to MoEA or MoF to pay the required lease to *Thromde*.

Action – Revenue Section**Agenda 6.22 – Identification of Car Wash Precinct**

The Development Regulatory Division (DRD) presented to the management that there is no clarity in where the carwash facilities are allowed in the DCR. Currently commercial spaces, hotels, vehicle showrooms are allowed in UV-1 precinct and automobile service centers, carwash, commercial spaces and offices are allowed in Urban Hub precinct. There are numerous carwash accorded approval in UV-1 precincts currently and there many more car wash proposal in UV-1 area awaiting approval. Since it is not clearly mentioned in the DCR, it is put to Management to decide which precincts shall have the car wash facilities.

Decision

The Management decided to allow the car wash proposals in UV-1 and urban hub. The proposal in UV2 can also be approved in case the plot sizes are adequate to setup car wash services with



proper facilities where there are no such services. However, the area proposed should be assessed in detail to considering planning, social and environment aspect.

The management also clarified on the workshop area. Urban Hubs will be permitted for automobile workshops. However, the urban hub below Babesa expressway will not be allowed for the workshop. Further, Management directed the Environment Division, DRD and UPD to come up with guideline for car wash establishment.

Action – DRD/UPD/Environment Division

Agenda 6.23 - Steel Staircase at Yarkay Central - Norzin Lam

The DRD presented to the Management a case of the staircase construction at the Yarkay Central along the Norzin Lam at the main traffic area. The staircase looks aesthetically unpleasant on the busiest street, it disrupts the existing building line, such will set precedence for other buildings along Norzin Lam and it also disturbs pedestrian since it ends/starts from the footpath which is the busiest footpath along the street.

Decision

The Management did not endorse the staircase construction to be continued and directed the DRD to send notification to remove it immediately and proposed with better alternatives.

Action – DRD

Agenda 6.24 – Proposal for Annual Futsal and Basement fees

Till now no fees have been collected for all the futsal grounds within *Thromde*. Since it cannot be considered as building, the fees could not be levied. However, once the land has been developed as futsal, it is a property and must be levied fees. The DRD had proposed to calculate the fees based on the exact built-up carpet area for the futsal/football ground and then divide the built-up area by 771 sqft to get the total unit area and then multiple by Nu 500. The 771 sqft has been considered based on the dwelling unit in Taxation Policy 1992 and Nu 500 has been considered based on the urban house taxation system.

For Basement conversion, DRD raised the issue of unauthorized conversion of stilt floors into residential/commercial and other activities which has been approved as parking slot. The floor opined that the parking floor should not be converted to other uses and it cannot be regularized by imposing tax. However, an annual charge ^{penalty} must be imposed for such conversions until reverting it back to parking. An amount has been proposed as per formula in the DCR 2016,

Amount= [{Area (sqm) xNu.46.41} +10000] which is calculated as per the area converted. In addition, a lump sum fee of Nu 20,000 is proposed to be levied annually for unauthorized conversion as decided by earlier *Tshogde*.

Decision

1. For Futsal/Football ground – The total carpet area (play field) have to be divided by 771 to convert into units and a fee Nu. 500 will be imposed per unit. For National level ground, no fees shall be levied.
2. The Management decided to levy basement conversion charges using the DCR 2016 formula plus Nu 20,000 penalty for unauthorized conversion as proposed considering the emerging issues and shall be increased by 10% annually until rectified as approved.

Action – DRD**Agenda 6.25 – Proposal for additional HR Recruitment**

The Environment Division and the Operation and Maintenance Division have proposed for additional human resource recruitment as follows:

1. Two gardeners for Dangirna park
2. 1 Chemical engineer
3. 1 carpenter and 2 masons

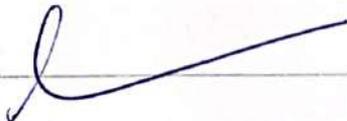
Decision

The management decided as follows:

1. 2 Gardeners for Dangirna park under Environment Division has been approved
2. With regard to recruitment of Chemical Engineer, the Management directed the O&MD to explore the capacity building for the existing HR under the Division in the same field
3. 1 Carpenter and 2 masons approved for O&MD

Action – O&MD/Environment Division/HRS**Agenda 6.26 - Update on 114th National Day Preparation**

The Chief ADM Officer informed the management the core responsibilities of *Thromde* for the upcoming 114th National Day. *Thromde* is mandated to do the cleaning of *Thromde* area, hoisting of National flags and Kings Portraits on or before 10th December and pothole patching wherever required. The Management directed all to carry out the duties well before the important occasion.



Conclusion

The Chair thanked all the members for their presence and the fruitful deliberations during the 6th Management Meeting and looking forward to having the same kind of discussions in the coming meetings as well. The 6th Management Meeting adjourned at 5:00PM.

