

5th Thromde Tshogde



**Thimphu Thromde
Gongzin Lam**

27/12/2016

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Abbreviation

APA: Annual Performance Agreement

AFD: Administration and Finance Division

AoB: Any Other Business

BBS: Bhutan Broadcasting Services

BOD: Bhutan Oil Distributor

BPC: Bhutan Power Corporation

CID: Citizen Identity

CGI: Corrugated Galvanized Iron

CPLC: Cash Payment in Lieu of Land Contribution

CDCL: Construction Development Corporation Ltd.

DCD: Development Control Division

DCR: Development Control Regulations

DITT: Department of Information Technology and Telecom

ECCD: Early Child Care Development Centre

E2: Environment Precinct 2

E4: Environment Precinct 4

ENV: Environment

ES: Executive Secretary

GoI: Government of India

JWTP: Jungshina Water Treatment Plant

Kwh: Kilowatt hour

LAPs: Local Area Plans

LIH: Low Income Housing

LED: Light Emitting Diode

LT: Land Type

MoHCA: Ministry of Home and Cultural Affairs

MoIC: Ministry of Information and Communication

MoWHS: Ministry of Works and Human Settlement

MTO: Mechanical Transport Officer

NHDCL: National Housing Development Corporation Ltd.

NLC: National Land Commission

O&M: Operation and Maintenance

RBA: Royal Bhutan Army

RGR: Royal Government Revenue

ROW: Right of Way

SCADA: Supervisory control and data acquisition, a computer system for gathering and analyzing real time data

SDP: Small Development Project

SLMS: Survey and Land Management Section

Sq.ft: Square feet

TT: Thimphu Thromde

TV: Traditional Village

UPD: Urban Planning Division

UV2: Urban Village 2

5th Thromde Tshogde Meeting

Venue : Conference Hall, Thimphu Thromde

Date : 27th December, 2016

Time :9:00 AM – 9:00 PM

Members present

1	Mr.KinlayDorjee	Thrompon	Chairperson
2	Mr.PasangDorji	Executive Secretary	Member Secretary
3	Mr.NamgayTshering	Member	Deputy Chairperson/Babesa <i>Tshogpa</i>
4	Mrs.Phub Dem	Member	Olakha <i>Tshogpa</i>
5	Mr.KuengaYonten	Member	Norzin <i>Tshogpa</i>
6	Mr.RinzinDorji	Member	Changangkha <i>Tshogpa</i>
7	Mrs.DorjiDema	Member	Motithang <i>Tshogpa</i>
8	Mr.UgyenPenjore	Member	Jungzhina <i>Tshogpa</i>
9	Mr.Ugyen	Member	Taba-Dechencholing <i>Tshogpa</i>

Invitees

1	Mr.Hasta BahadurSangpang	Chief Adm.
2	Mr.Palden Khandu	Chief, DCD
3	Mr.Yeshey Wangdi	Dy. Executive Engineer
4	Mr.Dorji Namgyel	Head, SLMS
5	Mr.Sonam Dhendup	Census and Registration Officer
6	Mr.Jigme Dorji	Chief Engineer, Infrastructure Division
7	Mr.Sangay Drukpa	Chief TEO
8	Mr.Jigme Loday	Sr. Architect
9	Mr.Sonam Tobgay	A.E (Electrical Section)
10	Mr.Khandu	Legal Section
11	Mr.Ngawang Tashi	Dy. Executive Engineer
12	Mr.Sonam Namgay	Engineer
13	Mr.Tashi Tobgay	Urban Planner, UPD
14	Mr.Yeshey Dorji	AMCO

Opening Remarks

The Chairperson, Thrompon welcomed and thanked all the members of the council and the officials from the Thimphu Office for their presence at the 5th Thromde Tshogde of the 2nd Thimphu Thromde council. He then conveyed warm wishes for a successful and fruitful year 2017. He also mentioned that the Thromde has collectively made discernible progress in all service delivery sectors till date. He expressed his deep appreciation to all the Tshogpas and the Thromde staff for the great support and plans to make the Thimphu Thromde a GNH city. He also expressed deep appreciation to all the council members and the Executive Secretary to have successfully served the residents in 2016 and aspire to achieve similar progress in the following year.

He highlighted some of the events and achievements made during the last two months from the last sitting of the Tshogde. He informed the house that the 12 youths who had replaced the earlier youth group, designated to work in Changangkha had failed to do their duty. The reasons could be lack of experience and proper guidance. He informed that the work in Changangkha will be hence done by the City Labours under the Environment Division. Despite the failure, the Chairperson informed the floor that the work to manage the park and run the cafeteria in the Centenary Coronation Park will be given to those youth. They will be fully responsible for maintaining and guarding the park, and generating revenue from the cafeteria. Such initiatives by the Thimphu Thromde will help mitigate youth crimes & drug abuse and youth unemployment.

Secondly, he shared that the community volunteerism on 9th December coinciding with the 10th reign of HM 5th DrukGyalpo was acknowledged and appreciated by HM and HPM. He expressed appreciation to all the Tshopas and MideyTshopas for helping hands in making the city clean. He then informed the Tshopas to appoint MideyTshopas in every demkongs and also informed to encourage those citizens who had already served the government. He also informed the house that an engineer will be designated to each demkhong which, will ultimately help to ease the problems on road, drains, footpaths, etc. He also directed the Tshopas to prepare proper plan for their respective constituency with the help of the engineer for the next financial year from January 1st, 2017 onward in order to avoid spill over and submit work plan to Infrastructure Division for further preparation of drawings, estimates, etc. He explained that such initiative under leadership of the Thromde officials, the Tshogpas and MideyTshopas will bring enormous outcome which then will ensure the sustainability of the Thromde services.

Finally, the Chairperson reminded the house to continue the practice of cleaning their own Demkhong like it was done on the 9th of December.

Agenda 1: Adoption of 5th Thromde Tshogde Agenda

The Agendas for the 5th Thromde Tshogde was adopted after incorporating the following additional submissions:

Sl/No	Agenda	Action
	Adoption of Agenda	
1	Review: 4 th Thromde Tshogde Minutes	Executive Secretary
2	Budget Review: Re-appropriation	Accounts Section
3	Purchase of Machinery & Tractor	MTO
4	Request for change of title/designation for Tshogpa as Thuemi	Tshogpa
5	Enquiry for screening agendas to be submitted in Tshogde in Management meeting	
6	Training for Thuemis on law	
7	Request for involvement of relevant officer in meetings with Midey Tshogpa	
8	Construction of Petrol station at Dechencholing	
9	Site Identification for ChangangkhaTshechu platform	
10	Construction of access road at ChangangkhaLhakhang	
11	Recruitment of labours at Changangkha and Motithang	
12	Regularization of single storey of Lt.JimbaGyeltshen (Plot No.LT1-165), Lungtenphu LAP	Development Control Division
13	Request for approval to construct 4 storey building in Dechencholing Satellite Town	
14	Regularization of old structures in E4 precinct	

15	Approval for 5 storey construction in Changbangdu	
16	Update on DCR	
17	Request for extension of internship (3)	UPD
18	Status of Changzamtog LAP implementation and reprioritization	
19	Construction of Gabion wall (400m length) in Heydrong bridge	Infrastructure Division
20	Status of water meter connection in LAPS	
21	Increase of water Tariff and uniformity all across the city.	
22	Disconnection of treated water supply to service centers	
23	Scenario/Status of electrical services/expense	
24	Selection of labours for Low Income Housing	
25	Endorsement for budget re-appropriation and time extension of Low Income Housing	
26	Construction of service duct along the expressway	
27	Compensation to NDCL of affected structures along Doebum Lam, Milk booth road, Nu. 9757713.00	
28	Eligibility of land allotment to Mr.Dorji at Dechencholing Satellite town	SLMS
29	Endorsement for incentives to Engineer for tender evaluation	ADM.
30	CID Revenue Accounts	Census
31	Superannuation of Ms.Sancha Maya Rai (Muster Roll)	AFD
32	Increase in payment for Muster Roll	Tshogpa
33	Issues on Land Tax regarding Street light Tax	
34	Preference of Census service to public of Thimphu Dzongkhag	
35	P&L of 110 MM HDPE for JungshinaPamtsho	Infra Division
36	AMR for Dechencholing LAP (pilot)	

37	Issues related to up gradations of schools & new ECCD and establishment of new Private schools	Education Section
AoB		
38	Re-appropriation of budget for procurement of pneumatic actuator	Infra Division
39	Procurement of water Tanker	
40	Land tax incentives as per the government order	SLMS

Agenda 2. Review: Thromde Tshogde Minutes

The review of the 4th Tshogde minutes was presented to the house by the Member Secretary for status of implementation. Most of the decisions made were implemented but few could not be taken up due to some issues.

