

**2<sup>ND</sup> THROMDE TSHOGDE**  
**SPECIAL SESSION – 2**

**Venue:** Thromde Conference hall

**Date:** 07/06/2017

**Members present:**

1. Dasho Tikaram Kafley, Thrompon, Chairperson
2. Mr. Pema, Executive Secretary
3. Mr. Karchung, Tshogpa, Samdrupling
4. Mr. Lok Bahadur Chhetri, Tshogpa, Jampeling
5. Ms. Chimi, Tshogpa, Rabdeyling
6. Mr. Chencho Gyeltshen, Tshogpa, Tashiling
7. Ms. Tika Maya Karki, Tshogpa , Sonam Gatshel
8. Mr. Sanjog Pradhan, Tshogpa, Namkhaling
9. Mr. Karma Dupchuk, Head, Infrastructure Development Division
10. Mr. Chhoephey Dorji, Head, Urban Planning Division
11. Mr. Jigme Tshering, Head, Development Regulation Division
12. Mr. Karma Dorji, Sr. ADM assistant
13. Mr. Tashi Dendup, Thromde Disaster Committee member
14. Ms. Tshering Yangdon, Legal Officer, minute recorder
15. Ms. Kezang Deki, Asst. Planning Officer, minute recorder

The Second Session of Special Thromde Tshogde was held on 07/06/2017 at 10:00 A.M in Thromde Conference hall.

## **1. Welcome Address by the Chairperson**

Today, on this auspicious day, I would like to welcome the Executive Secretary, all the Demkhong Tshogpa, and all the Division heads for the Second Thromde, Second Special Session. Firstly, I would like to congratulate the new Tshogpa of Namkhaling and welcome to the Thromde Administration for rendering services to the people of Namkhaling Demkhong. Today in this session, we will have the oath taking ceremony of the new Tshogpa as well as the election of the Deputy Chairman, Thromde Tshogde. This is to inform the floor that the ongoing activities of the FY2016-2017 had been completed and few are yet to be completed soon. The work of Muensel Lam as well as new office block cum meeting hall is to start soon. All the support as well as hard work is put into by the entire working group of the Thromde Administration headed by Executive Secretary in achieving all the activities of the Fiscal Year. For this, the Thromde as well as I being the Chairman have the gratitude and thankfulness for the services rendered which is ultimately the fulfillment of the wishes and dreams of our king. Lastly, I pray for the successful and fruitful completion of the 2<sup>nd</sup> Special Session.

Tashi Delek.

## **2. Oath or affirmation of office**

The election of Tshogpa for Namkhaling Tshogpa was carried out in the month of April 2017. As such, his oath or affirmation to office was presided upon by the Chairperson during this Thromde's second special session.

## **3. Selection of deputy chairman**

The Chairperson stated that the selection of Deputy Chairman to the Thromde Tshogde was also discussed with Dasho Dzungda, where in the requirement of election officer and Electronic Voting Machine was requested. However, the Election Officer conveyed to ADM that due to time constraint, the arrangement could not be made and Thromde Management was asked to carry out the election process.

Accordingly, Dasho Executive Secretary explained the procedure for the selection by asking individual Demkhong Tshogpa to write a "Yes" with their signature in a piece of paper and cast

their vote by putting the paper into the containers (6 glasses for 6 Tshogpas). Legal Officer was asked to stay in the voting room for transparency and monitoring of voting process. Subsequently, Legal Officer counted the votes for individual Tshogpa (Namkaling, Rabdeyling, Jampeling & Sonam Gatsel : 00) while Tashiling Tshogpa secured 2 votes and Samdrupling Tshogpa secured 4 votes. As such, Mr. Karchung, Samdrupling Tsogpa was unanimously appointed as the Deputy Chairperson to the 2<sup>nd</sup> Thromde Tshogde. His success was applauded with offering of Khadar by the Thromde Tshogde members and Thromde officials present in the second session of special Thromde Tshogde.

- **Requirement of motor bike for water supply section**

The Chairperson informed the gathering that Thromde already has one motor bike designated for maintenance of water supply works. However, he explained that one was not sufficient while attending to public complaints of water scarcity in various locations. The Chairperson also informed that the estimate for the procurement of another motor bike amount to Nu. 50,000/-. Dasho Executive Secretary also supplemented stating the urgent need of another motor bike for the plumbers.

**Resolution**

The Thromde Tshogde unanimously agreed that there is an urgent need for the procurement of additional motor bike. As such, Tshogde decided and directed the Procurement Section for procurement of motor bike by the month of July for which the cost shall be met from work saving, otherwise from the Thromde Revenue.

