
17th
THROMDE
TSHOGDE

THIMPHU THROMDE

8th November 2013

Minutes of the 17th Thromde Tshogde**Venue:** Conference Hall, MoWHS**Time:** 9:30 A.M – 6:45 P.M**Date:** 8th November 2013**Members Present:**

1. Kinlay Dorjee	Thrompon	Chairperson
2. Namgay Tshering	Babesa	Deputy Chairperson
3. Ugyen Penjor	Jungshina-Kawajangsa	member
4. Kinley	Changbangdu-Olakha	member
5. Kuenga Yonten	Norzin	member
6. Ugyen	Taba-Dechencholing	member
7. Rinzin Dorji	Changangkha	member
8. Dorji Dema	Motithang	member
9. Minjur Dorji	Executive Secretary	member secretary

Opening Remarks:

The Chairperson welcomed the Tshogde members and the participants to the meeting. During the meeting, he expressed his regrets for not being able to fulfill some of the agendas of the previous Tshogdes due to the long procedures involved between inter agencies.. He also highlighted on the overall budget constraints faced while proposing the ad-hoc activities by the public. As usual the 16th Thimphu Thromde Tshogde minutes were reviewed and follow-up actions were reported. The chairperson read out the agendas for the 17th Tshogde meet and remarked that some additional points need to be included in the agenda under AoB. He then introduced IFC team and sought the permission for their presence to clarify any issues related to design of the **multilevel parking**. The chairperson briefly informed the meeting about multilevel parking objectives, key features and stated that after the approval by the Thromde Tshogde, IFC will proceed with tendering works.

Agenda 1: Multilevel Parking by IFC Team.

The member Secretary further elaborated on the details of multilevel project as follows:

The project scope will encompass the construction, operation and maintenance of 2 multi-level car parks (site 1: min 350 spaces, site 2: min 200 spaces), and the operation and maintenance of on-street and off-street parking slots within the core city area. The multilevel parking should be designed in a way to provide for additional 100 spaces for each of the two sites beyond the minimum prescribed capacity of 350 and 200 respectively. The parking tariff will be indexed to inflation annually, to be increased in increments of Nu.5. This tariff structure, combined with the 15- year concession period,

ensures adequate financial viability of the project. However, Tshogde decided that parking fee increase should not be kept as mandatory since the final authority to approve rate hike rest with the Ministry of Finance. The members were informed that the project steering committee for the parking has agreed to the recommended tariff indexation to inflation which should be discussed with the council for its endorsement. The project is proposed for 2 year construction plus 15 year concession to design, build, finance, operate, maintain and transfer the 2 multi-level car parks and on-street and off-street parking spaces in the core city area. Project steering committee agreed that resettlement and relocation of 10 families of government workers residing in 6 NHDC structures is a pre-requisite to start construction on site 1, and will be taken up on priority basis.

The project steering committee agreed that conversion of Thromde loop from off-street to on-street parking and removal of electric sub-station to enable two-way movement is a pre-condition for development of site 2 as multilevel car park and will be taken up on priority basis.

Removal of on –street parking along Norzin lam is instrumental to the success of the project in order to reduce the congestion issues in Thimphu core city area. The team clarified that the project documents will include provisions for adjustment in the revenue share received by the Thromde, in case the on-street parking spaces along Norzin Lam are not removed upon completion of construction of the multilevel car parks. The steering committee acknowledges this matter, and will implement a communication campaign and stakeholder engagement in preparation of such removal.

Project steering committee approved the proposed structure. The steering committee confirmed that upon endorsement of the project structure by the council, the Thromde will be issuing an official letter instructing IFC to proceed with the tender phase of the project, including issue of request for expression of interest, preparation of the project documents, and launch of the one-stage tender process. The project steering committee agreed to set up a tender committee to finalize the bid documents, evaluation of bids and decide the award of the project to the successful bidder based on the bid evaluation.

Remarks of the Tshogde:

Taba- Dechenchholing thume expressed that the monitoring of the parking spaces and regulation of parking fee should be taken care by Thromde after completion of the work. The chairperson also agreed with the thume and stated that according to the fuel price or inflation, the parking fees could be proposed for increase.