1. Invitation to Board of ChithuenPhendhey Association (CPA): The Member Secretary informed the floor that the *Tshogde* have recommended ascertaining the conflict of interest of the Chair to seat on the Board of Directors of CPA and submit to the next Tshogde for final decision. However, no action has been taken by AFD to ascertain the conflict of interest. Chairperson directed AFD to ascertain the conflict of interest to seat on the Board of Directors of CPA and respond to CPA within a week.

Action: AFD

2. Agenda 10. Construction of town hall structure worth of Nu.50 million

The Member Secretary informed that the Tshogde directed to initiate the construction of town hall, which will be supported by the Government in the subsequent years to provide additional budget to complete the town hall. The Tshogde decided to prepare the tender documents and process for the award of works within 2017. The Members deliberated at length on the proposal to start construction of the town hall from the balance reserve fund available with the Thromde. The members were also informed on the status of drawing preparation and the amount of work already gone into the preparatory stage. Some members felt that we could start a part of the town hall, which will house the offices of the Thrompon and the Executive Secretary and the customer service areas. The suggestion to start the construction was made the Honourable Prime Minister during the 11th FYP Midterm Review meeting.

Action: Infrastructure Division

3. World e-governance Local government membership and UCLG-ASPAC (United Cities Local government for Asia-Pacific region):The Member Secretary informed that the

Tshogde directed to proceed further for the membership to WeGO, on getting an approval from the government.

Action: AFD to follow up with the Government for approval.

After the review and further discussions, the Tshogde endorsed the 4th TTM.

Agenda 3. Budget Review: Re-appropriation

The Accounts Section would like to furnish the following budget activities for which additional budget is urgently required to meet the expenditure during the current financial year 2016-2017.

Sl.No	Name of Activity	Approved Budget 2015-2016	Approved Budget 2016-2017	Expenditure 2016-2017 (Up to 23/12/2016)	Balance Fund for 2016-2017	Additional Fund Requirement
1	Mtc. of Property-Building	0.100	0.100	0.568	-0.468	0.500
2	Op. Exp.-Others	0.146	0.000+0.257	0.357	-0.357	0.100
3	Hospitality & Entertainment	0.640	0.160	0.199	-0.037	0.200
4	Retirement benefits	1.802	1.000	2.913	-1.913	3.000
5	Office Furniture	0.270	0.100	0.156	-0.056	0.170
6	Dog sterilization	0.200	0.100+0.300	0.587	-0.087	0.087
7	Mtc. of water supply	5.000	0.200	1.492	-1.292	2.500

8	Mtc. of sewerage system	2.000	0.200	0.734	-0.534	1.000
9	Mtc. of water Treatment plant	1.000	0.200	0.543	-0.343	1.500
	Total					9.057m

Decision: Since AFD couldn't present a clear background and justification on the excess expenditure a meeting within a week must be held in which the concerned officials should be present.

Action: The Accounts Section to give clear justification to management within a week.

Agenda 4. Endorsement for purchasing Machinery and Tractor

The MTO sought the endorsement of the Thromde Tshogde regarding the release of the payment amounting to Nu.21.12 million under GoI funding towards the procurement of one tracked excavator with rock breaker (1), one wheel excavator (1), one tracked excavator (1) for memelakha and two tractors with tipping trailer (2) for collection dirts removed from the drains in town.

Discussion: The proposal to buy machineries and tractors were endorsed based on the benefits it would bring to thromde to excavate new roads or widen existing roads and also provide immediate earthmoving support during disasters. Buying of a new water tanker was also discussed and options like buying the parts of the tanker differently were also discussed. It was also discussed that a sweeping machine will be procured from the internal revenue of nu. 6.7 million including the factory visit for inspection.

Decision: The Tshogde endorsed the proposals.

Action: AFD

Agenda 5. Request for change of title/designation for Tshogpa as Thuemis

The Tshogpas requested to change their title to Thuemis as per the Entitlement Act. They also informed the floor that the Tshogpa is an elected person who represents one or more Chiwogs as may be determined by the Gewog Tshogde and approved by the DzongkhagTshogdu.

Discussion: The Chair informed the floor that the post of ThromdeThuemi' has been dropped after the issuance of the writ by the Supreme Court of Bhutan. In this regard, he also informed that the Thromde Tshogde has no authority in endorsing the request.

Decision: Decided to drop the agenda. However, a letter to the Department of Local Governance will be written for clear directives.

Action: AFD

Agenda 6. Enquiry for screening agendas to be submitted in Tshogde in Management meeting

The Chairperson and the Member Secretary informed the floor that the screening of the agendas has been done in order to have qualitative discussion in the Tshogde and also that the screening of the agendas has been done on the basis of importance. On this regard, the Tshogpas shared their concern of not being informed about the decision made during the management meetings.

Decision: Upon the request made by the Tshogpas, the Chairperson informed to provide a copy of minutes of Management Meeting to them.

Action: PPS

Agenda 7. Training for Tshogpas on law

The Chairperson spoke on the training opportunities which are to be provided to the Tshogpas should they promise to provide quality services following the training. The Tshogpas also highlighted on the trainings attended in the past that really helped them in dealing with the public. They assured that whatever trainings provided will not go in waste and the training on legal issues will help them solve some of the cases in their community. Thromde management has been instructed to explore of training opportunity on legal matters.

Agenda 8. Request for involvement of relevant officer in meetings with Midey Tshogpa

The Chairperson informed the floor that an engineer will be designated to every constituency of Thimphu Thromde. He also informed that with an engineer in every constituency, problems related to footpaths, roads, drains, etc. will be eased.

Decision: He directed the Tshopas to prepare proper plan of their respective constituency with the help of the engineer for the next financial year from January 1st 2017 in order to start the plan works immediately after approval of the budget in July 2017. The engineer will be required to submit work details to Infrastructure Division for further preparation of designs, drawings, and estimations.

Action: The Engineer and Tshogpa to submit the work details to Infrastructure Division.

Agenda 9. Construction of Petrol station at Dechencholing

The Taba Tshogpa shared his concern over difficulties faced by the Dechencholing community due to distant fuel station as a reminder to the Tshogde.

Discussion: In this regard, the Chairperson informed the floor that His Majesty the King had commanded to initiate discussion with RBG to take over the fuel station and render it for public services. His Majesty was of the opinion that the fuel station at the RBG campus will serve the need of the community in Taba, Dechencholing and Kabisa. The site visit took place as part of the plan to relocate the Lungtenzampa BOD in order to avoid traffic congestion and prevent any disaster in the heart of the city. He also informed that His Majesty visited Ramtokto in the south, proposed as the second site and was endorsed.

Decision:

After a detailed deliberation, the Tshogde directed UPD to do the following works:

1. Initiate relocation of Lungtenzampa BOD, taking Ramtokto and Dechencholing as the possible sites.
2. Based on the minutes of meeting of the NCCH dated, the location of the Tashi Cell's office and BOD to be maintained as E2 Precinct. Therefore, the building belonging to Tashi Commercial Group, used as office of Tashi Cell needs to be relocated as well.
3. Initiate relocation of Chubachu BOD as well in line with the Thimphu Structural Plan (TSP).

Action: UPD

Agenda 10. Site Identification for Changangkha Tshechu platform

The Changangkha Tshogpa expressed his concern over the need for ChangangkhaTshechu platform which is rapidly attracting more viewers yearly. Moreover, it is a popular temple that attracts a regular procession of pilgrims, and parents seeking auspicious names for their newborns or blessings for their young children. More intimate than the popular Thimphu Tsechu, this festival is an annual ritual which begins with an appraisal to the local deity “Domsap” followed by masked dances and traditional forms of Bhutanese dance and entertainment.

Discussion: The Chairperson informed the house that he had attended the ChangangkhaTshechu earlier this year and had witnessed the unique performance with great expression by the monks. He also informed that the main intention to put as an agenda is to seek endorsement from the Tshogde to identify that vacant site as Tshechu platform and not allocate the area to anyone. He expressed his concern over the environment of the site and requested the concerned division to do necessary work to develop the site. He then highlighted that there will be a chance of losing the area if we don’t maintain at the earliest.