Rapporteur – Karma Dorji, Planning Officer



THE END

**THROMDE WORK FORCE SERVICE
RULE
KUZUZANGPOLA**

**TOTAL NUMBERS OF WORK FORCE UNDER
DIFFERENT DIVISION**

ENVIRONMENT DIVISION

Sanitary Inspector-5
Inspector for Hawker-2
Labor -154
Total-161

1.City Beautification
Total-24

2.Land fill
Total-3

3.Cremetroum
Total-7

INFRA DIVISION

1.Four Lane
Total-14

Maintenance (Drain and foot paths)

Total-9

Maintenance(Potholes)

Total-10

2.Water Supply
Total-52

3.Sewerage
Total-18

4.Land and Survey
Total-10

5.Electric
Total-7

6.Billing(meter reader)
Total-14

AFD

Messenger-1

Dispatch-2

Sweeper-2

Total-5

MTO

Driver-4

Handyboy-7

Caretaker-1

Total-12

DRD

Dispatch-2

CSD

Off hour duty(customer care)-2

Total No of Work force=361

WAGE	Total
500	15
324	97
286	15
254	7
234	56
215	171

CATEGORIES

Level I

Meter reader, Plumber, Lejob, Electrician, Office Asst, Carpenter, Wet Sweeper, Sanitary Inspector, Surveyor

Level II

Crèche Facilitator, Blacksmiths

Level III

Plant Operator, Machine Operator

Level IV

Handy Boy, Road Sweeper, Office Sweeper, Care Taker, Cattle Catcher, Gardener, Survey Helper
W/F Level.xlsx

Level	Wage	Total
Level I	324	97
Level II	286	15
Level III	254	7
Level IV	234	56

WAGE	Total
500	15
215	171

5 (Indian)

EMPLOYER CONTRIBUTION FOR PF-5%
PF CONTRIBUTION FROM EMPLOYEE-5%
GIS-150
STAFF WELFARE SCHEME-150

SEEKING DIRECTIVE FROM MANAGEMENT

- ◆ Those who are about to be superannuated?
- ◆ Those who are paid Lump sum of Wage of 500 falls under which Level?
- ◆ Indian WF PF?
- ◆ Implementation IT Workforce Service Rules and Regulation?

THANK YOU

KARDINCHELA

Empty stalls as of 30/11/2021

- 1. Balance Truck Parking (9 vegetable stalls are empty out of 162)
- 2. Upper Changanang (11 vegetable stalls are empty out of 15)

1. **Quick notes**
- 2. Total vegetable stalls: 167
 - 3. Total meat shops: 27 + 1 B: 26 stalls available
 - 4. Total stalls: 170
 - 5. Meat zones: 8
 - 6. Vegetable zones: 8
 - 7. Total zones: 16
 - 8. Note: 20 vegetable stalls are empty

Seeking directives from Management with regards to empty stalls.

Measures taken so far:

1. Signboards were placed in all mini and medium zones.
2. Establishment of new vegetable markets were uploaded in social media.
3. Rents were reduced.

Thimphu Thromde 3rd December, 2021

6th Management Meeting

Agenda

Issue	Background	Proposed Action
Categorization of Penalty levied on State land Encroachment	It was discussed during the 2nd Management Meeting that Encroachment on State land shall be levied with Penalty on PMA rate. However, it is deemed that the penalty should be categorized based on the degree of severity.	Penalty is proposed on 3 category of encroachment. 1. Encroachment by Primary Structure (approved) both fully or partially on State land. 2. Encroachment by ancillary structures viz. wall, garage, parking, parapet, drain, lawn, etc.
Lease rent of STCBL and relocation.	36 ac land was leased to STCBL on 15th October, 2020 on long-term lease along the Taba Highway. However, construction is not permitted. STCBL has paid the lease rent for the first year and is requesting for relocation.	Directives of the Royal Commission for Urban Planning. For further discussion
Parking Development proposal in Olakha workshop area	A business owner within the Olakha workshop area has proposed for development of parking on the vacant state land near his legal plot. There also exists a law and needs proper care.	While the proposal may develop the area, he will not be permitted to take ownership. He is required to submit a proposal. Also need to confirm if there is any plans for the area by Thromde.
Invoices for BTL Infra Damages/Relocation	BTL has conveyed the payment of total damages amounting to Nu. 6,021,581.14/- incurred due to various Thromde developmental works.	LRSD has verified that there is no proper lease/registration allotted for establishing such utilities in the first place. For discussion.
Land Exchange of Jishechu and Khandu Peri, Babesa	This is a long pending case of Tsechhu and Khandu Peri owning land within Babesa LAP Recently, both the land owners have agreed to exchange their plots. However, the precinct and the area of the plots for exchange are different.	This is for endorsement of the committee to accept the land exchange as a part of the LAP and not as a normal land transaction case. Also to appraise that the transaction will not be levied with 3% property transfer tax.

1. Categorization of Penalty levied on State land Encroachment

Category 1

Encroachment by Primary Structure (approved) both fully or partially on State land.

- Option for Realignment/Correction
- Penalty at prevailing PAVARate
- Yearly penalty until the encroachment is resolved

Category 2

Encroachment by ancillary structures viz. wall, garage, parking, store, parapet, drain, lawn, etc.

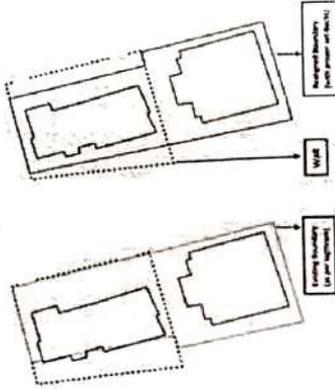
Penalty at Commercial Lease Rate (Nu. 20 @ sq.ft)

1. Categorization of Penalty levied on State land Encroachment

Realignement proposed for Structure encroaching on State land (BAL-31)



Total State land adjusted	Para rate 2017 @ 46.8	Total Penalty	Condition
830 sq ft	Nu 41277 (1072 MDT)	Nu 295,181/-	Removal of structure with in the front up to the new boundary (within the adjusted portion)