The chairperson also added that the tender responsibilities will be taken by IFC team. Thromde will follow up with NHDC to relocate six houses at the proposed site. He explained that after the parking spaces are completed, the Norzin lam should be totally restricted from parking of the vehicles. He highlighted the importance on observing “No Vehicle Day” along the Norzin lam once every month, which is expected to make it easier to pedestrianize the road after completion of multilevel parking.

The legal officer of TT raised an issue regarding the status of the land used for construction, if in case the project takes loan and mortgage the land. He said that the land if mortgaged and the contractor defaults on payment, the bank may take over the mortgage land which belongs to the government.

The IFC investment officer explained that the issue will be addressed in the contract document. The IFC further informed that in PPP model, infrastructures and land belongs to Thromde, in case the operator doesn't function well, the Thromde has the authority to get the project back and hand over to next capable one.

Olakha Thueme suggested that the design of building may be consider steel structures instead of RCC, which may consume short duration of time and may earn additional revenue over the year. The IFC official informed that the Thromde may opt for any feasible structure or profitable one and reminded that the project must be completed within 2 years, failing to do so will lead to the payment of penalty by contractor.

Decision: It was concluded that the tender opening and evaluation will be discussed between the IFC experts and steering committee, whereby the IFC can only give advice and inputs. After the evaluation, final presentation should be done to steering committee, and it will be further handed over to council meeting for the final endorsement. The committee should be active, design timelines and milestones. Steering committee shall monitor and recruit 3 or 4 persons for the day to day monitoring.

Action: IFC team and steering committee.

Agenda 2: Changzamtog LAP endorsement.

Tashi Dawa consultancy presented the Changzamtog LAP which has gone through a long process as highlighted in the chronology as shown below.

Name of Work:	Procurement of consultancy services for preparation of Urban Planning in Upper & Lower Changzamtog.
Contract Type:	Consultancy Services
Authority:	Executive Secretary, TCC
Duration of Contract:	9 Months
Name of Consultant:	Tashi Dawa Associates
Contract Price:	Nu. 4,000,000.00 (Nu. Four million only)
Work Order No.	11/UPD/TCC/Changzamtog/2010-11/323 dated 20/01/11
Date of Commencement:	1 st Feb. 2011
Date of Completion:	2 nd Nov. 2011
Performance Security: (10 % of Contract Price)	Nu. 400,000.00 (Nu. Four Hundred Thousand Only). Ref. No. 002975 PG/TH/2010-247 dated 13.12.2010. Valid till 12 th Dec. 2011.

