

# **4<sup>th</sup> ANNUAL WORKSHOP RESOLUTION**

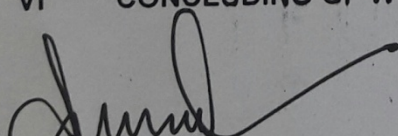


**ORGANIZED AT PHUNTSHOLING**

**(14<sup>th</sup> to 17<sup>th</sup> January 2016)**

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 (Pema Chewang)  
 SECRETARY

**NOTE:** with the circulation of this resolution both electronically and in hard copy, all are hereby asked to implement as per the decisions taken.

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## I. INAUGURAL CEREMONY

The 4<sup>th</sup> Annual Workshop of the NLCS was organized at Phuntsholing with effect from 14<sup>th</sup> till 18<sup>th</sup> January 2016 on the theme “**embrasing standard land services**”. The conference was opened with traditional offering of Marchang ceremony followed by welcome address by the Hon'ble Secretary, NLCS



The Conference was attended by more than 165 participants, including Land Record Officers, Surveyors from 20 Dzongkhags, 15 Drungkhags, 4 Gyelyong Thromdes and Head Quarter. It was chaired by the Hon'ble Chairperson, RCSC.

## II. WELCOME ADDRESS BY THE HON'BLE SECRETARY

The Hon'ble Secretary on behalf of the employees of the National Land Commission Secretariat's fraternity welcomed the Chairperson of the RCSC, Dasho Karma Tshiteem as the Chief Guest for the Inaugural session of the 4th Annual Workshop. He also extended heartfelt welcome and greetings to the officials from various Dzongkhags, Drungkhags, Thromdes and HQ in attending the workshop.



The Hon'ble Secretary said that our country with a total area of 38394 sq. Km, we are left with a net arable area of 164000 acres as approximately 500,000 acres are already either on freehold to the private individuals and government institutions. This scenario is further aggravated by illegal construction and encroachment into the state land. Therefore, the usable balance area is even expected to be alarmingly less.

Further, those usable lands which are on freehold either received through inheritance, sale purchase or as Kidu through resettlement programme are underutilized and left fallow. Instead, people process for state land on lease for large scale agricultural farming, dairy, businesses, quarry and mining to mention a few. Similarly, those under-utilized registered land located within the parks and biological corridors are processing for land substitution. This entire scenario indicates how important and precious the land is in our country. Therefore, considering the importance of limited land that is within our disposal, it has become necessary to



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devise unified National Land Policy with clear long term vision to optimize the limited usable land and protect the available state land so that our future generations also reap the benefits and have stake in the ownership of land.

### III. KEYNOTE ADDRESS BY THE HON'BLE CHAIRPERSON

The Hon'ble Chairperson, RCSC Dasho Karma Tshetrim thanked the Hon'ble Secretary, NLC and all the participants for giving him the opportunity to grace the inaugural ceremony of the workshop. The participants were informed that through



such forum, it will be an opportunity not only to learn land related policy, legal and technical issues, but also to listen to practical problems that the officials are facing on the ground and thereby come up with a common solution. The chair also highlighted on the new initiatives and policies that the present Commission is coming up with for the larger interest of civil Servant across the country.

Apart from expressing the hopes and prayers in ensuring successful achievement of targets and goals of the National Land Commission Secretariat, the Hon'ble Chairperson also wished everyone for fruitful discussion during the entire conference.

### III. PRESENTATIONS

#### III. a) Findings and recommendation of the human resource strength, office setup and status of ICT and internet at the Local Government:

##### i. Human resource strength and office setup at the Local Government

Mr.Tshering Tashi, Hunam Resource Officer presented on the findings and recommendation of the team from HQ who assessed the human resource strength and office setup at the Local Government. The presenter also highlighted on the issue with regard to non uniformity of sign boards of Dzongkhag Land Record sector which differed from one Dzongkhag to another.

After listening to the highlighted issues, the floor had extensive deliberation and submitted the following support as well as clarification required from HQ.



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- ❖ need of regular LRA and additional SFAs in Dzongkhags and Drungkhags,
- ❖ whether each LRO and Surveyors would be recruited for recently declared 16 Dzongkhag Thromdes.
- ❖ training requirement in e-sakor (online land transaction system) and
- ❖ requirement of pool vehicle for those Dzongkhags which did not receive

**DECISION:**

After having extensive deliberation, the house decided on the followings:

- since OD exercise for Local Governments are yet to be carried out and implemented, regular LRA and Surveyors for Drungkhags would be deployed after completion of OD exercise and upon consultation with RCSC. However, with regard to the SFAs, it was made to understand that as the SFAs are out of Civil Servants, respective Dzongkhag/Drungkhags should recruit themselves as per their requirement/ recruitment policy.
- for all 16 declared Thromdes, respective Dzongkhag Survey and Land Record Sector were asked to shoulder the responsibilities for time being. After the appointment of new Thrompon, the documents may be handed over to Thromde and land transaction to be carried by Thromde LRA. In doing so a copy of list of documents handed over to Thromde should be sent to the NLCS.
- With regard to e-Sakor training, it will be provided to those who didn't get training at the earliest possible. Hereafter, from each region a focal person would be identified and they would be given ToT to train other staff under their own region. However, those Dzongkhags where new lagthrams have been issued and who were not trained in e-Sakor are required to submit a proposal for training to the HQ for further scrutiny based on earlier training record and capability to cop up with the system. The Hon'ble Secretary also made it very clear that from now on, training opportunities and study visits would be based on the performance of an individual.
- in order to maintain uniformity across all land sectors, hereafter every Dzongkhag, Drungkhags and Thromdes it was decided to use "Survey & Land Record Sector" at the outset of the door and inside as the "Office of the Land Registrar"
- new bolero camper will be given to 5 Dzongkhags on surrendering old ones. However, the Hon'ble Secretary reminded that those Dzongkhags which received the pool vehicles were not meant to be used for private purposes. To use the vehicle they were asked to prepare work plan before a week and put requisition so that vehicles are made available when required. Besides, it was

also informed that a proposal has been submitted to the Ministry of Finance to give motor bike each for Land Inspectors.

## ii. ICT & Internet status at the Local Government

Mr. Yeshe Samdrup, ICT Officer presented on the ICT and Internet status at the Local Government. After the detailed presentation,



the house had extensive deliberation whereby some of the Land Record Officers complained about the slow internet connectivity in Dzongkhags that affected e-Sakor system. In order to resolve the issue, they even proposed for issuance of 3G data cards so that services through e-sakor system would be improved. The need for scanners, laptops and printers were also highlighted. Further, requirement to develop additional features in the e-

sakor system such as tracing the status of the document sent from the Dzongkhag was also highlighted.

### DECISION:

Having being informed on the practical difficulties faced with regard to e-Sakor system, internet capability and office equipments in rendering public services, the house had extensive deliberation and came up with the following decisions.

- IT section to explore and do research on how the 3G data card could be used to improve internet services (e-Sakor system) at the Local Government.
- it was made to understand that those office equipments and instruments that will be used in respective Dzongkhags/Thromdes should be procured from respective Dzongkhags budget. Henceforth, in order to provide efficient customer services, extra responsibility should be taken by respective land sectors staff to procure after putting up budget proposal from respective Dzongkhag. In case, if Secretariat has to issue such things a copy of list of things procured and handed by the Secretariat to respective Dzongkhags would be sent to RAA, Dzongkhag and Department of Budget for proper scrutiny and budget adjustment as well.



- with regard to the difficulty in tracing the status in e-Sakor system, the Hon'ble Secretary informed the house that such additional module will be taken care under the World Bank project.

### III. b) Land dispute settlement

Despite having sensitized the type of cases/ disputes that will be directly dealt by the secretariat and the Royal Court, it was observed that there still persists confusion within some of our employees. Therefore, Mr. Kencho Wangdi, Legal Officer sensitized the floor on different types of land related disputes that will be dealt by the NLCS and the Royal Courts. He also informed the floor that a Task Force comprising members from NLCS and Courts was established. Based on the recommendation of the taskforce members, it was made very clear on the type of land cases/ disputes that will be dealt by NLCS and the Royal Court.



Henceforth, land case/ disputes related to sale/purchase, inheritance and easements shall be directly accepted and dealt by the Courts. And cases/ disputes related to **landownership, plot numbers, plot boundaries and claim over a land shall be directly accepted and dealt by the NLC.**

It was reminded that hereafter Dzongkhag, Drungkhag and Thromdes should solve the disputes amicably that are in the preview of NLCS as noted above and submit its administrative decision of the dispute settlement committee at the Local Government to the HQ. Further, they are also **asked to not directly report disputes to the HQ simply stating that the case could not be solved amicably.**

#### NOTE:

Though there was extensive deliberation, some still had a confusion on which to refer (i.e. Thram or map) while settling land related disputes. To this, the Chief Survey Engineer Mr. Yeshe Dorji clarified that **if the disputes are due to thram content, then thram should be referred and if the dispute is related to plot number and boundary, then maps should be referred.**





### III. c) Progress Reporting

Mr. Gungsang Wangdi, Program Officer, presented on the definition of a progress report and its importance in any workplace.



After detailed presentation, the workshop endorsed on the requirement of **Dzongkhag, Drungkhag and Thromded Land record sectors to submit progress report to the Head Quarter on quarterly basis**. Further, the Hon'ble Secretary also directed the PPD to **include progress reports in the Quarterly Newsletter "Sazhi" starting March 2016 and progress report format to be distributed to Dzongkhags, Durngkhags and Thromdes**.

### III. d) Land Exchange

Mr. Jigme Thinley, Asst. Land Registrar stressed that according to Section 117 of the Land Act, 2007 a private registered land can be proposed for exchange with state reserve forest land. However, to qualify for exchange several eligibility criteria were to be fulfilled and conditions met. As per the Land Rules and Regulations, there were 7 criteria of land eligible for exchange. However, it was later revised in 2009 and reduced to only 4 criteria that would qualify for land exchange with State reserve forest land. Following are the latest criteria applied for land exchange.