1. Categorization of Penalty levied on State land Encroachment

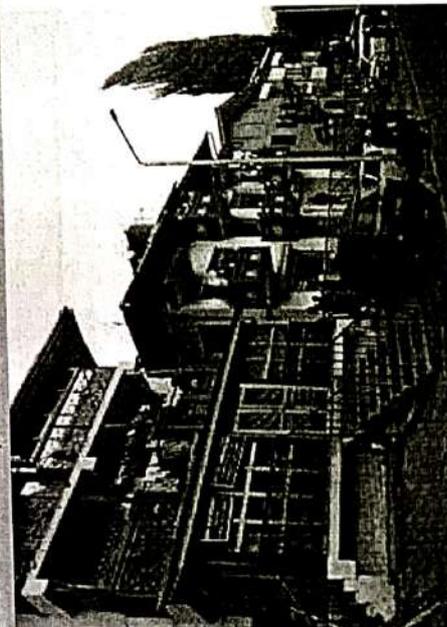
Map showing encroachment status of sundry market roadside



Sl. Order #	Owner's Name	Plot No.	Area (sq ft)	Year	Activity on encroached area	Total area Encroached (sq ft)
1	Chin Swee Bee	107	2096.073	2008	Storage and	2096
2	Chin Swee Bee	107	2096.073	2008	Storage and	2096
3	Chin Swee Bee	107	2096.073	2008	Storage and	2096
4	Chin Swee Bee	107	2096.073	2008	Storage and	2096
5	Chin Swee Bee	107	2096.073	2008	Storage and	2096
6	Chin Swee Bee	107	2096.073	2008	Storage and	2096
7	Chin Swee Bee	107	2096.073	2008	Storage and	2096
8	Chin Swee Bee	107	2096.073	2008	Storage and	2096
9	Chin Swee Bee	107	2096.073	2008	Storage and	2096
10	Chin Swee Bee	107	2096.073	2008	Storage and	2096
11	Chin Swee Bee	107	2096.073	2008	Storage and	2096
12	Chin Swee Bee	107	2096.073	2008	Storage and	2096
13	Chin Swee Bee	107	2096.073	2008	Storage and	2096
14	Chin Swee Bee	107	2096.073	2008	Storage and	2096
15	Chin Swee Bee	107	2096.073	2008	Storage and	2096
16	Chin Swee Bee	107	2096.073	2008	Storage and	2096
17	Chin Swee Bee	107	2096.073	2008	Storage and	2096
18	Chin Swee Bee	107	2096.073	2008	Storage and	2096
19	Chin Swee Bee	107	2096.073	2008	Storage and	2096
20	Chin Swee Bee	107	2096.073	2008	Storage and	2096
21	Chin Swee Bee	107	2096.073	2008	Storage and	2096
22	Chin Swee Bee	107	2096.073	2008	Storage and	2096
23	Chin Swee Bee	107	2096.073	2008	Storage and	2096
24	Chin Swee Bee	107	2096.073	2008	Storage and	2096
25	Chin Swee Bee	107	2096.073	2008	Storage and	2096
26	Chin Swee Bee	107	2096.073	2008	Storage and	2096
27	Chin Swee Bee	107	2096.073	2008	Storage and	2096
28	Chin Swee Bee	107	2096.073	2008	Storage and	2096
29	Chin Swee Bee	107	2096.073	2008	Storage and	2096
30	Chin Swee Bee	107	2096.073	2008	Storage and	2096
31	Chin Swee Bee	107	2096.073	2008	Storage and	2096
32	Chin Swee Bee	107	2096.073	2008	Storage and	2096
33	Chin Swee Bee	107	2096.073	2008	Storage and	2096
34	Chin Swee Bee	107	2096.073	2008	Storage and	2096
35	Chin Swee Bee	107	2096.073	2008	Storage and	2096
36	Chin Swee Bee	107	2096.073	2008	Storage and	2096
37	Chin Swee Bee	107	2096.073	2008	Storage and	2096
38	Chin Swee Bee	107	2096.073	2008	Storage and	2096
39	Chin Swee Bee	107	2096.073	2008	Storage and	2096
40	Chin Swee Bee	107	2096.073	2008	Storage and	2096
41	Chin Swee Bee	107	2096.073	2008	Storage and	2096
42	Chin Swee Bee	107	2096.073	2008	Storage and	2096
43	Chin Swee Bee	107	2096.073	2008	Storage and	2096
44	Chin Swee Bee	107	2096.073	2008	Storage and	2096
45	Chin Swee Bee	107	2096.073	2008	Storage and	2096
46	Chin Swee Bee	107	2096.073	2008	Storage and	2096
47	Chin Swee Bee	107	2096.073	2008	Storage and	2096
48	Chin Swee Bee	107	2096.073	2008	Storage and	2096
49	Chin Swee Bee	107	2096.073	2008	Storage and	2096
50	Chin Swee Bee	107	2096.073	2008	Storage and	2096
51	Chin Swee Bee	107	2096.073	2008	Storage and	2096
52	Chin Swee Bee	107	2096.073	2008	Storage and	2096
53	Chin Swee Bee	107	2096.073	2008	Storage and	2096
54	Chin Swee Bee	107	2096.073	2008	Storage and	2096
55	Chin Swee Bee	107	2096.073	2008	Storage and	2096
56	Chin Swee Bee	107	2096.073	2008	Storage and	2096
57	Chin Swee Bee	107	2096.073	2008	Storage and	2096
58	Chin Swee Bee	107	2096.073	2008	Storage and	2096
59	Chin Swee Bee	107	2096.073	2008	Storage and	2096
60	Chin Swee Bee	107	2096.073	2008	Storage and	2096
61	Chin Swee Bee	107	2096.073	2008	Storage and	2096
62	Chin Swee Bee	107	2096.073	2008	Storage and	2096
63	Chin Swee Bee	107	2096.073	2008	Storage and	2096
64	Chin Swee Bee	107	2096.073	2008	Storage and	2096
65	Chin Swee Bee	107	2096.073	2008	Storage and	2096
66	Chin Swee Bee	107	2096.073	2008	Storage and	2096
67	Chin Swee Bee	107	2096.073	2008	Storage and	2096
68	Chin Swee Bee	107	2096.073	2008	Storage and	2096
69	Chin Swee Bee	107	2096.073	2008	Storage and	2096
70	Chin Swee Bee	107	2096.073	2008	Storage and	2096
71	Chin Swee Bee	107	2096.073	2008	Storage and	2096
72	Chin Swee Bee	107	2096.073	2008	Storage and	2096
73	Chin Swee Bee	107	2096.073	2008	Storage and	2096
74	Chin Swee Bee	107	2096.073	2008	Storage and	2096
75	Chin Swee Bee	107	2096.073	2008	Storage and	2096
76	Chin Swee Bee	107	2096.073	2008	Storage and	2096
77	Chin Swee Bee	107	2096.073	2008	Storage and	2096
78	Chin Swee Bee	107	2096.073	2008	Storage and	2096
79	Chin Swee Bee	107	2096.073	2008	Storage and	2096
80	Chin Swee Bee	107	2096.073	2008	Storage and	2096
81	Chin Swee Bee	107	2096.073	2008	Storage and	2096
82	Chin Swee Bee	107	2096.073	2008	Storage and	2096
83	Chin Swee Bee	107	2096.073	2008	Storage and	2096
84	Chin Swee Bee	107	2096.073	2008	Storage and	2096
85	Chin Swee Bee	107	2096.073	2008	Storage and	2096
86	Chin Swee Bee	107	2096.073	2008	Storage and	2096
87	Chin Swee Bee	107	2096.073	2008	Storage and	2096
88	Chin Swee Bee	107	2096.073	2008	Storage and	2096
89	Chin Swee Bee	107	2096.073	2008	Storage and	2096
90	Chin Swee Bee	107	2096.073	2008	Storage and	2096
91	Chin Swee Bee	107	2096.073	2008	Storage and	2096
92	Chin Swee Bee	107	2096.073	2008	Storage and	2096
93	Chin Swee Bee	107	2096.073	2008	Storage and	2096
94	Chin Swee Bee	107	2096.073	2008	Storage and	2096
95	Chin Swee Bee	107	2096.073	2008	Storage and	2096
96	Chin Swee Bee	107	2096.073	2008	Storage and	2096
97	Chin Swee Bee	107	2096.073	2008	Storage and	2096
98	Chin Swee Bee	107	2096.073	2008	Storage and	2096
99	Chin Swee Bee	107	2096.073	2008	Storage and	2096
100	Chin Swee Bee	107	2096.073	2008	Storage and	2096