Background

Sl. no	Date	Activity
1	4 th Feb 2010	Tender was floated
2	4 th March 2010	Tender closed for submission and opening on the same date. No response from the bidders and was re-tendered.
3	8 th March 2010	Bids were re-tendered
4	25 th March 2010	Tender closed for submission and opening on the same date. Only two bidders responded viz. M/s Lhawang Consultancy and M/s Tashi Dawa Associates.
5	30 th July 2010	TT requested to NLCS for release of control points in order to carry out survey works in Changzamtog vide letter no 29/UPD/TCC/LC/2010-11/54
6	10 th Aug 2010	Reply from NLCS stating that the control points will not be released since the work was going to be awarded to M/s Lhawang consultancy, the proprietor of which was terminated from the Civil Service on the grounds of professional integrity. It was also confirmed that the cadastral resurvey of Thimphu Thromde will be executed by NLCS and TCC and that command to resurvey extended and peripheral areas of the Thromde was accorded.
7	6 th Sept 2010	The TT wrote to NLCS requesting for cadastral resurvey for Changzamtog to be done on priority in order to facilitate planning process vide letter no. 11/UPD/TCC/Changzamtog/2009-10/84
8	27 th Dec 2010	Tashi Dawa raised concerns on the excess/deficit issue which is likely to emanate during survey and if not resolved from the initial stage the risk of delay on planning exercise vide letter no. TDA/TCC/Changzamtog LAP/2010-11/42
9	7 th Jan 2011	TT wrote to NLCS requesting for the release of control points for survey works since the MLTC had decided award the work to Tashi Dawa Associates vide letter no. 11/UPD/TCC/Changzamtog/2009-10/295
10	10 th Jan 2011	Wrote to Tashi Dawa Associates inviting for a meeting in order to finalize the award of work for preparation of Changzamtog LAP
11	11 th Jan 2011	Convened a meeting with Tashi Dawa Associates and resolved suggesting that the consultant work in close consultation with TCC as and where issues arise since excess/deficit land issues were beyond the mandate of TCC as well as consultant and that the NLCS would soon start the NCRP exercise.
12	20 th Jan 2011	Work Order given to Tashi Dawa Associates for preparation of Urban Planning in Upper & Lower Changzamtog with date of commencement as 1st Feb. 2011
13	21 st Jan 2011	Control Points handed over to TT by NLCS vide letter no. NLCS/URB(5A)11/8438
14	10 th Feb 2011	Tashi Dawa Associates wrote to TT requesting for Cadastral Survey Map from NLCS in order to avoid confusion and conflict of interest in future vide letter no. TDA/TCC/Changzamtog LAP/2010-11/456
15	18 th Feb 2011	TT handed over all the required data including soft copy of maps to Tashi Dawa Associates
16	4 th March 2011	TT wrote to NLCS stating that the work has been awarded to Tashi Dawa Associates. Therefore given the NCRP would provide a very reliable base map in line with the prevailing legislation the TT requested NLCS to carry out the NCRP for Changzamtog on priority vide letter no.

		11/UPD/TCC/Changzamtog/2010-11/399.
17	4 th March 2011	TT submitted the Changzamtog Plan along with the land records to NLCS in order to facilitate the NCRP vide letter no. 11/UPD/TCC/Changzamtog/2010-11/401
18	9 th March 2011	Inception Report submitted and presented to TT by the consultant.
19	17 th April 2011	First Public Consultation meeting was held.
20	18 th April 2011	TT again wrote to NLCS requesting for NCRP for Changzamtog to be done on priority vide letter no. 11/UPD/TCC/Changzamtog/2010-11/501
21	24 th April 2011	Second Public consultation meeting was held. Tshogpas were elected and the public agreed on the TT proposal to go ahead with the planning of Changzamtog area with land pooling.
22	16 th May 2011	Tashi Dawa Associates wrote to TT stating that their difficulties in completing the task in time in the absence of the updated cadastral map with the request to extend the time in the event the cadastral survey is not carried out vide letter no. TDA/TCC/Changzamtog LAP/2010-11/512
23	19 th May 2011	NLCS wrote to TT conforming that they are already working on the land issues received from the land owners of Changzamtog who attended a consultative meeting in April 2011. It was informed that once the excess/deficit issues are resolved, it would be possible to plan based on acreage that is authentic and reliable. Therefore it was requested that the list of thram that fall in the extended LAP boundary be submitted to NLCS vide letter no. NLCS/URB(5A)11/9199
24	20 th May 2011	TT once again wrote to NLCS stating that the required data have already been submitted and that if the Commission could prioritize Changzamtog NCRP vide letter no 11/UPD/TCC/Changzamtog/2010-11/551
25	27 th May 2011	TT again sent the required data to NLCS vide letter no. 11/UPD/TCC/Changzamtog/2010-11/505 reminding that the data have been in fact submitted to them the vide letter no. 11/UPD/TCC/Changzamtog/2010-11/401 dated 04/03/2011.
26	14 th June 2011	ACC came for investigation
27	25 th July 2011	<p>A meeting was convened with the consultant to discuss on the progress. It was pointed out that one of the pre-requisite was to have a base map which was supposed to be availed with the NCRP exercise. This was further substantiated by Langjophakha LAP where plan was prepared based on existing data whereas the issues of Excess/Deficit land (Khep Nyem) cropped up during NCRP time thereby presenting lot of challenges in the plan that was already prepared.</p> <p>It was pointed out that the TT has been time and again following up with the NLCS but not much progress had been made on the NCRP of Changzamtog.</p> <p>It was also observed that this could lead to other problems like delay in completion of the work in time as per the tender documents.</p> <p>With this premises the TT requested the consultant to go ahead with the planning works especially in terms of the overall frame work of the plan while TT would further peruse with NLCS.</p>
28		While carrying out the ground works for the plan the consultant again came