Decision: The Tshogde directed Infrastructure Division to provide fencing in two sides by consulting Changangkha Tshogpa and also directed Environment Division to do site development in order to create recreational area where children can play as well. The Tshogde also directed SLMS to mark the identified area as ‘Heritage’ in order to avoid misunderstanding in the future.

Action: Infrastructure Division/ Environment Division and SLMS

Agenda 11. Construction of access road at ChangangkhaLhakhang

Formation cutting of the road above Dasho Sitherla’s apartment in Changangkha. The Changangkha Tshogpa informed the house that there is a need of access road near Dasho Sitherla’s apartment and Poi ZoKhang. As the area is in steep topography, he suggested constructing the access road in dry season in order to avoid causing problems to either side of the road.

Decision: To this regard, Chairperson informed the house that the said work is already in the plan and directed Infrastructure Division to process for the environmental clearances, survey and design. Once the process is complete an excavator can be deployed as and when the excavator is free.

Action: Infrastructure Division

Agenda 11. Recruitment of labours at Changangkha and Motithang

The Changangkha and Motithang Tshogpas requested the house for the labours at Changangkha and Motithang.

Discussion: In this regard, the Environment Division informed the floor that currently, labourers at Motithang Constituency have been recruited by adjusting labourers from other sections while Changangkha constituency has no labourers. The Tshogpa also informed that the labourers are not cooperating with them. The Tshogpas also requested the house for the authority to expel the labours and to recruit. .

Decision: Considering the problem faced by the Tshopas, the Chairperson directed Environment Division to clear the communication lines by introducing the Tshogpas and Midey Tshogpas to all the labourers and informed that their work will be looked after by them. The Tshogde also directed the Environment Division to adjust at least 6-8 labourers for Changangkha by 1st January 2017.

Action: Environment Division

Agenda 12. Regularization of single storey houses of Lt. Jimba Gyeltshen (Plot No.LT1-165), Lungtenphu LAP

DCD reported to the house that the illegal construction of 3 single storey houses under Plot No. LT1-165 in Lungtenphu LAP will be regularized despite several requests made by the plot owner. DCD informed that we requested the plot owner to deposit Nu.155,418/- in lieu of the fee for regularizing illegal construction of three single storey structure on the set back and also informed that the penalty is calculated based on 26th Tshogde decision which was held on 29th September 2015.

- Total area of 1 storey : 1560.2 sq.ft
- Nominal fee rate : (5000+30/sq.ft) X 3
- Total amount : **155,418/-**

Discussion: The Changzamtog-Olakha Tshogpa informed the house that the structure was built in the year 2007 by Late Jimba Gyeltshen. The Chair added that these illegal structures should either be dismantled or regularized as per the revised DCR, (where the penalty is calculated based on the nominal method and waiver of 50% based on earlier Tshode minutes). Moreover, the Member Secretary also observed that the house that the structure does not have the bare minimum traditional Bhutanese architectural feature.

Decision: The Tshogde directed DCD to notify the plot owner to deposit 50% of the calculated amount of Nu.155,418/- in lieu of the fee for regularizing illegal construction of three single

storey structure on the set back depending on their feasibility, or else to dismantle one/two structure in order to bring down the current penalty.

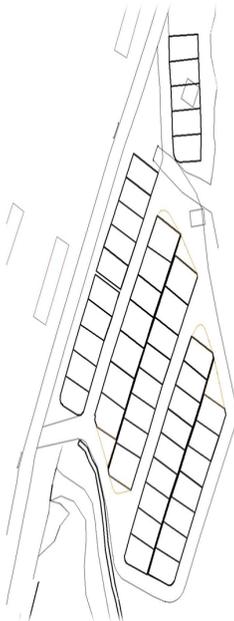
Action: DCD

Agenda 13. Request for approval to construct a 4 storied building in Dechencholing Satellite Town

DCD reported that a request was made by people of Dechencholing Satellite town to construct 4 storied building. DCD upon investigation gave a comprehensive presentation on it.

Total Plots: 46

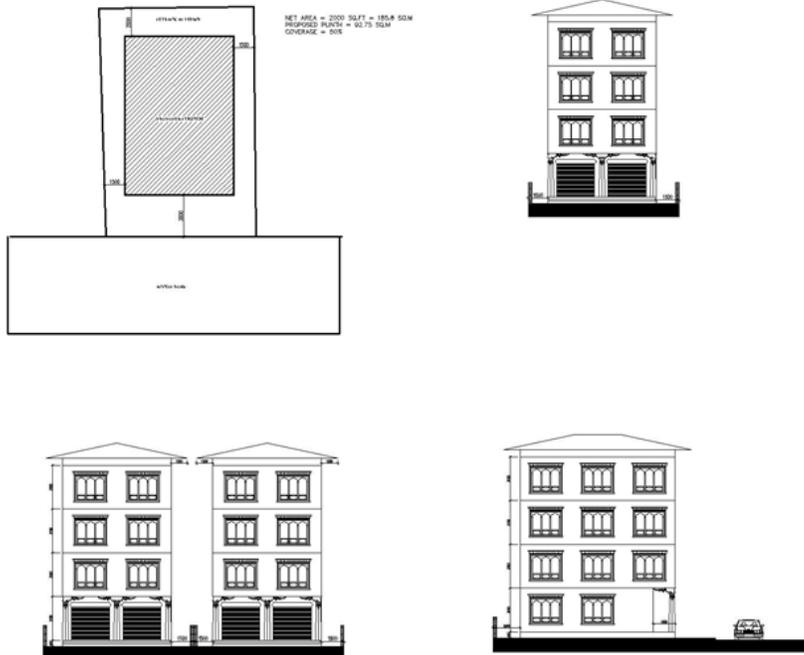
Plot size: 2000-2500sqft.



Existing DCR for Satellite Town

Plot size	Setback	Building Height	Other Conditions
1000 - 2399 sq ft	Zero setback on three sides. 2 m on the rear	Two floors without attic	(i). 2 m corridor supported by traditional kachhen in the front shall be mandatory
2400 - 3999 sq ft	1.5 m on two sides adjoining other properties. 3 m at the rear	Two floors with attic	(ii). Commercial activities shall be allowed only on the ground floor (subject to business clearance)
Above 4000 sq ft	3 m on three sides and 5 m on the side accomodating septic tank	Three floors with attic	(iii). Disturbing the ground to be minimized by constructing on stilts (iv). Regulations not specified here shall be governed by the DCR 2004

Proposal to construct 4 storey building in Dechencholing Satellite Town



Discussion: The Chair sought technical advice from the DCD regarding the feasibility of the construction of a 4 storied building in 2000 sq.ft. To this, DCD informed the house that as per the DCR for the Satellite town, that only plot size of 4000 sq.ft and above is allowed to construct a 4

storied building. However, the Taba-Dechencholing Tshogpa expressed his concern over the petition made by the Satellite town locality. He informed that upon consultation with the people, they proposed to construct a 4 storied building together and sought technical advice from the Thromde. However, the Chair directed DCD to revisit the proposal and examine its entitlement. He also reminded the house of the noble words of HM which requested Thromde to not make our city like Darjeling and Kalimpong in India. He also informed that we cannot fulfil all the desires expressed and requests made by the public. As an elected law enforcer, we should foresee the impact, its merit and demerit. He also informed DCD to investigate the area size, population forecast, parking space, etc and its implication.

However, the Taba-Dechencholing Tshogpa sought endorsement from the Tshogde to construct a 3 storied building in combination to keep the construction joint with 50% coverage and 1.5m setback. To this, UPD also shared their concern over parking space, the carrying capacity of the soil - as the area is situated near the river and the social life of the people. Firstly, the Chairperson informed that there is a buffer of 30m between the town and the river. Secondly, that the parking space had already been identified below the town in the buffer as commanded by His Majesty the King. Once the construction of parking area is completed, parking fee collection will have to be introduced to regulate parking spaces. Thirdly, to enhance liveability of the place, he informed, that an area just next to the rongchu should be earmarked for the construction of a recreational area with small Bazam connecting.

The Member Secretary informed that the Dechencholing Satellite town could be piloted as a pedestrian town like Pemagatshel Town whereby people can walk and buy the goods. He also expressed his concern over the irregular plan of the building due to the orthodox faith of the people.