#### **4. Proposals from Divisions**

##### **A. Urban planning division**

- **Proposal for change of institution precinct to UV3 (Urban village) under Tashiling Demkhong**

Mr. Chhoephey Dorji, Urban Planner, informed that the agenda was put up due to urgent inconveniences that might create during the preparation of Local Area Plan V. He stated that 14.52 acres in LAP V constitutes Institutional Precinct from which, area falling within Thromde comprises of 7.61 acres while the remaining 6.91 acres fall outside Thromde boundary. Further, he highlighted that minimum of 25 decimal is required as per the Development Control Regulation for setting up an institution. However, from the total of 31 plots falling in LAP V, only 8 private plots fulfilled the criteria while the remaining 23 plots remain disqualified due to undersize.

Additionally, one of the eight private plots belongs to Gyalyum Ashi Dorji Wangmo Wangchuck who after consultation with her officials/representatives was of the view to convert the institutional area into residential area. The other 7 plot owners also advocated the same idea of converting the institution precinct into urban village (UV-III). As such, Urban Planner added that it is of utmost importance that such issues be discussed so that the resolutions could be submitted to National Land Commission Secretariat before the issuance of Thram.

The Chairperson further briefed the Tshogpa on the issue and said that Gelephu Thromde already has enough area under institutional precinct. He said that if those 8 private plots are converted into urban village (UV-III), not much difference would be observed in the total institutional precinct as mandated by the Thromde Structure Plan. This was also raised by Jigme Tshering, Head, and Development Regulatory Division who stated that many institutional areas allotted around Gelephu Higher Secondary School can be used at later stage of plan preparation and hence even reducing it in LAP V would not impact the overall institutional precinct area in the Structure Plan.

In contrast, Dasho Executive Secretary opined that conversion of Institutional Precinct to Urban Village is not a matter to be discussed and endorsed immediately. He stated that the Structure

Plan was prepared by the Ministry and there would be wisdom behind it so as to why the area in Tashiling was designated as Institutional Precinct. Also, he said it is very important to think about the future generation and for the development of Gelephu Thromde because there will be times in the future where universities will also be required to set up.

Besides, he added that if Tshogde approve the conversion of the precinct as requested by the public, the sole reason for public to have residential area is to build buildings and rent it out for residential purposes. If this was the case, he added that setting up an institutional area will also serve the same purpose.

Mr. Karma Dupchuk, Chief Engineer advocated Dasho Executive Secretary's opinion, however, he said the 23 private plots are too small for setting up an institution. To this, Executive Secretary cited an example where in, the construction site of city bus station in Thimphu all falls under small private lands. However, if such smaller private lands are combined for the bus station, even the 23 plots falling below 25 decimal could be combined. Accordingly, they can be provided land replacement or cash compensation or other ways. He suggested that such important matter should be discussed in the formal Thromde Tshogde where public can also attend and participate in the discussion.

## **Resolution**

After deliberative discussion, Tshogde decided that Thromde will study the matter, especially the significance of why the area was designated as Institutional Precinct in the Structure Plan. Further, the matter shall be discussed with the Ministry and most importantly, the agenda will be put up and discussed in the next formal session with direction from MoWHS.

- **Proposal for change of precinct from E3, Agriculture Environment to Urban Village Precinct**

Mr. Chhoephey Dorji, Head, Urban Planner reported that 31 people in Sonam Gatsel Demkhong whose land currently falls under agriculture precinct submitted to Thromde seeking to change the land use into Urban Village Precinct. He informed that the copy of the letter was

sent to the Member of Parliament and Demkhong Tshogpa. To this, Mr. Karma Dupchuk, Chief Engineer stated deciding on this agenda at this point in time would be haste. He explained that the vision/focus of the Government is on Self Sustainability, and as such converting the Agriculture Precinct into Urban Village Precinct is a decision which would not be advisable at this time.

### **Resolution**

The Tshogde directed the Demkhong Tshogpa to inform about the situation to the public and also that the matter will be taken care as and when Local Area Plans are developed for this particular area in the near future.

- **Endorsement of Local Area Plan (LAP VI) Boundary under Sonam Gatshel and Namkhaling Demkhongs**

Mr.Chhoephey Dorji, Head, Urban Planning Division presented on the LAP VI boundary which included which was prepared by the leaving the 500m international buffer zone as per the attached map. The boundary area consisted beginning Sangay Tempa, above no construction zone, concertina fencing, core area drain and then below BoD.