		across a lot of inconsistencies in terms land record and occupied area which can be resolved only after the NCRP exercise is completed, due to which the work could not proceed.
29	5 th Dec 2011	Draft reports were submitted. Again could not finalize on the detailed plan due to Excess/Deficit issues and the Survey data.
30	21 st Dec 2011	Tashi Dawa Associates submitted letter for time extension vide letter No. TDA/TCC/Changzamtog LAP/2010-11/559 dated 21/12/2011, since the cadastral survey is still not done.
31	10 th April 2012	The matter was discussed with the Thromde Tender Committee and it was decided to suspend the work till NCRP works in Thimphu is completed.
32	12 th April 2012	Informed Tashi Dawa and Associates for suspension of works vide letter no. 11/UPD/TCC/Changzamtog/2012/1009
33	18 th April 2012	Tashi Dawa and Associates confirmed to the decision for suspension of works vide letter no. TDA/TCC/Changzamtog LAP/2011-12/588
34	June 2012	NCRP for Thimphu started
	Feb 2013	NCRP for Thimphu completed
	29 th April 2013	TT wrote to NLCS requesting for the final data vide letter no. 11/UPD/TT/Changzamtog/2013/1450
	5 th June 2013	NLCS handed over the official data of Changzamtog to Thimphu Thromde
	6 th July 2013	TT wrote to Tashi Dawa and Associates to resume the works along with the final data vide letter no. 11/UPD/TT/Changzamtog/2013/3262
	10 th July 2013	Tashi Dawa and Associates wrote to TT for time extension vide letter no TD/TCC/Changzamtog LAP/2013
	2 nd August 2013	Follow-up meeting with the consultant was held in Executive Secretary's chamber in order to access the works done and finalize on the way forward.
	16 th August 2013	Draft final plan presented to the TT

After a thorough discussion and deliberation, the Changzamtog LAP presented by Tashi Dawa Consultancy was approved with following amendments.

1. The land pooling contribution for plots with no access road will be reduced from 25% to 20%.
2. The trapped lands or waste lands created as a process of land pooling will be considered for betterment charges to the adjoining landowner.
3. The implementation of infrastructure shall be prioritized and implemented by the Engineering division.
4. A separate and dedicated account for Changzamtog will be created. All amounts collected as betterment charges will be deposited in this account which shall be used for Changzamtog infrastructure investment and for payment of compensation.
5. The landowner will be notified to make the betterment charges and to submit the land pooling agreement.
6. This should be completed by February, 2014.

The above decisions are also reinforced in the provisions of the local government act (Section 61, 62 and 64), and the land pooling rules.

Action: UPD & Eng Division.

Agenda 3: Budget re-appropriate under environment division. Need to check if this is what was discussed??

The Dy. Chief Accounts Officer informed to the floor that no budget was kept for the maintenance of labor hat for the Environment Division during the year 2013-2014 financial year where as expenditure to the extent of Nu 0.080M was spent.

Decision: Therefore it concluded on the basics that the Environment Division shall look after the possibility of the fund to be re-appropriated from the other concerned head within the division. The labors shall meet any expenses at their own cost here after.

Action: 1) Environment officer.

2) Accounts section.

Agenda 4: Request for setting up of mobile restaurant.

Chairperson informed that the Thromde received a proposal to set up a mobile restaurant. Although the proposal sounded practical, the Thromde should study the advantages and & disadvantages of the business before the approval issuance. Important aspects like waste maintenance and allocation of the space was raised by the council members.

Decision: Though the chairperson supported the proposal, as such business would generate employment for the unemployed youths, the proposal was put for further discussions to specifically identify the area, prepare agreements, fees and license recommendations.