Decision: After a thorough deliberation, the Tshogde decided to allow three storeys building only irrespective of the size of the plot with independent *thram*. However, the Tshogde informed DCD to avoid allowing shops facing the main highway to avoid traffic related congestion on the VVIP road. The Tshogde also directed to maintain 1m gap towards back between the boundary demarcation of two adjoining plots for the purpose of laying the utility lines including the sewer network. The proposed coverage of 50% and setbacks of 1.5m were also approved. It was also decided to consider two buildings to be constructed next to each other without having to maintain the minimum setback, considering that the plots are all about 2000 sft and will facilitate adequate parking spaces with such arrangement. However, Tshogde directed DCD to submit the copy of the approved DCR to MoWHS for kind information and record.

Action: DCD

Agenda 14. Regularization of old structures in E4 precinct

DCD presented the report of the following old structures in E4 precinct in Semtokha which need to be regularized. DCD informed that all the following houses are two structured and are beyond the coverage:-

1. Plot coverage workout for Mrs. Chezom plot no.SM1-588 under Thram no.2885. The building was constructed in the year of 2005 while rest of the hut was constructed in the year of 2001. The documents are attached for your kind reference.

Block 1-Building 181.73Sqm

Block 2-hut 45 Sqm

Block 3-hut 15.5Sqm

Total plinth coverage =242.23

Registered Area=1052.17

Therefore: $\frac{242.23}{1133.10} \times 100 = 21\%$

2. Plot coverage workout for Mr.TashiChophel plot no.E-SM1-583 under Thram no.1187. Ekra and Semi-permanent were constructed in the year of 1999. The documents are attached for reference.

Block 1.Ekra structure =38.902Sqm

Block 2.Lhakhang =69.6sq.m

Total plinth coverage =108.502/445.15x100 =24%

3. Plot coverage workout for Mrs. PemaLhamo plot no.SM1-596 under Thram no.2893. The Building was constructed in the year of 2015 and Ekra structure was constructed in the year of 2001. The documents are attached for your kind reference.

Block 1.Building G+1 =114.8Sqm

Block 2.Ekra structure =108Sqm

Registered Area =566.22Sqm

Total plinth coverage =222.8/566.50x100 =39%

4. Plot coverage workout for Mrs.Tshomo under Thram no.289. According to the owner, the building was constructed in the year of 2003 and buckle was constructed in the year of 2011. However, there are no documents proving it.

Block 1.G+2=185.12Sqm

Block 2. Buckle 75.9Sqm

Registered Area 1052.17Sqm

Total plinth coverage =261.02/1052.17x100 =24%

5. Plot coverage workout for Mr.Thinley Namgay under Thram no. (136) old. The Semi-permanent and (Bungalow) Ekra was constructed in the year of 2006 and buckle was constructed in the year of 2008 said by owner but no documents as such.

Block 1.Semipermanent =245Sqm

Block 2.Ekra structure =158.8Sqm

Block 3.Buckle =43.23Sqm

Registered Area =4329.98Sqm

Total plinth coverage = $447.03/-4329.98 \times 100 = 10\%$

6. Plot coverage workout for Mrs.KinzangWangmo under thram no.275.was constructed in the year of 1978 said by owner but there is no document as such.

Block 1.Mud Rammed structure =48.59Sqm

Block 2.Mud Rammed structure =126Sqm

Registered Area =12140.48Sqm

Total plinth coverage = $174.59/12140.48 \times 100 = 1\%$

7. Plot coverage workout for Mrs.Lhamo under Thram no.1240 the Ekra structure was constructed in the year of 2001, and the documents are attached for your kind reference.

Block 1.Ekra structure =94.25 Sqm

Block 2.Ekra structure =90.13Sqm

Registered Area =1011.71Sqm

Total plinth coverage = $184.38/1011.71 \times 100 = 18\%$

Decision: The Thromde Tshogde directed following decision:

1. The Tshogde directed to regularize the structures which fall within 20% coverage and to issue Occupancy certificate and start collecting land tax.
2. The Tshogde also directed to regularize the hut of Mrs. Chezom plot no.SM1-588 under Thram no.2885 and Mr.Tashi Chophel plot no.E-SM1-583 under Thram no.1187 since they were built in 2005 and 1999 respectively.
3. The Tshogde directed to dismantle the Ekra structure of Mrs. Pema Lhamo plot no.SM1-596 under Thram no.2893 since the coverage exceeds by about 19%. However the proposal of the Thromde to rework on the issues of the E4 area should be expedited and submitted to MoWHS based on the directives from the PMO for approval of the cabinet. Till the E4 issues are resolved, the case can be kept pending.

Action: DCD

Agenda 15. Approval for 5 storey construction in Changbangdu

DCD reported on the deliberation of allowing 5 storied building in Changbangdu areas. As per the TSP, some plots lie in UV2-MD while some are zoned in the UV2-MD (sub-precinct 1). The DCR 2004 allows only 4 storied constructions in sub-precinct 1 whereas in UV2-MD 5 storied construction is allowed.

Discussion: The Chair informed the house that the 4 storeys was already approved upon the request made by the public despite the permit to construct only 3 storeys. He also informed that since they fall under same LAP and land pooling, public requested Thromde to approve 5 storeys building. He questioned DCD whether they are specific or common DCR. He informed that the

MoWHS has granted the authority to make necessary changes in specific DCR where we can do the same as in a common DCR. Likewise, the Thromde have approved an additional storey to Jungshina since it is a specific DCR. To this, the Tshogpa reminded the house that the 5 storeys building which was earlier 4 storeys was approved by the Tshogde in the previous meeting. They stated that it is unfair for some of the plot owners in the area to be allowed only up to 4 storeys construction while others in the same LAP with steeper terrain are allowed 5 storeys constructions. The chair informed the Tshogde that as per the plan, there is a clear boundary which divides upper and lower Changbangdu. As per the plan, the plots falling within lower level will get 5 storeys and upper level will get 4 storeys.

DCD also informed the house that in essence, UV2- is basically a mix residential precinct as per the TSP and the sub precincts are basically categorised based on the gradient and soil strength of the locations. However, on ground, it may not be realistic in some cases as not all plots located in UV2-MD are better than their sub precincts in terms of their gradient and physical soil strength.

Decision: The Tshogde directed the technical committee to do a detailed study and DCD to submit a detailed report on 31st January 2017.

Action: DCD

Agenda 16. Update on DCR

DCD made a brief comprehensive presentation on the updated and reviewed DCR for approval and endorsement by the Thromde Tshogde. The review of the DCR which is in the APA 2016-17 of DCD was initially presented and discussed by the management before a brief presentation to the Thromde Tshogde

Decision: The Thromde Tshogde directed to make following changes in DCR:-

1. Entertainment location clearance for snooker, bar, discos, drayangs will only be allowed in the core area of Thimphu i.e below Royal Boulevard Road (Doebum Lam) and the Centenary Farmers Market. All other extended areas shall not be given location clearance for entertainment purpose.
2. Parking Requirements shall be maintained as per the previous DCR and not altered.

Tshogde members after much deliberations approved the revised DCR .

Action:DCD

Agenda 17. Request for extension of internship (3)

Extension of UPD interns was cancelled since interns through Ministry of Labour are readily available.

Agenda 18. Status of Changzamtog LAP implementation and reprioritization

Urban Planning Division informed the Tshogde of the cost estimate for construction of roads, footpaths and drainage system amounting to Nu.38.5 million for the implementation of the complete Changzamtog LAP. Tshogde decided to tender out the work and utilized the fund amounting to Nu.28.5M from the betterment charges collected from the plot owners in Changzamtog and remaining Nu.10 million to be booked from the budget kept for the 2017-18 fiscal year. However, a meeting is scheduled soon to discuss on the following issues as below:

- a. Pending Lagthrams and their solutions
- b. Issues on pending CPLC and Land Pooling to be discussed and their ways forward to be discussed.

Action: UPD and Infra division to tender out the work in Changzamtog LAP.

Agenda 19. Construction of Gabion Wall (400m) in Heydrong bridge

Construction of Heydrong bridge was awarded to M/s. CDCL for a contract value of Nu.39.85 million. However, this contract amount doesn't include the cost of river training works, which is urgently required for the protection of the bridge foundation on either side of the river. Moreover, the approved budget of the SDP, Government of India assistance was only meant for the construction of the bridge and cost for river protection and site development were not covered. The normal process to apply for budget and complete the tendering formalities couldn't be followed due to limited time, within which the gabion wall will have to be completed to protect the bridge foundation.

Total Length of Gabion wall description is 400m.