### **Resolution**

The Tshogde unanimously endorsed the LAP VI boundary.

## **B. Developmental and Regulation Division**

- **Replacement of RCC staircase with fabricated MS staircase to roof slab**

Mr. Jigme Tshering, Head, Development Regulatory Division presented on the issues regarding construction of RCC staircase to the roof saying that people are deviating from the Development Control Regulation once occupancy certificate has been issued. He shared about the instances where people use it for residential purposes. He submitted that temporary measures such as construction of steel staircase would at least check and balance people's misconduct. Further, the

Chairperson added that checking the water tank will be once/twice in a month at the most, for which portable steel/wooden staircase would serve the purpose.

In addition, Dasho Executive Secretary suggested that even asking building owners to renew their occupancy certificate once every year would also provide a platform for relevant Thromde officials to visit and monitor. However, Chief Engineer said that occupancy certificate renewal would need to be discussed with Compliance Division in the Ministry so as to maintain uniformity with other Thromde as well.

### **Resolution**

The Tshogde decided that renewal of occupancy certificate once a year would be submitted to Ministry for further directives. So far as the portable steel/wooden staircase is concerned, it was endorsed for implementation to discourage people using Jamthog for human habitation and the Thromde office shall accord approval accordingly.

- **Construction of basement in Core town and LAPs**

Mr. Jigme Tshering, Head, Development Regulation Division mentioned that as per DCR, construction of basement is allowed and as such Thromde has no authority to act otherwise. However, the issue of approving basement in the core area is proved inconvenient as the adjacent building is hindered or affected.

The Chairperson recommended that the applicant seeking approval for basement construction should get a consent letter from the adjacent building owner. He narrated an incident where the adjacent building owner near the medical shop construction in the core area reported about the soil sliding into his house during the rainfall.

Mr. Jigme Tshering, Head, Development Regulation Division said that there is no clear directive from the government regarding the construction of basement, so if the public applies for the same, Thromde cannot even disapprove. However, as per the DCR, basement should be constructed 75% below the ground level.

The Chief Engineer stated that as per the Bhutan building rules, basement was solely meant for parking area, and in order to monitor effectively that renewal of occupancy certificate should also adopted just as it is one for monitoring the uses.

## **Resolution**

The Tshogde decided that the applicant shall seek consent from the adjacent building owner and submit to the DRD if applying for basement construction. If the proposal is within the LAPS, it may be approved after site visit and if it falls within the Urban Village Square (UV-1). It shall not be allowed in the Urban Village Core (UV-2) and Urban Village Periphery (UV-3).

## **5. Submissions from Demkhong Tshogpas:**

### **A. Rabdeyling Demkhong:**

- **Drinking Water**

The Tshogpa expressed the grievances of the residents under her Demkhong with regard to water shortage.

The Chairperson explained that, the existing pipelines are old and rusty which often leads to air lock thus, resulting in water shortage. However, he informed her about the construction of a new bore well which will help ease the water problem in the near future.

Mr.Karma Dupchuk, Chief Engineer, agreed regarding the water problem but, he pointed out that it is the responsibility of the Tshogpa to inform the public that the water source is Passang Chhu which gets disrupted every monsoon. He further explained about the water pipelines being washed away during monsoon season and the water source drying up during winter. He reported that, a team consisting of the Executive Secretary and few officials visited the source to look for alternative measures to help solve the problem but it is going to cost a lot of money. Therefore, for the time being, water will be supplied from Mou Chhu but due to monsoon, there are chances that the tank might be washed away so, the water have been diverted to prevent the catastrophe. However, he assured that the problem will be solved up to a certain degree since, new pipelines are being installed and the construction of a bore well is underway. In addition, he also brought



into picture the issue regarding the house owners not setting up water storage tanks; which will actually ease the problem had they installed the reservoir tanks within their premises.

The Executive Secretary clarified that often water problem arises due to air lock in the pipelines so, he requested the Tshogpas to contact the plumbers and check for air lock.

### **Resolution**

The Tshogde decided that the Tshogpas should inform the public about the Thromde Management's effort/ activities taken up in resolving the water problem. Further, the Tshogpa should also inform the house owners to install storage tank so as to curb water scarcity.

### **B. Jampeling Demkhong:**

- **Drinking Water Shortage for LAP III**

The Tshogpa informed that it's already been six years of him serving as Tshogpa but the water problem still hasn't been solved.

The Chairperson said the issue is similar to that of Rabdeyling Demkhong. The water pipelines are old which one of the major causes for water problem is. Further, it was also observed that the house owners have not installed water storage tanks.