Agenda 5: Tashi Commercial case. Need to get feed-back from Legal Officer

The legal officer, TT updated on the longstanding land case between the Thromde and Tashi Commercial Corporation where at the district court bench IV, the case was decided in favor of Tashi. Similarly the high court bench and high court full bench also gave verdict in favor of Tashi. When the case was appealed to his Majesty, his majesty returned the case to larger bench who passed descending judgment, which further went to the Supreme Court for the final judgment. The final judgment passed from the Supreme Court was in favor of Tashi. However, the judgment also mentions that Thromde can acquire the land in the interest of public as per land act 2007. The 16th Thromde Tshogde meeting decided that Thromde should see if there are vacant lands near existing Tashi infrastructures to swap with the land used by taxi parking and report the same in subsequent Tshogde. The members were informed that there is no vacant land and also as per the existing land

act, substitute land can be provided if the thram holder does not own any land in the same area (i.e. Thimphu Thromde).

Decision: It was decided that the Thromde should acquire the current taxi parking as per land act.

Action: land records & UPD

Agenda 6: Request for city bus service in Dechenchholing.

The Taba- Dechenchholing Thueme informed that so far the city bus services have been rendering their services till Pangrizampa Bridge. Since there are lots of habitants residing above/ far from the bridge, the Thueme requested the chairperson if the services could extend beyond the bridge which would benefit the Dechenchholing residents. The chairperson informed that he will discuss the issue with the Bhutan Post Corporation.

Decision: It was decided that the Thromde will write an official letter to Bhutan Post..

Agenda 7: Request for setting occupancy certificate by Tashi Dorji.

The head, DCD presented the following case.

Mr. Tashi Dorji from Changbangdru had applied for Occupancy Certificate (OC) for newly completed single storey building. The OC could not be issued due to illegal development of single storey semi-permanent structures. The previous Tshogde instructed the division to regularize the structure after imposing regularization fee of Nu 57,840 (nominal). However the owner failed to pay the amount. Thus, the structure could not be regularized.

Sl/No	Structures Description	Area/Coverage	Remarks
1	Semi-permanent structure with Ekra and mud block constructed in 1999 measuring 39x5	585 sqm /23.69%	
2	Single storey load bearing structure built recently without approval measures 7.5x5	44.25 Sqm/1.79%	To be regularized with amount Nu.57, 840.
3	Two storeys load bearing structures measuring 11.9x15m	178.5/7.22%	
4	Two storey load bearing structures measuring 9x14.5	130.5/5.28%	
	Total coverage	37.88%	

Decision: It was decided that hence forth, such cases shall not be entertained and for those who fail to process occupancy certificate without the building drawings and approvals shall be liable for the penalty charges. The council decided to regularize the structure with the nominal value of 50% of regularization fee and it shall be notified to all the building owners through media that the illegal development is not permissible and shall result to demolition or penalty as per DCR 2004.

Action: DCD.

Agenda 8: To set up karaoke cum live band music (at the basement) in UV-II precinct, Changbangdru.

Presenter: Head, DCD.

Mr. Tenzin Thinley wanted to set a Karaoke cum Live Band Music in the basement of a building in UV-II precinct at Changbangdru. In the past the owner had applied for location clearance which was denied just because it falls in the residential precinct. However, he has re-approached the management who instructed to put it to Tshogde for further discussion. The main reasons for reapplication are; inability to find required space in the core area where he was advised to establish his business. Based on existing precinct plan regulations the proposal cannot be accepted.

Remarks of the Tshogde:

The Tshogde members felt that since the area falls under residential precinct, it will set precedent for other owners to propose similar activities. The chairperson said that it would generate youth employment, which albeit is not direct mandate of Thromde office needs to be looked into. The member secretary added that the present basements are not sound proof and are not designed for such activities.

Decision: Majority of the council members did not consider the proposal as it contradicts with existing land use regulation. Accordingly the concerned division should inform the applicant.

Action: DCD.

Agenda 9: Endorsement of town hall building.