At PARA rate = Nu 2.9 Million
At LEASE rate = Nu 21,360

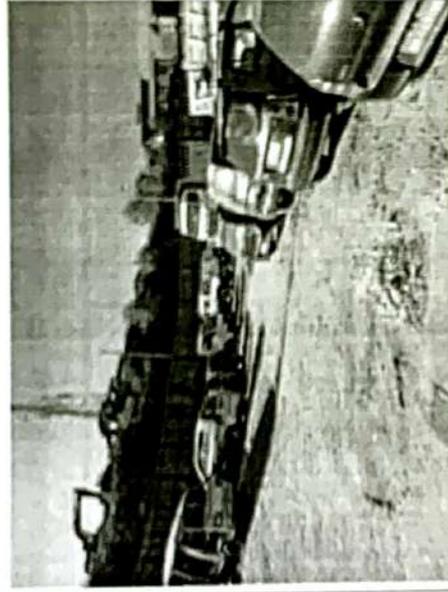
1. Categorization of Penalty levied on State land Encroachment



3. Parking Development proposal in Olakha workshop area



3. Parking Development proposal in Olakha workshop area



3. Parking Development proposal in Olakha workshop area

Background
Tshering Deki owns the adjacent plot SM11-940
Proposal submitted to Thromde:

- Developing the vacant space for parking space
- Preserve the "Lu's" sanctity by beautifying and greening
- Construct a public toilet
- Rent out the space for 10 years.

Submission:

- The proponent wishes to develop the area without making any claims in future.
- If the development will contradict with Thromde's plan for the area.