Unit cost : Nu.29,592.11 per m

Total cost : Nu.29,592.11 x 400 = Nu.1,183,6843.87

Decision:

Recognizing the time limit and urgency of the work, the Tshogde members deliberated and decided to award the work to CDCL. The Tshogde also discussed and decided to book the budget of Nu.12 million from the budget head for installation of electric incinerator at crematorium under the environment division. This was decided so after the receipt of Royal Command not to go for huge investment in the development of infrastructures for the Crematorium. However,

members came to the agreement that environment division should install a power substation at Hejo, which can supply the load demand for the 4 incinerators installed so far. This substation can anyway be removed and relocated in case of change in location of the crematorium Tshogde also approved the environment division to re-appropriate balance fund for developing of parks services and town beautifications.

Action: Infrastructure Division to award work to CDCL without further delay and ensure its completion before the onset of the monsoon. .

Agenda 20. Status of water meter connection in LAPs

Since August 2016, 3 additional plumbers were recruited for the installation of water meters in the extended LAPs. The status of the water meter connection is as follows:

- Total no. of meter in LAPs : 297
- Total no. of no water metered : 64
- Total no. of meter in core areas: 4142

Decision: In view of above, the Tshogde directed to complete the remaining connections and start the billing for metered connections with effect from December 2016. The Tshogde also directed to impose a fine of Nu.1000/- if the household is found without water meter connection even after the announcement is made.

The Tshogde members also deliberated on the problems associated with community pipelines lying haphazardly in the drains and over the roads. The meeting decided to inform the communities and discontinue the pipelines with effect from December 2016. **Action:** Infra Division to ensure 100% water meter connection within May 2017.

Agenda 21. Increase of water tariff and uniformity all across the city

Infrastructure Division reported to the house that the last increase was in 2013 and over the period of four years, O&M cost has gone up. Therefore, ID sought endorsement from the Tshogde to increase the tariff with effect from January 2017.

Water Tariff Revision for Thimphu Thromde (w.e.f Jan 2017)

Water consumption (cu.m)	(Existing tariff revised w.e.f July 2013) Nu/cu.m		2016/17 (Proposed) Nu/cu.m		Remarks
	Residential	Commercial	Residential	Commercial	

0-20	2.90	2.90	3.50	3.50	Considering 20% inflation for three years.
21-10	3.50	5.80	4.20	7.00	20/100%
>41	4.35	11.60	5.25	14.00	50/200%

Recommendation: The inflation for year 2013 stands at 8.77%, 2014 at 8.27% and 2015 at 4.52% as per NSB source. Therefore, it is proposed to adopt a combined inflation of 20% for the past three years which is slightly less than the actual combined inflation of 21.56%

It is proposed to apply a flat rate of Nu.14/cu.m which shall be applicable for all the building construction until completion i.e. issuance of "Building Occupancy Certificate". This shall be treated as "temporary certificate". This shall be treated as "temporary connection" and be upgraded to connection" and be upgraded to a permanent one on completion after which the normal rates shall be charged.

Notes:

1. The sewer service charge is 50% of the water service charges.
2. Commercial categories include Hotels, Industries and Institutions.
3. The revision shall be effective from 1st January 2017.
4. The flat rate of Nu.14/cu.m for building construction works is equivalent to 200% of the base rate.

Revenue Vs Expenditure details for Water & Sewerage service under Thimphu Thromde.

I. Water Sector

Year	Revenue (Nu)	Expenditure (Nu)	Surplus/Deficit
2013-14	20,579,101.34	3,776,959.00	16,802,142.34
2014-15	17,914,414.52	4,517,227.00	13,397,187.52
2015-16	16,826,023.00	3,661,259.86	13,164,763.14
	55,319,538.86	11,955,445.86	43,364,093.00

II. Sewerage Sector

Year	Revenue (Nu)	Expenditure (Nu)	Surplus/Deficit
2013-14	2,729,908.99	1,050,000.00	1,679,908.99
2014-15	8,957,207.26	1,376,863.56	7,580,343.70
2015-16	8,413,011.66	1,060,406.19	7,352,605.47
	20,100,127.91	3,487,269.75	16,612,858.16

Total revenue generated :Nu.75,419,666.77

Total expenditures : Nu.15,442,715.61

Annual average revenue : Nu.25,139,888.92

Annual average expenditure : Nu.5,147,571.87

Operating ratio : Nu.0.33

Annual average surplus :Nu.19,992,317.05(**This does not include personnel emoluments, vehicles, electricity etc**).

Justification for water tariff revision:

1. To gradually establish CIF (capital investment fund) for future capital works.
2. To replace the old leaking pipes including the realignment of pipes.
3. To reduce water loss and wastage at consumer levels.
4. To meet the routine operation & maintenance costs against the inflation in the cost of material.

Impact on water bill following proposed revision:

For a residential dwelling unit/household consisting of 5 people, the total water consumption works out to 18 cu.m/month@120lpcd. Hence, extra amount involved = Nu.(3.50-2.90)x18x1.5 (sewer charges) = **Nu.16.20/month.**

2013	Jan	101.25	102.59	102.05	8.51	8.77
	Feb	102.29	103.12	102.78	9.29	
	Mar	102.42	104.03	103.38	9.92	
	Apr	104.12	104.49	104.34	4.77	

	Ma	104.16	104.97	104.65	5.08	
	y					
	Jun	106.04	106.23	106.15	6.59	
	Jul	107.87	108.88	108.47	8.72	
	Aug	109.66	107.85	108.57	8.81	
	Sep	110.78	108.40	109.34	9.59	
	Oct	113.48	109.06	110.80	10.80	
	Nov	114.40	109.30	111.31	11.31	
	Dec	115.49	109.44	111.82	11.82	
2014	Jan	115.34	110.29	112.28	10.02	8.27
	Feb	115.60	110.45	112.48	9.43	
	Mar	115.60	110.75	112.66	8.97	
	Apr	116.71	111.11	113.31	8.60	
	Ma					
	y	117.54	111.77	114.04	8.97	
	Jun	118.81	112.10	114.73	8.08	
	Jul	119.80	115.54	117.22	8.06	
	Aug	120.25	116.56	118.02	8.71	
	Sep	120.90	116.90	118.48	8.36	
	Oct	120.98	117.04	118.60	7.03	
	Nov	121.39	116.91	118.68	6.62	
	Dec	121.42	117.36	118.96	6.38	
2015	Jan	121.04	118.17	119.31	6.26	4.52
	Feb	121.11	118.59	119.59	6.32	

Mar	121.12	118.81	119.73	6.27
Apr	121.21	118.82	119.77	5.69
Ma y	120.89	119.04	119.77	5.03
Jun	121.27	119.44	120.17	4.74
Jul	122.10	120.69	121.25	3.44
Aug	123.00	120.80	121.68	3.10
Sep	123.73	121.19	122.20	3.14
Oct	124.45	121.75	122.82	3.56
Nov	124.60	121.85	122.94	3.59
Dec	124.76	121.94	123.06	3.45

Source: NSB

Water Tariff for Lubding& E-4 areas of Semtokha and Babesa (w.e.f Jan 2017)

The water supplies to Lubding and E-4 areas of Semtokha and Babesa are provided from the distribution service tanks through manifolds. The supply distribution lines are not provided as there are no Local Area Plans (LAPs). There is no provision of sewerage network in the above areas. However, the water supply connections are being metered.

Community water supply:

The community water supplies are maintained by the beneficiaries themselves but the pipes and other materials including technical assistance were provided by Thromde.

Decision: The Tshogde directed to submit the proposed revised Tariff to MOF for further approval and reduce Nu. 0.5 for E4 precinct areas. The Tshogde also gave directions to discontinue the community water line from May 2017 for which public notification must be sent by the same date especially in Olakha and Lungtenphu

Agenda 22. Disconnection of treated water supply service centers

Infrastructure Division reported that presently there are ten (10) car wash services operating in Simtokha and Babesa LAP. Out of ten (10) car wash services, two (2) car wash services have their private water from Wangchu River. The status is as below:

Sl.No	Name of owner	Name of car wash	Remarks
1	KinleyZangmo	Dee Tee	No connection point
2	Lobzang	Yargel	Line Plugged
3	Deki Penjor	Honda	Water meter installed
4	Lhendrup Dema	Carzspa	Water meter installed
5	Passang	Passang Car Wash	Water meter installed
6	Sangay Tshering	ST Auto Spa	Water meter installed
7	Kuenga Rinzin	Lotus	Line Plugged
8	Tenga Chophel	Xpress	Water meter installed
9	Kinley Pemo	Kuenphen	No connection point
10	Kuenzang Tshering	Penchu	Water meter installed

Decision: The Tshogde directed to keep as it is as there is augmentation program and to start metering and bill collection.