Presenter: Head, DCD.

The division had initiated to do the design work of Town Hall building **In-House with the aim to save design fee.** However, it has become cumbersome task having to incorporate changes several times after presenting it to Thromde Management, Tshogde, Ministry and finally to Prime Minister and GNHC(Gross National Happiness Commission). All changes have been incorporated and the architectural drawings are ready. In order to proceed with other details, the division wanted to get

final endorsement from the Tshogde. The head DCD informed the meeting that following officials are involved in the drawing design.

- Architectural drawings-Mrs. Tashi Dema
- Structural drawing- Being designed by Mr. Pelden Khandu
- Electrical Drawings- being designed by Mr. Jigme Chettri
- Water and Sanitary drawings -Mrs. Tashi Dema

It is expected to complete all design works by the end of November 2013.

Decision: The proposal was endorsed by the Tshogde and decided not to amend further to avoid delay.

Action: DCD.

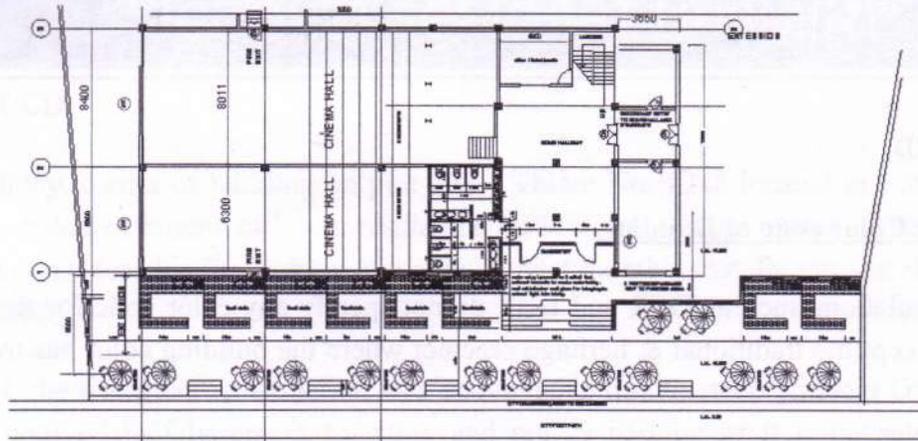
Agenda 10: Development of open air restaurants within the setback area in UV-I precinct.

Presenter: head, DCD

Mr. Sonam Tobgyel Dorji has proposed to develop fast food stalls along one side (setback area) of the building facing the Express Way. The proposed site falls in the UV-I precinct in Lungtenphu LAP. The reasons for proposing modification are;

- It is believed that if there is any possibility to combine the two halls into one cinema with double capacity, it would attract more producers since the movies screened generally cater to the larger crowd.
 - Improve the hallway by removing the internal partitions as shown (fig 2)
 - Develop new entry directly from the street front.
 - The lower level facing the street front developed into a food court by raising 600 above footpath and incorporating a series of step-ups and steel fencing enclosures.
- Food stalls are constructed along the building edge incorporating the 1800 high shear wall and existing plinth as part of cooking counters.





Decision: The proposal was found acceptable to all members and endorsed for further technical sanction from the division.

Action: DCD.

Agenda 11: Proposal to construct G+4 building in Sub Precinct I along the Royal Boulevard, Chubachu.

Presenter: head, DCD.

The specific regulation of the area allows 40% coverage and 4 floors excluding attic floor. After allowing full floor attic the total floor becomes G+4. The existing practice is that one floor addition is given in lieu of attic in all other precincts but this area is quite sensitive as it is in close proximity to Tashichodzong. The proposal was approved by management through note sheet and thus presenting to Tshogde for further endorsement.

Decision: The Tshogde has endorsed the proposal based on past trend of development activities taken in that area.

Handwritten signature

Action: DCD

Agenda 12: Color code of Building

Existing regulations such as DCR and BBR do not specify any color code for the building in other precincts except the traditional & heritage precinct where the building color has to be white or mud/ color.