4. Invoices for BTL Infra Damages/Relocation

SL.No.	Letter Addressed	Letter Number	Amount
1	Dasbo Thrompon	1. Relocation of Telephone server distribution box at RBA lungimphu gate (T. Kursum Cones. company)	126,275.00
2	Dasbo Thrompon	2. Relocation of Cabinet box, New Thromde Office	71,072.00
3	Executive Secretary	3. Damage of Telephone Cables, new India house due to 4 lane project	623,187.00
4	Thromde Chief Engineer	4. Damage of Telephone UG cable, Chuglam (RABA)	46,060.00
5	Thromde Chief Engineer	5. Damage of Telephone UG cable, Chuglam (RABA)	45,060.00
6	Dasbo Thrompon	6. Telephone pole relocation and Cable Network at Simtokra & Chubragang top	38,903.50
7	Dasbo Thrompon	7. Damage of BTL infra along Chhopsel lam - 4 lane	5,071,023.64
		Total Amount	6,021,581.14

4. Invoices for BTL Infra Damages/Relocation

Observations:

1. The damages are due to Thomas developmental work
2. Understanding between TT and BPC in the past
3. Comprehensive GIS data (TT to collect or BPC to submit?)
4. Infra Planning and Design Section to realize such overhead charges in the Project cost estimation

5. Land Exchange of Bhechu and Khandu Pem, Babesa



Change of Building or Premises Use

As Per DCR 2004

The fine shall be 20% of the cost of construction of Misused floor area and Regularized it;

Provided if the building use conforms to precinct use schedule structural safety of the building and other relevant clauses of these regulations.

PROPOSAL FOR BASEMENT/STILT FINE FOR CONVERSION

Conversion for Usage other than Parking Purpose

Change of Building or Premises Use

As Per DCR 2016

Basement Conversion is allowed if it fulfills the following condition:

1. If the building is approved prior to 2014.
2. If there are adequate parking slots as per the parking requirements of the DCR.
3. If parking is not feasible due to the site conditions.
4. Basement can be converted into habitable space only if there are adequate natural lighting and ventilation as per BBR 2004.
5. Basement can be converted into habitable space only if there are provisions for fire exit as stipulated in the DCR 2016 and BBR 2004.
6. If there are proper provisions for drainage and sewerage.
7. An undertaking letter as prescribed by the implementing authority is to be signed before the final approval is given

$$\text{Amount (A)} = \{ \text{Area(Sq. m)} \times \text{Nu. 46.41/-} \} + \text{Nu. 10,000/-}$$

Proposed Tariff for Unauthorized Basement Conversion/Usage

Using Formula in DCR 2016

- For Standard Plot Size of 371.6 Sq. m & 40% Coverage
- = 371.6 x 40% = 148.64 Sq. m.

$$\text{Amount} = \{ \text{Area(Sq. m)} \times \text{Nu. 46.41/-} \} + \text{Nu. 10,000}$$

Basement Conversion Fine

- = (148.64 x 46.41) + 10,000/-
- = Nu. 16,898/-
- Plus Nu. 20,000/- Penalty for Unauthorized Conversion
- = Nu. 16,898/- + Nu. 20,000/-
- Total Payable = Nu. 36,898/-

Option 1: This Amount is to be imposed As Fine to be Paid annually

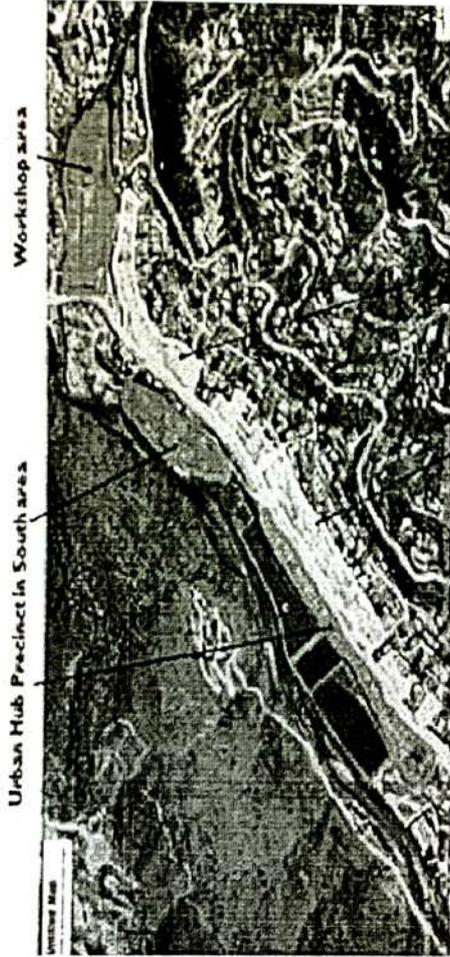
Option 2:

A lumpsum sq. m Rate as deemed appropriate to be decided by Tshogde?

Provided Adequate Parking Requirement is Fulfilled

Thank You

PERMISSIBILITY OF CAR WASH IN UV-1 & URBAN HUB PRECINCT



Urban Hub Precinct in Jungshilva LAP



PERMISSIBLE USES IN UV-1 AS PER DCR

Sl. no	Designated urban precinct	Uses permissible	Special conditions and restrictions
1	UV -1 Urban Village core	High Density, Mixed use precinct apartments and group housing are permitted. Residential, local level retail shops and services, household economic activity and cottage industries not involving use of, or installations of, total machinery driven by more than 10 KW power and which do not create noise, vibrations, fumes, dust, etc. only in independent dwellings or units (not in tenement dwellings or flats). All types of residential dwellings including apartments and group housing, professional services, commercial institutions, etc. a) Household economic activity, light home workshops, and cottage industries not involving use of, or installation of, any machinery driven by more than 10KW power and which do not create noise, vibrations, fumes, dust, etc., only in independent dwelling units (not in tenement dwellings or flats).	Min. Plot size - 1000sqm or as per designated precinct. Lift is mandatory for buildings with 6 or more storeys and above. Entry porch may be allowed but it should not compromise the adequacy of parking and it will not be included in the coverage. Parking slab may be allowed subject to site condition and site visit. No structures shall be erected on parking slab. Parking slab may extend from the building to the plot boundary to facilitate parking only. Spaces beneath the parking slab may be used for storage, commercial and habitable space provided it fulfills the BHA requirements. Side and rear setback spaces, below natural ground level or about

PERMISSIBLE USES IN URBAN HUBS PER DCR

- b) In-lieu-of parking (LOIP) shall be permitted in residential areas for the following uses:
 - i) Play fields, gardens, gymnasiums, swimming pool, public facilities and art centers, club houses, local community hall, etc.
 - ii) LOIP cylinder delivery center for the domestic consumption only if on a separate plot of at least 1,000sqm with no other use on the premises
 - iii) All uses permitted in neighborhood master plan shall be permitted; recreational uses like bars, discotheques, pool rooms and any other night time recreational centers shall not be permitted in buildings accommodating any residential uses.