### **Resolution**

The Tshogde decided Tshogpas to inform the house owners to install storage tanks and also brief the general public on the measures taken up by the Thromde Management to resolve the water problems.

- **Sanitation Problem of Indian Labor**

It was brought to the notice of the floor that, the Indian labors are posing threat to the health of the residents residing near the labor camps. Though, they have constructed toilets, they prefer going out due to which, there are possibility of diseases being spread.

The Chairperson informed that, the liability falls entirely on the house owners since, while giving approval for construction, they are already made aware of the criteria that must be fulfilled which includes sanitation.

The Executive Secretary requested the Tshogpas to advise the house owners about the issues and despite being informed, if the house owner or the labors fail to comply, they should report to Thromde office and the office shall take an action.

## **Resolution**

The Tsgode decided that clear instruction regarding the labors sanitation should be mentioned in the construction approval. Further, the Environment Division was instructed to monitor proper sanitation by the Indian labors. In addition to that, the Tshogpas were also directed to monitor and submit the report in writing to the Thromde Office should there be any issue relating to sanitation.

- **Study Tour**

The Tshogpa said that it has been almost two years since they have been elected as Tshogpas so, they proposed for a study tour.

The Chairperson said that study tour is important so as to learn about the urban functioning in other countries and implement it accordingly. He then suggested that the study tour could be clubbed with the Disaster Team's study tour.

The Procurement Officer presented about the study tour being proposed by the Disaster Team. He informed that, upon Dasho's directives, he and Mr.Lhendup, Disaster Focal Person, worked on expenses for study tour and the rough estimation of Nu.1.5 Million which shall include the entire expenses for the six Tshogpas, Dasho Thrompon and the three disaster working members. He further clarified that, the RGoB has allocated Nu.0.5 million for capacity development of Thromde Disaster members. However, if the fund is not feasible, he requested the Tshogde that the expenses shall be borne from the estimated amount of Nu.1.5. If the fund is available, the expenses for the three working members will be borne from the RGoB fund.

## **Resolution**

The Tshogde approved the proposed amount of Nu. 1.5 million from the revenue and the Tshogde also directed that the study tour program should be facilitated and explored by Human Resource Section as per the Rules and Regulations. Further, only if there is a possibility, additional member will be included in the study tour.

The Tshogde instructed the Disaster Focal Person to make a thorough study about the study tour including location for the study tour in close compliance with Human Resource Officer to arrange and identify the same. It was decided that expenses for the Tshogpas and Dasho Thrompon shall be met from the Revenue and the expenses for the Disaster Team; it shall be met from the budget allocated by the RGoB. However, if the budget for the Disaster Team is not sufficient, the remaining required amount shall be met from the estimated amount of 1.5 million which shall be met from the Thromde Revenue. Further, only if there is any possibility, additional member will be included for the study tour.

## **C. Sonam Gatshel Demkhong**

- **Proper Maintenance of Drainage**

The Tshogpa informed that during monsoon season, the drain along the Muensel Lam gets flooded and overflows toward the road which causes inconvenience to the residents.

Mr. Karma Dupchuk, Chief Engineer, explained that, the construction from vegetable market has been delayed because the electrical works are carried out by BPC. Three meetings have already been held with them but the works are still being delayed. He further explained that, only the civil works are done by Thromde and the BOQ with regard to electrical works has to be prepared by Bhutan Power Corporation which Thromde has not received which is delaying the work progress.

## **Resolution**

The Tshogde therefore had no decision but to wait for the BoQ from Bhutan Power Corporation. The Tender work shall be soon commenced upon arrival of BoQ from BPC which shall include the drainage proposal as well.

- **Maintenance of Irrigation Channel**

The Tshogpa reported that people are dumping garbage in the irrigation channel near the taxi parking, hence, the maintenance of the channel should be carried out.

## **Resolution**

The Tshogde decided that machine will be deployed at the site but the Tshogpa must report to Thromde Office to discuss with MTO and ADM on the duration of machine to be required at the site.

## **D. Namkhaling Demkhong**

- **Border Fencing Repair**

The Tshogpa of the concerned Demkhong said that the damaged border fence has made it easier for the Indian people to cross over easily which is posing inconvenience to the residents.

Mr. Karma Dupchuk, Chief Engineer said that since it is regarding security issues, Thromde has no direct authority but can function as per the instructions given by RBP, Dungkhag and Dzongkhag. As such, he informed that, Thromde could write or report the matter to the concerned authority.