Action: Infrastructure Division

Agenda 23.Scenario/Status of electrical services/expense

As instructed by the management, Infrastructure Division presented the following:

i) Numbers of existing street lighting within Thimphu Thromde

No. of poles	No. of Lamps	Wattage
1819	2087	150W/250W

ii) Additional street Lighting installed within LAPs and Core area

No. of poles	No. of Lamps	Wattage
681	681	60W/90W/150 W

iii) Ongoing installation of additional street lighting at Samtenling, Olakha and Changjiji

No. of poles	No. of Lamps	Wattage
225	225	60W/80W

iv) Replaced energy saving lamps along expressway and core and core area (LED/Induction)

Sl.No.	No. of poles	No. of Lamps	Wattage
1	Expressway	181 nos.	Induction (100W)
2	Norzin Lam, Ring Road, Thori Lam, Chogyal Lam, Rabten Lam and Langjophakha Road	600 nos.	LED (60W/80W)

v) Upcoming replacement of energy saving lamps within core and Dechencholing LAPs (LED)

Location	No. of Lamps to be replaced	Lamp
Core and Dechencholing LAPs	1179 nos.	LED (60W, 80W & 100W)

vi) Energy saving after installation of induction along expressway

Past	Present
181 nos of 400W High Pressure Vapor Lamp (HPSV)	181 numbers of 100W Induction Lamp.
Generates more heat, which result in power loses	Gives an equivalent illumination

Consumes 132kWh in a month	Consumes 33 kWh in a month
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vii) Expenditure on electricity bill after installation of energy saving lamps along expressway

Sl.no	Location	Meter no	Bill before	Bill after (October 2016)	Saving per year
1	Olakha	377	13916.00	6467.00	
2	Changjiji	615796	12990.00	8092.00	
3	Near diesel power house	615797	13141.00	5992.00	
4	Babesa	1230	20631.00	13786.00	
			60,678.00	34,337.00	26,341.00 x 12=
					3,16,092.00

Decision: The members appreciated the saving amount from the changing of the induction lighting along the expressway and thanked UNDP for the support in financing the investment to replace the luminaries to energy efficient lighting. Based on the amount saved every month on electricity bills, Tshogde approved changing of all the remaining street lighting to LEDs. However due to huge investment cost on implementation of SCADA system for effective control of the street lightings Tshogde decided to instead procure astronomical automatic timers for effective switching during summer and winter daylight changes. Similarly the idea to install SCADA control for the water distribution network couldn't be considered due to high cost investment.

Action: Infrastructure Division

Agenda 24. Selection of labours for Low Income Housing

Infrastructure Division reported that the work for Low Income Housing was done departmentally under labor contract which was completed on October 2016 and financed through reserve fund.

Details of the structure:

1. No. of structures- 2
2. Units - 16 units [8 units per structure]
3. Details of room - 1 BHK[bed room, hall and kitchen]

The selection of the day workers to occupy the apartments were decided based on the earlier understanding that Thromde workers residing at Chubachu stream opposite RAPA will be given priority to vacate the ugly shantytown there. The remaining apartments were to be allotted for the staff who are required during emergencies. The 16-unit structure will be leased to the selected workers w.e.f 1st January, 2017 at a monthly rent of Nu. 500/-[Ngultrum Five Hundred Only] for a duration of 2 years [24 months]. The contract agreement will be made with the individual worker as decided by the Tshogde.

Decision:

The Tshogde endorsed the selection process of the workers to occupy the 16 units Low income house at a lease rent of Nu 500/- per month for duration of 2 years. In addition, Tshogde further decided to construct more low income housing in and around the sewerage plant and vacant state lands in E4 areas. The Tshogde also directed to construct five storey with four units and 1 BHK Ekra structure low income house under SDP funding with total budget of Nu.8.6 million in following areas;

1. Dechencholing: 4
2. Simtokha : 4
3. Olakha : 4
4. Babesa : 4

Additionally, the Tshogde also directed to construct Ekra house for the caretaker of water tank reservoirs from SDP budget.

Action: Infrastructure Division

Agenda 25. Endorsement for budget re-appropriation and time extension of Low income housing

The Infrastructure Division informed the house that “Construction of Low Income Housing at Changangkha” was approved under 20th Tshogde dated 25th July 2016. The project focused on providing improved living standard of labours working under the Thimphu Thromde. Consecutively, a preliminary estimate of Nu. 7.5 Million was forecasted by Infrastructure Division, TT based on plinth area rate. The drawing for the project was prepared by DCD, TT. It was decided to carry out the work with local materials.

The scope of the project includes:-

1. Demolition of school structure at Changbangdru and the reuse of all doors, windows, CGI sheets and trusses for the colony construction at Changangkha.

2. Completion of sub structure up to plinth level including plinth protection and surface drain as per the specifications provided in the drawings.
3. Completion of super-structure including fixing of doors, windows, floor finishes and skirting, wall finishes, Bhutanese cornices, timber flooring as per the specifications of the drawings.
4. Completion of roofing structure including fixing rain gutters, laying CGI sheet and wind seal board at the bottom side of roof projection.
5. Completion of electrification works including Earthing as per the approved drawings.
6. Completion of Plumbing works including construction of septic tank (if there is no public sewer connection) or laying of sewer line up to the property boundary

A detailed estimate amounting to Nu. 12.57M was prepared by Infrastructure Division and Technical sanction was taken vide letter no:TT/LIH/GEN(01).

The work further could not be completed till 24th October, 2016 mainly due to:

a. Use of local bricks

Quality inspection was needed for the local bricks and the local bricks were not readily available and moreover, time was needed to procure and work at the site. And because of the sizes of the local brick [stabilized brick was found to be different from burnt clay bricks], maintaining the pointing of the structure took time.

b. Use of dismantled CGI and Timber required much time to repair and reuse

The dismantled Timber were polished, repaired and then reused. CGI sheets were painted and then applied m-seal, which took a lot of time, to cover the hole.

c. Use of dismantled brick of school

The bricks were dismantled and reused for toilet purpose. However, it took time to demolish and remove the mortar in order to reuse and save cost.

d. Quality of material

Most of the materials needed to be rejected and procured again.

e. Additional works

Increase in height of foundation wall and external water connection from a distant place.

Construction of water tank, dismantling and removal of cement mortar from old bricks and clearing and excavating of earth along the areas.

f. Tendering

Some of the materials were not available in the yearly quotation and needed to be tendered. Moreover, the work of Traditional Bhutanese Painting needed to be tendered.

The total/Final cost of the 2 structures [16 units 1 BHK] is Nu. 9,424,733.74/-[Ngultrum Nine Million Four Hundred Twenty Four Thousand Seven Hundred Thirty Three and Ch. Seven Four Only]

Therefore, Infrastructure Division appraise the Tshogde to approve time extension till 24th October, 2016 with an additional budget of Nu. 424,733.74/-[Ngultrum Four Hundred Twenty Four Thousand Seven Hundred Thirty Three and Ch. Seven Four Only]

Decision: The Tshogde congratulated the team for completing the work well within the estimated cost and approved the time extension along with the additional budget required from the reserve fund available.

Action: Infrastructure Division

Agenda 26. Construction of service duct along the expressway

The Infrastructure Division informed the house that the “Pedestrian walkway along Expressway” funded by Government of India as a Small Development Project has been awarded to M/s NTT construction company Pvt.Ltd at his quoted price of Nu.32,094,078.5 /- [Ngultrum Thirty Two Million Ninety Four Thousand Seventy Eight and Ch. Five Only]. The work is in progress and is scheduled to be completed by 29th December 2016.

While the work was in progress, it was requested by BPC and other utility providers to incorporate cable duct along the expressway due to a huge number of cables lying underneath. After having two rounds of co-ordination meeting between the stakeholders like BPC, Bhutan Telecom, Tashi cell and Thromde, it was decided to incorporate the construction of the service duct in the current package on cost sharing basis. It was decided and finalized in the same meeting chaired byThrompon that the construction will be carried out by the same contractor owing to very limited time available and with due consideration to the nature of the work and technical difficulties that may arise at the site. The sizes of the duct were also discussed in the meeting. Consecutively, DITT, MoIC has also shown interest in the common service duct.