Proposed color

1. White
2. Mud color
3. Light yellow
4. Light brown

Following colors will not be allowed

1. Bright color
2. Red, Green, Blue, Pink, Black

Decision: The floor decided that the bright colors will not be allowed except white, mud color and light color of yellow and brown will be permitted. The chairperson added that the owners must get approval for the color shading. The above mentioned colors shall be notified through media.

Action: DCD.

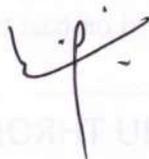
Agenda 12: Building height control of helipad area. Get more details from dcd

Presenter: Head, DCD.

Mr. Dorji Tshering, owner of ongoing building construction on Plot No. 76/A & Thram No. TT-25 in Lungtenphu has submitted proposal to keep the building without roof with the intention to extend building height to 5 floors after relocation of existing helipad. The division had already written letter to owner denying the proposal. However, the owner continues with lying additional floor. All plots within the vicinity will be developed one day and the issues will be brought to discussion for long period to come. Therefore, the division would like to know whether the Helipad is going to be shifted or not and when will it happen. If there is definite time line, the construction in that area could be controlled meaningfully.

Decision: it was decided that the TT shall issue a demolish order of the top roof to the owner and take actions according to the rules and regulations.

Action: DCD.



Agenda 13: Proposal to convert basement into residence.

Presenter: Head, DCD.

Mr. Kunzang Thinley, owner of building on plot under Thram No. 1248 located in Lungtenphu has proposed for conversion of basement into a residential building. The main reason of this proposal is that the basement is not feasible for parking, not able to meet monthly installment and shear waste of huge space as a store.

As per our record, the basement construction was unavoidable due to steep gradient below old high way. We have approved half basement for store and not as parking as it is not accessible. The management had instructed to allow residential use but due to insufficient living conditions the proposal is submitted to Tshogde for further discussion.

Remarks of the Tshogde: The chairperson informed that the basement should be studied properly and categorize accordingly. He also added that basement may be categorized into residential for low income based category. The member secretary added that the division may compile basement report of each zone before converting into residential as he said "basement causes slow death in future". Hence he added that checklist should be prepared and ticked accordingly for each zone.

Decision: the agenda shall continue in the next Tshogde meeting.

Agenda 14: Regularization of Mithukpa Lhaxhang

Presenter: Head, DCD

OC was not issued and thus did not provide the services. The total reg. fee is Nu 16, 59, 305 (nominal fee). However, as of now we have received letter from the Committee of Lopoens requesting for services as the project was done to benefit the public.

Suggestion:

- To regularize the whole complex without reg. fee as it is one of the important amenities of the city.
- To issue OC and other services after acceptance by the Tshogde.

Decision: It was decided that the whole complex shall regularize without imposing regularization fee or penalty and accordingly issue Occupancy Certificate and services.

Action: DCD.

Agenda 15: Norzin lam closure (no vehicle day) during tshechu and 17th December.

The chairperson informed that Norzin lam should be free from vehicle during occasions like Tshechus and national day. And in future, TT shall organize closure every 2/3 months. Since the traffic police division has been supporting TT during such closure, so henceforth TT shall pay Nu 25,000 as incentives. The workers (environment division) shall also be paid their respective TA/DA.

Agenda 16: Road maintenance.

The member secretary presented the budget expenditure on the resurfacing work of the road within Thimphu Municipality for the year 2013-2014. He said that the reason for submitting to Tshodge was to get listed locations approved by the members and also to keep Thuemis updated on the locations falling within their constituencies.