## **Resolution**

The Tshogde decided that the matter shall be discussed with Dasho Dzongda and the Royal Bhutan Police and accordingly, will be taken care as per their instructions.

- **Street Lights**

The Tshogpas requested for the maintenance of existing street lights and to install new street lights in area.

Mr. Karma Dupchuk, Chief Engineer informed him that the existing street lights are being maintained as and when required but new street lights cannot be installed since, there is no Local Area Plan and clarified that it has to go according to the Plan.

**Resolution**

The Tshogde decided that the maintenance of existing streets shall be carried out as and when required but the installation of new street lights will be carried out only after the completion of Local Area Plan.

- **Continuing of Bank Retaining Wall**

The Tshogpa requested that the retaining wall in Tunkey Busty should be constructed as water over flows during monsoon seasons which results in nuisance to the people residing in that area.

Mr. Karma Dupchuk, Chief Engineer informed him that there is no budget for it even in the next Financial Year but it has been included in the 12<sup>th</sup> Five Year Plan.

**Resolution**

The Tshogde decided that, although this activity has been included in the 12<sup>th</sup> Five Year Plan, if there is any leftover savings, the matter will be taken into account in the risky areas in the upcoming activities of FY 2017-2018.

## **6. Miscellaneous**

- **Mou Chhu Site Visit**

The Executive Secretary informed the floor that it is important that the Tshogpas are made aware of the ongoing works that are being done at the Mou Chhu Basin to protect the Water Treatment Plant. Hence, the members were requested to make a site visit along with the relevant Thromde Officials.

### **Resolution**

The Tshogde decided that a site visit shall be conducted as it was important for the Tshogpas to know about the developmental activities carried out by Thromde Management.

- **Implementation of Public visiting hours**

The Executive Secretary requested the Tshogpas to inform the public about the visiting hours which was approved by the Tshogde during 2<sup>nd</sup> Thromde Tshogde Session 3.

### **Resolution**

The Tshogde hence, directed the Tshogpas to inform the general public in their respective Demkhongs regarding the Public Visiting Day.

- **Farewell for Dasho Dzungda, Sarpang Dzongkhag**

The Executive Secretary informed the floor that a farewell dinner for Dasho Dzungda, Sarpang Dzongkhag needs to be organized along with the Regional Heads which shall be attended by the Tshogpas and Division Heads.

### **Resolution**

The program will be discussed with the Dzungkhag after which the Tshogpas and the relevant officials shall be informed accordingly.

- **Construction of Government Quarter for Executive Secretary**

The Executive Secretary informed that there are government quarters for civil servants who are eligible for it. Since, it is difficult to find proper accommodation; it will be easier and much convenient for the newly transferred official. Further, there is government land available where the quarter can be constructed.

The Chairperson expressed his agreement on this issue and informed the floor that, he requested the Dungkhag to hand over the existing Dasho Dungpa's government quarter to Thromde when the Dungkhag office is shifted but the chances are very slim. He also clarified that, since the Thrompon is an elected member who is a permanent resident, he is expected to have his own residence; hence, he is not eligible for Government Quarter.

#### **Resolution**

The Tshogde approved to construct a quarter for the Executive Secretary and the budget shall be met from the savings if any or else, it shall be met from the revenue.

- **Training on Driglam Namzha and Legal courses**

The Samdrupling Tshogpa emphasized on the importance of providing training to Demkhong Tshogpas and even to some public on Driglam Namzha and legal courses. To this, Dasho Executive Secretary said that the ADM officer should look into the matter at the earliest and write to Ministry of Home & Cultural Affairs. Further, he mentioned that Thromde Administration to write to Royal Bhutan Police to include Demkhong Tshogpas as and when they conduct trainings on issues relating to crimes and advocacy.

#### **Resolution**

The Tshogde instructed ADM officer to write to Royal Bhutan Police requesting to include Demkhong Tshogpas as and when such trainings are held. Further, Tshogde also instructed him to write to DoC, Ministry of Home & Cultural Affairs for Driglam Namzha Course.

## **7. Closing Remarks**

The Deputy Chairman thanked the Chairperson for bestowing him with the opportunity to give the closing remark. He conveyed his heartfelt gratitude to all the members present in the Session. He also thanked the Tshogde members for electing him as the Deputy Chairman to Thromde Tshogde and also vowed that he will serve the public and Thromde with his utmost dedication and sincerity. Further, the Chairperson added that the Session has been a successful and fruitful one and with a hope for such co-operation in order to fulfill the dreams of our Kings in rendering services and implementing the decisions in the future. Finally, the Second Special Session of the Second Thromde Tshogde was adjourned.