The total estimate for the cable duct construction at expressway is Nu.31,842,646/-[Ngultrum Thirty One Million Eight Hundred Forty Two Thousand Six Hundred Forty Six Only]. It was decided to carry out the work on cost sharing basis and the details are as follows:-

- BPC:- Nu. 13.03 M
- Thimphu Thromde:- Nu. 6.88 M
- Bhutan Telecom:- Nu. 5.05 M
- Tashicell:- Nu. 3.44M
- DIT- Nu.3.44 M

Details of the Contract:-

1. Initial scope of the work- Construction of 2m wide footpath with proper drainage
2. Initial contract price:- Nu. 32.09 M
3. Initial completion date:- 29th December, 2016[7 months]

4. Revised scope of work- Construction of common service duct and 2m wide footpath with proper drainage
5. Revised contract Price:-Nu.63.93 M
6. Proposed completion date:-29th June, 2017[13 months]

Therefore, ID sought approval of the Thromde Tshogde to consider additional service duct construction at expressway amounting to **Nu.31,842,646/-**[Ngultrum Thirty One Million Eight Hundred Forty Two Thousand Six Hundred Forty Six Only] with an additional time of 6 months on the initial completion date.

Decision: The Tshogde approved the proposal and cautioned the team to maintain the quality of work.

Action: Infrastructure Division

Agenda 27. Compensation to NHDCL of affected structures along Phendey Lam, located next to the Milk Booth amounting to Nu.9,757,713.00

The Infrastructure Division reported that the NHDCL have submitted the estimates for the government quarter above the milk booth which needs to be removed for road widening. The work for the road was awarded to contractor but could not be executed on time due to compensation. NHDCL have submitted an estimate of Nu. 9,757,713.00 for the six structures falling within the road ROW.

Decision: The Tshogde endorsed the proposal and also directed to submit to Ministry of Finance.

Action: AFD

Agenda 28. Eligibility of land allotment to Mr. Dorji at Dechencholing Satellite town

SLMS reported that thorough verification for the eligibility had already been done by Thromde and also submitted to National Land Commission. However, NLC seeks clear recommendation from the Thromde regarding its eligibility. The documents of Mr. Dorji stated that he possessed a shop licence and had been the resident of Dechencholing town for around 15 years.

Discussion: Taba-Dechencholing Tshogpa informed the house that verification had been done involving focal person from legal section and land section. Moreover, former HPM Jigme Y. Thinley also recommended the person to discuss it with the Thromde since he was found eligible for the land. He also informed that Thromde asked the person to get NOC from the resident of his locality stating that he/she is eligible for the land.

Decision: Since, there was no clear evidence, the Tshogde directed SLMS to verify again as per the directions from NLC involving Legal and Land officials and submit the report of its eligibility to NLC.

Action: SLMS

Agenda 29. Endorsement for incentives to Engineers for tender evaluation

Tender committee appraised the Tshogde that the engineers of the Thimphu Thromde have to do the tender evaluation for all activities of work apart from their daily busy schedule which further hampers the daily activities. To timely complete the evaluation, the committee was proposed with an incentive of Nu.500 per person irrespective of any tender documents. The following schedule needs to be followed strictly by the evaluation team.

Sl.No.	Category	Threshold	Criteria	Time Frame
1	Large	More than 15 million	Checked all the documents (Human, Equipment, license)	2 weeks
2	Medium	4 million-15 million	Checked all the documents (Human, Equipment, license)	2 weeks
3	Small	Upto 4 million	License and work in hand	1 week

Submitted for further approval.

Decision: The Tshogde endorsed the proposal with the following decision

1. The evaluation for Large and Medium tender documents should be completed within one two or three weeks from the date of the receipt of tender documents. The incentive approved is Nu. 900.00, Nu. 600.00 and Nu. 300.00 respectively.
2. The completion of small tender documents irrespective of any numbers of documents. The tender should be completed within three days from the date of the receipt with an entitlement of Nu. 500.00 each as incentive.
3. If the tender documents are not completed within the approved date, the concerning officials' performance rating will be hampered. So, the evaluation should not hamper the daily activities.
4. The payment of incentive to the engineers will be charged to the respective contract work.

Action: AFD to implement with effect from January 1st 2017.

Agenda 30. CID Revenue Accounts

The Census Section informed the house that they have been carrying out a multifarious task of census activities including collection and deposition of CID revenues into RGR account in BOB with just two assistants as observed and witnessed. Over the past month, the volume of work has increased drastically and has reached beyond our capacity to cope up. This happened due to the implementation of the overall aim of the Department of Civil Registration and Census in extending and rendering the CID renewal services of all citizens from the nearest census office of their residence.

Therefore, the Census Section requested the Account Section of Thromde management to share the responsibility of taking care of the revenue collection and deposit works.

Discussion: The Census Section Head explained that the main drive behind this rationale is to allow our fellow citizens to get their CIDs renewed with minimum expenditure and hardship as the mass renewal dates fall around this time. If one's intention is to lessen others hardship, then one is naturally bound to bear the overload by oneself. In the golden words of our beloved His Majesty, "I shall protect you as parents, care for you as brothers, and serve you as a son." This visionary statement does not imply that we do better and work harder each day by reflecting it every now and then as service providers on behalf of the visionary statement. The status-quo can in no way be able to respect and uphold that unprecedented vision. Those willing to respect and uphold the visions are therefore required to think out of the box and come forward to make the big dream for all of us come true by supporting and helping each other.

In this regard, the Chairperson reminded the floor that the service was initially started to provide efficient service to people of Thimphu Thromde and not to other Dzongkhags. Moreover, the work to renew the CID of other Dzongkhags in Thimphu Thromde had not been informed by the Ministry of Home & Cultural Affair. Further, the Tshogpas also mentioned that due to the work designated on Thimphu Thromde to get the CIDs of other Dzongkhags renewed has hampered in delivering efficient services to people of Thimphu Thromde.

Decision: The proposal to share the responsibility of taking care of the revenue collection and deposit works with Account Section of Thromde Management was not approved. The Tshogde directed Census Section to discontinue the work designated by the MoHCA to renew the CIDs of other Dzongkhag and notify the public in BBS stating that deposit work at Thromde had not yet been completed and that Thromde would not entertain any work of renewing the CIDs of other Dzongkhags unless the deposit work of Thromde is completed.

Action: Census Section

Agenda 31. Superannuation of Ms. Sancha Maya Rai (Muster Roll)

CAO informed the house that Ms. Sancha Maya Rai, Muster Roll, who has served the Thromde for 65 years, will be superannuated soon.

The Chairperson directed AFD to allow Ms. Sancha Maya Rai to superannuate and appeal for benefits to the Management. However, the Tshogde directed AFD to verify Ms. Sancha Maya Rai's entitlement.

Action: AFD to verify Ms. Sancha Maya Rai's appeal for benefit.

Agenda 32. Increase in payment for Muster Roll

It was brought up by the Taba Tshogpa that the work load and the working conditions are more for muster-roll staff and how there was a need to raise payment for Muster roll. Currently, the muster rolls are paid only Nu.215 per day despite the heavy workload.

Decision: Since the total budget for labour is Nu.31 million, the Tshogde directed AFD and Environment Division to check the financial implications if we raise the payment for Muster roll.

Action: AFD and Environment Division

Agenda 33. Issues on Land Tax regarding Street light Tax

The Tshogpas raised the issues regarding the imposition of street light tax by the Thimphu Thromde.

Discussion: Member Secretary informed the house that earlier, the Thromde had been charging the taxes on services like waste collection, land, electricity, etc in lump sum without mentioning the details. He also informed that the problem started after the Thromde provided details of the service fees collected. However, the Tshogpas informed that there was a huge rise in service charges and sought clarification from the Thromde management. They have also informed that imposing such charges are acceptable provided there is future plan in the area but charges has been levied in areas which do not come under the said plan. They then informed that every apartment unit is charged service charges for the street lighting facility in the area. The Chair clarified the house that the street lighting had been charged as per the provisions included in Tax Act 1992. He also informed that since the Occupancy Certificate was not made mandatory in the past, the building owners were not charged service charges based on number of flats but now

Occupancy Certificates provide details on the buildings and charges are levied based on number of flats accordingly.

Decision: The Tshogde directed to discontinue the collection of service charges on street lighting in places where street lighting has not been provided and have no plan to install within next fiscal year. The Tshogde also directed the Infrastructure Division to expedite installation of street light in all primary locations of the city where maximum people gather for business and recreation, to ensure safety of the citizens.