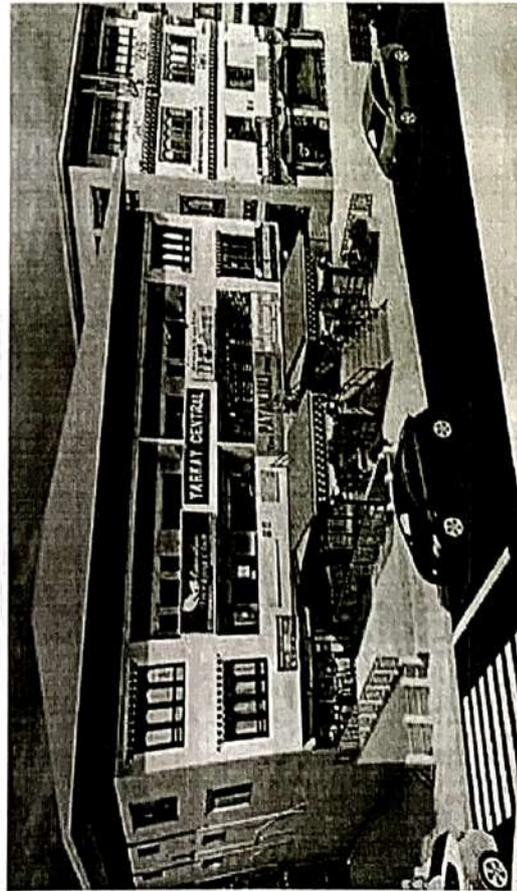
below natural ground level or about 10% below high natural slope, where there is no adjacent neighbors, spaces may be developed for public amenities or storage facilities only. This shall not come into the calculation of coverage.

01 Urban Hub

Entertainment and Shopping Centers
 All uses allowed in NH
 cinema hall, multiplexes, shopping centers, food courts, bowling alleys, pool and billiard halls, lodging and boarding houses, hotels, restaurants and recreation based facilities, commercial center, public buildings, auditorium, transport for retail foot passengers, pathological laboratories, nursing home, hospitals, office buildings, public facilities, public facilities, banks, professional offices, parks, gardens, playgrounds, schools, colleges, educational institutions, training academies, research institutions, hotels, boarding facilities, staff quarters, canteens, sports complex gymnasiums, libraries, assembly buildings including swimming pool, club, stadium, theater, open space provision for party and marriage ceremony and amusement and recreation activities, art galleries, exhibition halls, dining establishments of 100sqm and over) and residential buildings.

Maximum construction shall be permitted subject to the following conditions:
 1. Parking fulfillment subject to design (they shall site visit and bring the habitable space to natural ground or level break.
 2. Parking shall not be allowed subject to site conditions and site visit. No structure shall be erected on parking slab.

Parking slab may be elevated from the building on the plot to conform to the habitable parking only.
 Spaces beneath the parking slab may be used for other appropriate and habitable space provided it fulfills the DCR requirements.



Owner's proposal for rectification

ISSUES:

- Aesthetically unpleasant on the busiest street
- Disruption of existing building line
- Precedence for other buildings along Norzin LAM
- Disturbance to the pedestrians

PROPOSAL FOR LEVYING PROPERTY TAX

(Football, Futsal & Car Wash Services)

LG ACT 2009

64 Thromde Tshogde may levy the following in a manner, and at such rates as may be approved by it as per laws in force:

- (a) Land tax;
- (b) Property tax;
- (c) Property transfer tax;
- (d) Betterment charges; and
- (e) Vacant land and underdevelopment tax.

LG ACT 2009 CONTINUE..

65 Thromde Tshogde shall, in exercise of its power under section 64 of this Act, ensure that the fees and charges are:

- (a) Not excessive, oppressive, or confiscatory;
- (b) Not contrary to law, public policy, national economic policy, or in restraint of trade; and
- (c) Set at a level no higher than the cost of the most efficient method of providing the service.

LG ACT 2009

Sources of Funds

216. Local Governments shall be entitled to levy, collect and appropriate taxes, fees, tolls, duties and fines.

217. Payment of taxes by Local Governments on their revenue and income shall be in accordance with the taxation laws.

Tax policy 1992

V. MUNICIPAL TAXES, 'FEES AND CHARGES
Depending on the level of infrastructure and quality of services provided, towns have been reclassified as follows:-

- Group 'A' Towns
- 1. Thimphu
- 2. Phuntsholing
- 3. Samdrup Jongkhar

Classification of Urban Structures for Taxation in Group A Towns

Urban Building			Urban House		
Class	Size (sq.ft)	Rate/unit p.a	Class	Size (sq.ft)	Rate /unit p.a
1 st Class	>1260	Nu.100/-	1 st Class	>1500	Nu.500/-
2 nd Class	875-1259	Nu.75/-	2 nd Class	1200-1499	Nu.300/-
3 rd Class	508-874	Nu.30/-	3 rd Class	874-1199	Nu.200/-
4 th Class	362-507	Nu.20/-	4 th Class	500-873	Nu.100/-

A Unit is defined as either a shop and office or dwelling unit. Where one shop or office or warehouse occupies large spaces, unit would be calculated on a carpet area of 771 sq. ft per unit.

