

3rd Thromde Tshogde Session 4
Date: 14/03/2023

Attendees

A. Members

1. Tshering Norbu, Thrompon, Chair
2. Jigme Tshering, Officiating Executive Secretary, Member Secretary
3. Lok Bdr. Chhetri, Thuemi, Jampeling Demkhong, Deputy Chair
4. Bal Bir Rai, Thuemi, Sandrupling Demkhong
5. Sanjog Pradhan, Thuemi, Namkhaling Demkhong
6. Passang Dorji, Thuemi, Tashiling Demkhong
7. Tika Maya Karki, Thuemi, Sonamgatshel Demkhong
8. Chimi, Thuemi, Rabdeyling Demkhong

B. Thromde Staff

1. Chiefs of Divisions
2. Section Heads
3. Staff
4. Kelzang Choden, Administrative Officer, Minutes Keeper

C. Observers

1. Manager, Bhutan Power Corporation
2. Vice President, Regional office of BCCI
3. Former Dashos/ Senior Citizens

Stamper

Kelzang

འདུས་ཁོངས་འཕུས་མི། Thuemi
རབ་སྒྲིལ། Rabdeyling ...
དགེ་ལེགས་ལུག་ཁོངས་སྡེ། Gelephu Thromde

Kelzang

Minutes

SL#	Agenda	Discussion	Resolution	Implementing Agency
1	Need for Collaboration and Coordination between Agencies during felling of trees	Due to lack of coordination between Agencies, timely completion of work is being affected.	In order to avoid similar incidents in the coming days, the Chair directed all relevant Agencies to coordinate closely and work together.	Environment Division, Bhutan Power Corporation, Natural Resources Development Corporation Ltd.
2	Disruption of Power supply	The Thuemis of Samdrupling & Tashiling Demkhongs informed that part of their Demkhongs have rural power supply resulting in frequent fluctuation and outages. According to them, 50% of Samdrupling area and 99% of Tashiling are affected. They said having supply from Urban power supply sources will improve the reliability of the power supply and the lives of the residents. The representatives from the Bhutan Power Corporation informed that there is clearance issue with regard to Samdrupling Demkhong which will likely take some time to address the issue.	The Tshogde directed as follows: 1. In terms of Samdrupling Demkhong, the Thromde office and Bhutan Power Corporation (BPC) office to make a joint site visit for clearance. 2. In case of Tashiling Demkhong, BPC to expedite the work and complete it before next Tshogde.	Samdrupling Thuemis, Tashiling Thuemis, Bhutan Power Corporation, Infrastructure Development Division.
3	Budget Proposal (FY 23-24) Endorsement	The Finance Division presented the Budget proposals for Financial Year 2023-2024 for endorsement.	Thromde Tshogde endorsed as proposed.	Finance Division
4	Kusung Mendrel contribution Endorsement	To offer as tribute to His Royal Highness The Gyalsay; it was discussed between agencies/offices to contribute some amount for Kusung Mendrel. Thromde committed with the contribution amount of Nu. 2,00,000. Proposed in the Tshogde for endorsement.	Endorsed as proposed.	Finance Division

8	Parking Requirement	As per the DCR 2021, the parking requirement is mandatory during the drawing scrutiny process based on the building uses. However, it was an issue to meet the requirement especially for small plots having plot width of 14-15 meters. It was discussed that there should be certain parking concessions for these plots. The other option is to allow stilt parking with additional floor.	The Thromde Tshogde deliberated and decided as follows: 1. To allow 25% parking concessions for the small plots. 2. To allow stilt parking as a parking option with consideration of one additional storey. However, the floor height of the stilt parking should not be more than 2.8 meters. 3. The Conversion of the stilt parking into a dwelling unit will be strictly prohibited. 4. The Development Regulatory Division to do further study on the system of instituting fine.	Development Regulatory Division
9	Road Blacktopping	Samdrupling area is backward in terms of development, especially the roads are not paved which puts the residents at disadvantages. Roads in some residential areas of Tashiling Demkhong (LAP V) are also left unpaved causing dust pollution, which is a health concern. Thuemi proposed to start the work phase by phase.	To propose in the 13 th FYP	Samdrupling Thuemi, Tashiling Thuemi,
10	Street Lights (LAP IV & LAP V)	Due to lack of streetlights, there are wildlife safety issues while it is also providing opportunities for youths to indulge in unhealthy activities. Installation of Streetlights is seen as a priority.	Installation of 500 Streetlights have been proposed in the Financial Year 23-24.	Samdrupling Thuemi, Tashiling Thuemi, Infrastructure Development Division