Action: AFD and Infrastructure Division

Agenda 34. Preference of Census service to public of Thimphu Dzongkhag

** Discussed in agenda 30.*

Agenda 35. P&L of 160 MM HDPE for Jungshina Pamtsho

The Infrastructure Division reported that the water supply at Jungshina and Pamtsho area had been disrupted due to rehabilitation of the Thimphu Mini Hydro power plant at Jungshina. Therefore, the said division sought endorsement from the Tshogde to procure P&L of length 160mm diameter HDPE pipe for Jungshina and Pamtsho.

Decision: After much deliberations and realizing the importance of the water source for the community there, the Tshogde approved procurement of 160 mm (PN8) HDPE pipe for Jungshina and Pamtsho from Bhutan Polythene Company based on the printed prize list and the discounts offered in the Kuensel edition. The expenditure can be booked to the GoI, SDP IV budget approved for the improvement of water supply network in North and South part of the city.

Action: Infrastructure Division

Agenda 36. AMR for Dechencholing LAP (pilot)

The Infrastructure Division made a presentation on the Automatic meter reading, or AMR, atechnology to automatically collect consumption, diagnostic, and status data from water meters. These data after transferring to the central database can facilitate easybilling, troubleshooting, and analyzing consumption patterns. This technology mainly saves on expenses of periodic trips to individual consumer locations to read and obtain meter reading. Another

advantage is that billing can be based on near real-time consumption rather than on estimates based on past or predicted consumption. This timely information coupled with analysis can help both Thromde and water users to control the usage and production of safe drinking water.

Discussion: The team also shared tentative costs involved in implementation of the pilot project. The members also appreciated the technology and the benefits to Thromde if implemented, however the members had reservation on the costs and the sustainability part to roll out across the city. The Chair then proposed to work on bulk water metering, which will help in water audit. Bulk meters can be installed at the water source, and reservoirs to determine flow volume at various inlets and outlets through a particular portion of the system. He also informed that it helped to detect water leaks in the distribution network, thus providing a basis for reducing the amount of non-revenue water and it is a precondition for quantity-targeting of water subsidies to the poor.

Decision: The Tshogde directed to give priority on bulb metering over AMR to monitor the large flows of water for water system management and commercial billing purpose.

Action: Infrastructure Division

Agenda 37. Issues related to up gradations of schools & setting up of new Private schools & ECCDs

TEO informed the house that the following proposal to upgrade schools had been proposed to the Ministry of Education upon consultation with Thrompon and Executive Secretary:

In 2017,

- a. Taba Primary School to Taba Lower Secondary School
- b. Ziloen Namgyel Primary School to Ziloen Namgyal Lower Secondary School

In the future,

- c. Zilukha Middle Secondary School to Zilukha Higher Secondary School
- d. Changzamtog Lower Secondary School to Changzamtog Middle Secondary School.

TEO also reported that 3 new schools (3 ECCD at Changangkha, Motithang and Near flyover bridge, Changzamtog) had been proposed so far among which, 2 schools have no proper documents. He stated that the proposal had been forwarded to the Ministry of Education for further approval. He also reported that Thromde Education Office is in the process of preparing North and South Thimphu school Initiatives through which we can ease the various traffic related problems and congestions faced by the Thromde. This initiative will enable students to study within their zone without having to travel all the way from north to south and/ or vice versa.

Discussion: The Member Secretary informed that Thromde should not forward the proposal directly to the Ministry of Education because doing so will only invite problems for Thromde in the future. He also stated some problems faced by Thromde like the parking areas of Little Dragon School, Deki School and Thimphu Primary School and how the Ministry will approve the proposal without considering the problems of traffic congestion, accidents, etc. The Chair mentioned that there are 34 schools within the Thromde of which, 20 are government schools and 14 are private schools, which is already huge number considering the resident population of the city. He expressed concern on the establishment of more schools in congested areas resulting in traffic congestion and cautioned proper positioning so that the need of the residents are met without creating congestion.

Decision: The Tshogde directed to prepare a criterion to establish new ECCD or new private schools which needs to be strictly complied to avoid future complications. The members acknowledged the requirements to consider the space constraints for establishment of schools within the core areas in order to avoid traffic congestion. The chair also requested the TEO to prepare plans to upgrade Lungtenphu Primary School to Middle Secondary School and Babesa MSS to higher secondary School and establishment of a Primary School in Dechencholing during the 12th FYP.

Action: Thromde Education Section

Agenda 38. Re-appropriation of budget for procurement of pneumatic actuator

The Infrastructure Division informed the house that there is no budget for the maintenance work of Water Treatment Plant. However, it has been observed that the actuator of JWTP requires major O&M. Therefore, the Infrastructure Division proposed to procure pneumatic component and require about Nu.100,000 which can be re-appropriated from SDP or internal revenue.

Decision: The Tshogde approved utilization of Nu.100,000.00 from reserve fund if there isn't savings from the current budget.

Action: Infrastructure Division

Agenda 39. Procurement of water Tanker

The Infrastructure Division informed that RGOB has allotted Nu.600, 000 under 'Procurement of water tanker' to procure 6000 liters capacity of water tanker. However, the budget is insufficient for procurement of tanker. The management has instructed to convert existing skyjacker truck into a tanker. In this regard, the division reported the following;

The existing skyjackers are operational and fully utilized currently for maintenance works. If it is

converted into tanker, we will again have to procure the new skyjacker as coverage of street-light is increasing. The division also submitted the approximate cost of procurement of new tanker ranging from Nu. 1.2 million to Nu. 2.4 million for varying capacity of 6000 -10000 liters capacity.

Decision: The Tshogde approved to re-appropriate Nu.1 million from other capital works and procure a tanker of about 10,000 liters capacity. The members also mentioned that the procurement should be expedited so that the vehicle will be delivered before the start of the dry season.

Action: Infrastructure Division

Agenda 40. Land tax incentives as per the government order

SLMS reported to the house that the MoWHS has asked the Thromde to charge rural tax to E4 area, heritage and traditional areas.

Discussion: The Chair stated that we had received a letter from the Secretary, MoWHS stating the same earlier. However, he said that since E4 areas are provided with most of the the municipal services such as safe drinking water, approach road and waste collection services, the Thromde cannot waive urban tax to E4 areas. However, considering the restrictions put in place for the traditional and heritage areas, the Thromde can agree to charge rural tax as an incentive to preserve such heritage sites. To this, the Jungshina Tshogpa reported that though Langjuphakha falls under traditional village, there are many modern structures constructed. The chair and other members expressed concerns on the lapses of DCD, permitting people to construct modern structure in TV in Langjopakha. In such cases, no tax incentives should be allowed.

Decision: After much deliberations, the house decided that Langjuphakha traditional village will not be allowed tax incentives and , land pooling scheme might have to be explored. The house also directed the DCD to verify the other 11 traditional village within Thromde, whether they actually falls under TV and submit the report to ascertain the eligibility of rural tax.

Action: DCD

Any other business

Agenda 41: Recognize the contribution of Mr. Yeshi Wangdi, Head, Environment Division

The Clean Bhutan appealed to the Prime Minister stating that the Tshechu sales along Norzin Lam is crowded and waste management was not proper, had suggested either to cancel or change the venue to Changlimithang. It was also mentioned that such a disorganized and overcrowded street would give a very negative impression to the tourist visiting Bhutan. The Prime Minister then called the Thrompon and the Head, Environment Division for a meeting, where he was not supportive of the idea to have the Tshechu sales and asked them to cancel the sales during Tshechu 2016. The Chair stated that Mr. Yeshi and himself represented the business community and requested PM to consider for onetime and allow us to showcase a better organised sales without congestion and with better waste management in place.

Following such commitment, Mr Yeshi worked tirelessly day and night to streamline the process of selection of the vendors, allotment of the spaces, pitching of the right tents and daily management of waste during the three days sales. The event was so successful that everyone visiting Norzin Lam enjoyed the sales and the entertainment. Thousands of people visited the venue and Thromde earned a gross revenue of almost Nu. 2.4 Million. If Thromde could have failed in managing the show, the PM office would have intervened and that year would have been the last opportunity for the business community.

Decision: The Tshogde members after understanding the circumstances under which Mr. Yeshi had to perform, well appreciated the efforts rendered and fully supported the idea to recognise his hard work by approving one month salary with certificate as a bonus.

Action: Administration and Finance Division

Minutes recorded by: Yeshey Dorji, AMCO, Policy & Planning Section, TT