Proposed Plinth Area Calculation for Futsal Ground

Sample calculation:

Min Plot Size Required = 1000 sq.m
= 31.62m x 31.62m

Total Coverage = 28.62m x 28.62m
= 819.10 m² = 81.90%

Therefore, a proposal to consider a uniform Plot Coverage as 80% of the Total Plot Area used for Futsal Ground

However, if 80% Plot Coverage is used for Football Ground, the Units will be very high.

(Considering 1.5m setback on all 4 sides)

Decision

For Football Ground

- Measure Exact Built-Up Carpet Area of Football Ground
- Then Divide Built-Up by 771 sq ft to get total unit area.
- Multiply the above no. of units by Nu. 500/- per unit per annum

For Futsal of Any Size

- Multiply Plot Size x 80% Coverage
- Then Divide this Area by 771 sq ft to get total Unit Area
- Multiply the above no. of units by Nu. 500/- per unit per annum

For Car wash

- Number of Car Wash Dock Space * Nu.10,000/- per year

Presentation on Fire hydrants and Water Reservoirs Management Meeting

December 3, 2006
By: Susan Tolson

Fire Hydrants

- 1 Inventory with requirements for maintenance and repair work available to be done
- 2 Preliminary survey done
- 3 The first phase of the review of the fire hydrants was focused on York and Langford/Leeds due to the available budget and final survey done (6/07)
- 4 Questions arise for hydrant pipe water referred from RSP since the new frame for recalculation needs new material
- 5 FFI Briefing
- 6 Total cost: 20
- 7 Total budget: No. 179,204.89
- 8 Maintenance period: May 05, 21 - August, 20
- 9 Construction: Thinking fire and Reserve Emergency

Pipe Hydrant within Thimphu Thromde

- 1 Thimphu Thromde is collaborating with the Nepal Electric Power Corporation to implement the first self-sustained to place during the issue of disruption especially flow
- 2 Government Urban Planning Division and local District identified strategic areas for the improvement and construction of concrete tanks

Assessment on FM in Thimphu Thromde

Assessment on Pipe Hydrant assessment survey conducted on February 9th, 2006

No.	Group	Conditions	Quantity
1	Functioned		108
2	Damage		6
3	Missing (found in ground nearby)		10
4	Block with no water		4
5	Good and need (due to restrictions)	3	10
6	Inter-connection point		6

SL	LOCATION	FUNCTIONAL	DAMAGED	MISSING	TOTAL NOS
1	Serbithang		1		1
2	Babesa	2 (stream)		3	5
3	Simitokha	1 (stream)		1	2
4	Olakha	2 (stream)	3	1	6
5	Changzamtog	3		1	4
6	Lungtemphu	1		1	2
7	Changangkha	1		2	3
8	Motithang			1	1
9	Core	5 (stream)		5	10
10	Zilukha	1		1	2
11	Jungshuna	2			2
12	Langiophakha	10		8	18
13	Kawajangsa	2	1		3
14	Pamtsho	1 (stream)			1
15	Taba	Upper-1 (stream) Lower-11			12

The Fire Hydrant parts that we changed

- Female Coupling
- Spring Nut
- Spindle
- Gaskets and Packing
- Landing valves
- Hydrants valve Hand Wheel

Reservoir Tanks

- In consultation with UPD - identified areas for construction of reservoir tank to cater to several locations in case of water shortages during the fire disaster.
- The following areas were identified for the construction of 3 reservoir tanks
 - I. Taba
 - II. Motithang (on the way to Sangay Gang)
 - III. Simitokha (next to the old bridge)
- Budget: Nu. 200,000 per tank (Nu. 600,000.00)
- Capacity: 30,000 liters
- Existing Reservoir -Norzin lam (next to RICBL office) has been non-operational
- Issue: The existing pump located next to BaZam in CFM area was non-functional.
- Installed a 25 Horse P. ipe (HP) pump which discharges 25 m³ per hour by Thromde pump by expert Sonam Tobgay.
- Team from Thromde, pump expert and RBP verified the pipeline route and ensured that no leakages, illegal tapping or cracks on the main pipeline.

Fire Extinguishers

- Environment Division purchased Fire Extinguishers: 20 nos.
- Budget: 58,000.00 (Nu. 2,800.00 each)
 - ✓ Landfill -7 nos
 - ✓ Crematorium -7 nos
 - ✓ Coronation Parks -3 nos
 - ✓ Ozone Parks -1 no
 - ✓ Thai Temple -1 no
 - ✓ Dangrina Park -1 no
 - ✓ Bebena Park -1 no

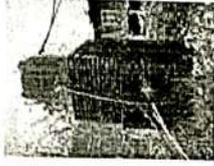
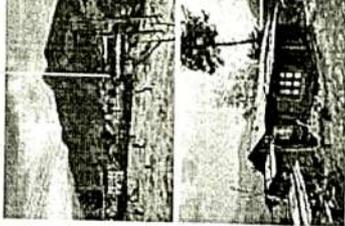
Discussions and Decisions