Location	Length	Unit	Amount	Remarks
Minister enclave to Jigme Namgyal Secondary school	1326	M	4859207.14	
STCB to Damchen BOD	469	M	2064447	
Changangkha, Norling building to YDF junction	1100	M	4128894	
Druk hotel to Jojos building junction	500	M	1179684	
YHS parking to top	850	M	1630108.8	
Tashichodzong parking	75	M	750708	
Dechen zam to forest check post	650	M	2230675.2	
Thori lam to labor camp junction	850	M	3509559.9	
VVIP road to Zilukha junction	2250	M	8807413.5	
	8070		29160697.54	
Add cost index 30%=			8748209.8	
Grand total=			37908906.8	

Road work identified for FY 2013-2014

Location	Length	Estimated amount	Remarks
Taba	1259 m	10832755.66	
Near Ashhi Deki Residence	140m	1419495.68	
Near Phelkhil daycare center	108m	589198.19	
Near Zilukha school	-		Estimation yet to be submitted
Near YHS school	-		- -- Do --
Near minister enclave	168m	893094.64	
Near ABTO office	146m	1071832.08	
Upper Olakha		6844184.1	
Near Semtokha Mani-dungkhor		3423787.38	
Near Babesa school		2487077.46	
Total amount		27561425.19	

Decision: The above sites were approved for implementation in the FY13-14. It was also decided that additional areas submitted by thuemis will be taken up provided there is left over budget from above sites.

Agenda 17: Deposit of Nu.100.000 million for 2 years in fixed deposit.

In November 2012, a sum of Nu 100 million was deposited for one year with Bhutan Development Bank Limited. Upon its maturity, it was submitted to the Tshogde for extending the deposit for another two years with a view to earning interest from it.

Decision: The Tshogde decided that the entire amount, principal and its interest should be withdrawn from Bhutan Development Bank Limited. The interest accrued therein should be retained in the Revenue Account of Thimphu Thromde and Nu 100 million to be deposited with Bank of Bhutan Limited for a period of one year till November 2014.

Agenda 18: Bonus for Thimphu Thromde Staffs.

Remarks of the Tshogde: The chairperson and the member secretary felt that as a motivation to the thromde staffs and because of the progressive and improved outcome, the staffs were eligible for bonus and should be made liable for all the regular staffs. But in order to avoid future problems and inconveniences from audits, it was decided that the bonus shall not be declared and thus the agenda is not endorsed.

Agenda 19: land transaction.

The members inquired about the new land title following NCRP, which was completed few months back. The member secretary informed the floor that the latest update by NLCS is that new lagthram should be available by end of December.

Action: SLMS

Agenda 20: Lhakhang near PNB.

The Norzin Thuemi highlighted on the need for a separate house or a place to be built for the butter lamps. Due to congestion in the Lhakhang, a separate house was required. Hence it was decided that a separate room shall be constructed as soon as possible near to Lhakhang for butter lamps.

The Thueme also complained on not receiving the earlier Tshogde's minutes on time. According to rule, the minutes were supposed to be received by everyone within 15 days from the meeting and hence forth he hoped to receive the minutes on time.

Action: Engg. Division



Agenda 21: Green house for vegetables.

Jungshina Thume informed that there was a need for vegetable green house in Jungshina area for farmers. The Thueme asked for the support from Thromde to construct a green house. The chairperson agreed with the Thueme and agreed to support the proposal. He added that such initiatives should be promoted all over in Thimphu and shall seek support from Dzongkhag Agricultural Officer in future.

Action: CEO

Agenda 22: DYT agenda.

The Babesa thume pointed out an issue to the council, which was raised in DYT meeting, which he attended. The DYT members asked on whether the Thimphu Thromde would be able to take over all religious structures including Lhakhangs and Chortens within the Thimphu city boundary. The next point he highlighted was with regard to the Chang Gup's office which is situated within the RIM boundary. Now that the RIM has claimed the space, Chang Gup wants another place for his office. The Chang Gup recommended that his new office might be established near PWD colony, opposite to Semtokha Dzong so that it would be accessible for the people of Debsi and Hongtsho area.

Decision: The chairperson asked to write letter to DYT specifying the Lhakhangs in particular and also the names of new Lhakhangs. The floor decided to look after the Chang Gup's matter.

The chairperson thanked the members and the participants for attending the meeting without fail, and hoped for the continued support for the upcoming Thromde Tshogdes. It was decided that next meeting shall be held on 7th February 2014.

Minutes recorded by Yeshey Choden
Asst. Environment Officer, Env. Division,
Thimphu Thromde