Paulaip

hmm

Yadav

11	Water Problem	The existing water pipes are small in size due to which residents living in the lower part of Tashiling are facing water shortage. Changing pipe size is seen as an urgent requirement.	Permanent connection included in 13FYP. Tshogde directed Infrastructure Development Division to immediately look into the possibility of changing pipe size.	Tashiling Thueni, Infrastructure Development Division
12	Change of precinct from UV-III to Royal Boulevard(1-2)	The land owners along the Boulevard Road proposed for the change of precinct from UV-III to 1-2 as a continuation in line with the Gelephu Structure Plan. As these plots are directly abutting the boulevard road it was viable to allow commercial activities. The Chief Urban Planner explained on the rationale why the precinct was kept as UV-III in the Structure Plan.	It was decided to propose to the Ministry of infrastructure and transport for the change of precinct.	Namkhaling Thueni, Urban Planning Division
13	Uses permissibility in UV-II & UV-III precinct.	The Thueni pointed out that as per the Gelephu Structure Plan, the maximum numbers of the plots are in UV-III precinct and as per DCR 2021, and the commercial uses are restricted to 20 sq.m only. They expressed that in view of the huge housing loan that the building owners have to avail, it is difficult to pay the monthly loan installment from the residential units alone. They added that even if commercial activities are not allowed, most of the building owners operate it as commercial unit which is very difficult to monitor. Hence it is found rationale to allow ground floor as full commercial.	The Thromde Tshogde decided as follows: 1. To allow ground floor as full commercial for UV-III precinct and Ground Floor and First floor for UV-II precinct with fulfillment of parking requirements as per DCR 2021. 2. To prohibit establishment of Bars, Hardware shops & Godown for Cement and Feeds which pollutes the surroundings.	Development Regulatory Division
14	Yoga Center	Jampeling Thueni stressed on the importance of starting a Yoga center in the Thromde area;	As such activity could be proposed by the private individuals/parties,	Jampeling Thueni

Handwritten signature in blue ink at the top left of the page.

Handwritten signature in blue ink.

རྒྱལ་ཁབ་འཕུལ་སྐྱོད་ལྷན་ཁག་གི་འཕྲུལ་འཕྲིན་ལས་ཁུངས་
 རྒྱལ་ཁབ་འཕུལ་སྐྱོད་ལྷན་ཁག་གི་འཕྲུལ་འཕྲིན་ལས་ཁུངས་
 Rabdeyung
 རྒྱལ་ཁབ་འཕུལ་སྐྱོད་ལྷན་ཁག་གི་འཕྲུལ་འཕྲིན་ལས་ཁུངས་

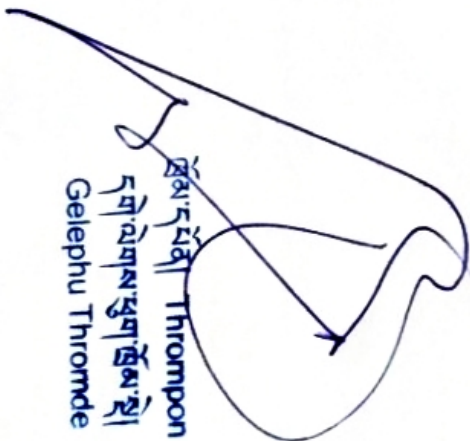
Handwritten signature in blue ink.

		which will have benefits to both physical and psychological health.	decided to allow based on the space availability.	
15	Procurement of Bicycle for Thuemis	The Thromde Thuemis proposed for bicycles as they are required to be on constant move to pass the information, monitor construction sites, and support the public at the time of disasters especially during the monsoon. Providing a bicycle each for Thuemis will help in timely delivery of the public services.	The Chair of the Tshogde emphasized on the roles Thuemis play and the benefits bicycles will have in providing services, thus decided to procure and provide a bicycle each.	Demkhong Thuemis Finance Division

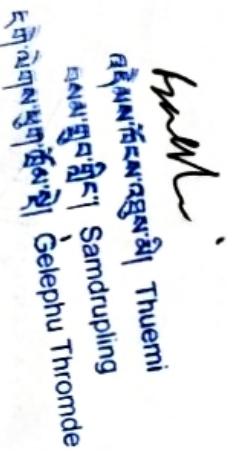


འདེམས་ཁོངས་འཕུལ་མི། Thuemi
ནམ་མཁའ་གླིང་། Namkhaling
དགེ་ལེགས་ཕུག་ཁྱོམ་ཤེ། Gelephu Thromde

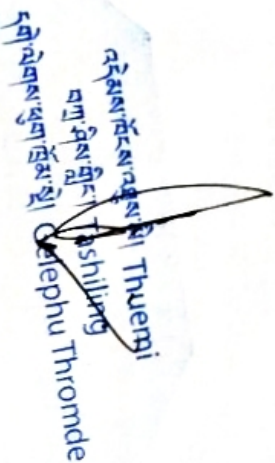




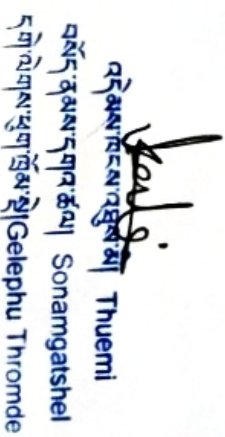
ཁྱོམ་དཔྱོད། Thrompon
དགེ་ལེགས་ཕུག་ཁྱོམ་ཤེ།
Gelephu Thromde



འདེམས་ཁོངས་འཕུལ་མི། Thuemi
བསམ་བླུབ་གླིང་། Samdrupling
དགེ་ལེགས་ཕུག་ཁྱོམ་ཤེ། Gelephu Thromde



འདེམས་ཁོངས་འཕུལ་མི། Thuemi
བཀྲ་ཤིས་གླིང་། Tashiling
དགེ་ལེགས་ཕུག་ཁྱོམ་ཤེ། Gelephu Thromde



འདེམས་ཁོངས་འཕུལ་མི། Thuemi
བསོད་ནམས་དགའ་ཆེལ། Sonamgatsel
དགེ་ལེགས་ཕུག་ཁྱོམ་ཤེ། Gelephu Thromde