1. Capital Budget of Nu. 1 million from FY 2021-2022 for Fire hydrant which needs to be handed Over to Administration Division or Maintenance Division
2. Maintenance of FH in other areas (only Taba and Langjophakha completed)
3. Report prepared which shall be handed over.
4. Survey Coordinates for the completed works handed over to GIS
5. Hand over to RB, Fire Dept. the information and sites to assist in case of fire incidences

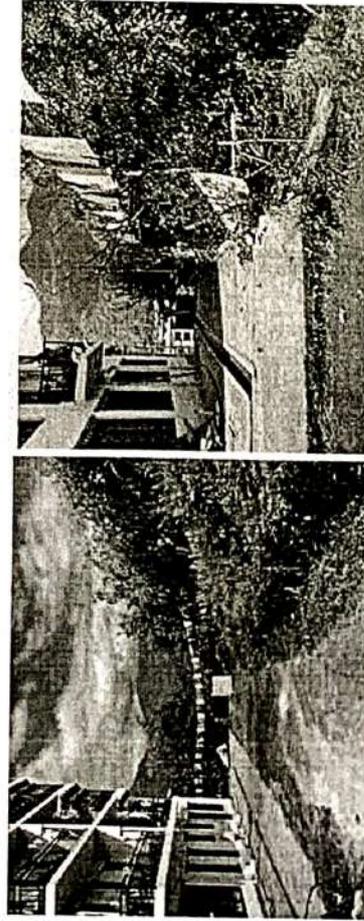
Compensation for Dasho Karma D Nidup

Amount for Caretaker's house: Nu. 812,693.00/-
 Amount for Barbed wire Fences (526 M): Nu. 110,273/-
 Amount for fruit trees (46 Apple Tree esp): Nu. 263,984/-
 Total amount: Nu.1,186,950/-

Total Registered Area: 10.86 acres.
 Land pooling area: 3.09 acres
 Actual pooled area: 2.87 acres
 CPLC: Nu.40,82,525/- (for an area of 0.2165 acres)



Compensation for Dasho Karma D Nidup

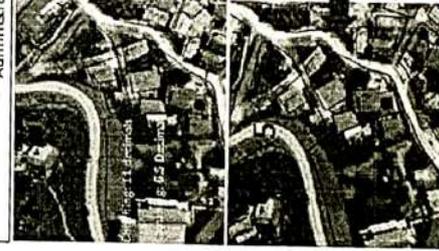


Mr. Dorji Wangdi's Grievances

Mr. Dorji Wangdi's Plot Prior to TSP (Area under Gewog Administration)

Merged into a single plot.
 Area: 15.4 decmab (after landpooling of 13.5%)
 Building Drawings submitted to Thromde office but kept pending.
 Clearance to break the boundary issued by IT. However, report from DGM and MoAWIS stated huge cost and time.

After observing risk to the VVIP road, the plot was then divided into 2 plots, 7 decmab and 10.5 decmab.
 Approval for CPLC accorded.

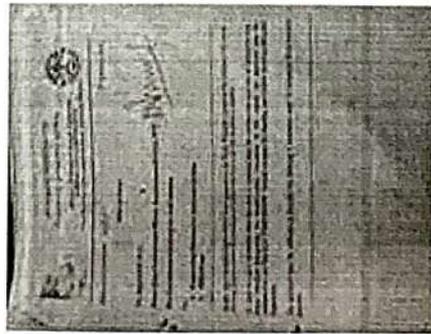


Mr. Dorji Wangdi's Plot After Land Pooling (Area Under Thromde)

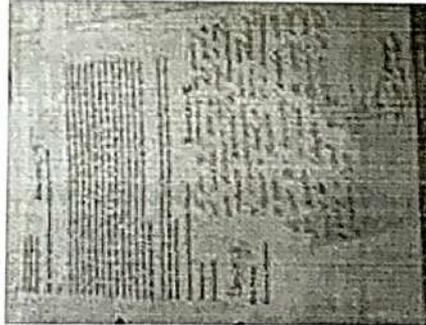


Plot shifted towards the school compound.
 Drawings Submitted and approved.
 Paid approval fee of Nu.22,694/-
 However, IT relocated the plot below the VVIP road since the previous area was under School Compound.

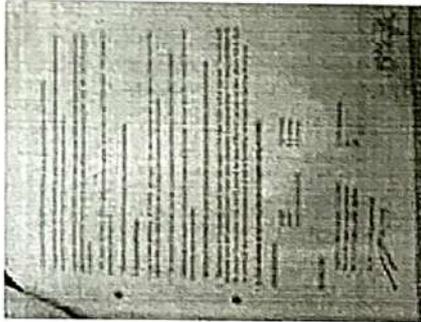
Building Drawings for Mr. Dorji Wangdi in Jungshina



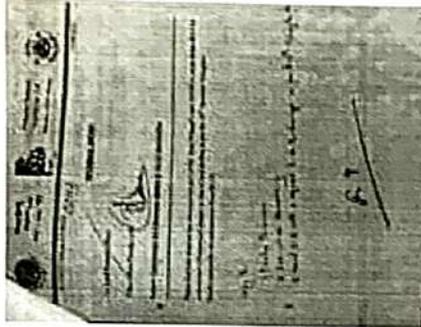
Recommended the use of Silent Explosive by TT



Recommended the use of Excavator and rejection of use of Explosives



Report prepared by DGM stating huge financial expenses to break the rock



Approval of CPLC

THE END