- i. Land destroyed by natural calamities
- ii. The lone private registered plot seclude in the forest
- iii. Land falling under critical watershed area
- iv. Land exposed to wildlife

It was informed that the land proposed for exchange should be strictly verified with its plot history. If the proposed land was purchased then the proposal should not be accepted for exchange. Others like Kasho and Kidu land granted prior to NCRP had to be verified and allowed for exchange if eligible.

#### Discussion:

After hearing the detail presentation, the floor submitted with following suggestions or further clarity.

- ❖ as per the circulation received from HQ, Kidu land granted during NCRP were not





allowed for land exchange. However, it was not clear with regard to land Kidu granted prior to NCRP.

- ❖ if the exchange criteria could be divided into two that one to be directly dealt by NLCS without involving the MoAF and others to be done by MoAF. The first two categories (land destroyed by natural calamities and falling under critical watershed areas) could be directly dealt by NLCS since their assessment require no technical expertise while other two categories required MoAF's assessment. Further, some even suggested on the requirement to revise Land Exchange Forms.
- ❖ whether the old thram area would be used as basis or the new area after NCRP to be used as basis while proposing for land exchange and whether Kidu land, less than 10 decimals were allowed for exchange along with their parent plot and
- ❖ how to deal with those areas that had been measured deficit after NCRP.

## DECISION

After extensive deliberation, the house decided that while processing for land exchange, **new thram area after NCRP should be taken into account rather than considering the old thram area. However, Kidu area granted during NCRP should not be eligible for exchange and thus whatever Kidu area from the proposed land exchange should be curbed out and correct in the cadastral maps accordingly. For those area reflected deficit from the old thram during NCRP, latest NCRP thram area should be used as legal basis as they have accepted and signed on kappa.**



### III. e) Team Viewer application

Mr. Vijay Pradhan, Sr. Survey Engineer presented on the advantages of installing and using Team Viewer application by NLCS staff of Dzongkhags, Drungkhags and Thromdes. He also explained how to download, install from the website and use Team Viewer application. It was informed that currently Hon'ble Secretary is using and it has helped in knowing the purpose and visitors waiting for his appointment in the waiting room.



It was also explained that by using the team viewer software, other computer can be accessible from your own computer whereby to save and copying files are also possible.

In addition, the Hon'ble Secretary stated that by using team viewer, staff of Dzongkhags, Drungkhag and Thromdes would not only be able to contact the Secretary but also directly contact respective Division Heads to clarify any doubts of their work. It was decided that **henceforth team viewer would be made compulsory to be used by NLCS staff at Local Government.**

### III. f) HR Succession Planning

Mrs. Rekha Mongar, Human Resource Officer presented on present strength of NLCS staff and future requirement of staff at various levels of positions in NLCS.



Likewise, HR succession plans for Dzongkhags, Drungkhags and Thromdes were also presented with required qualifications of officials in future.

Also the approved organogram of the NLC was presented and informed about new departments and divisions created after the Organizational Development Exercise. With regard to the proposed organogram for Dzongkhag, Drungkhag and Thromde Land sectors, it was informed that the secretariat has submitted the draft to the RCSC but it was required to be carried out separately while carrying out Organizational Development Exercise for the Local Governments.

With regard to succession planning, the Hon'ble Secretary explained that it was important to know when an employee is due to superannuate and what kind of person has to be recruited for his/her post. Therefore, it was important to follow a succession planning by any organization.

### III. g) Land substitution

Procedures involved in acquisition of private registered land by the Government and allotment of land substitution were presented in detail by Mr. Jigme Thinley, Asst. Land Registrar.

#### Discussion:

The house had extensive deliberation on the subject and most importantly on the process



involved. The officials working in Dzongkhag and Drungkhag submitted with following practical problems that are being experienced on the ground and sought for clear directives on the following submissions.

- ❖ during the 2<sup>nd</sup> Annual Conference, it was decided that satshab would be allotted based on old thram area for those who did not pay excess land cost. However, the recent special satshab team from NLCS had allotted satshab based on kappa legal area.
- ❖ how to resolve trapped land issues.
- ❖ those lands acquired for road construction have been already provided satshabs while such changes have not been initiated in the thram since the road construction did not affect the land. For some case it was reported that substitute lands have not been allotted although registered land had been affected.
- ❖ allotment of satshab and land exchange were delayed due to delay in obtaining Forestry Clearances from respective Divisional Forest Offices. Practical example like satshab allotment had to be done from Dagana Dzongkhag where as the Forestry Clearance is required to be obtained from Sarpang Divisional Forest Office. Moreover, MOAF issues such clearances once in a year which leads to delaying in service delivery.
- ❖ Permissibility of any construction activity under the electricity line.

## DECISION

After exhaustive deliberation, the house decided on the following:

- with regard to area eligible for land substitution, Mr. Yeshe Dorji, Chief Survey Engineer, CID clarified that for those satshab cases which were acquired prior to NCRP and satshab had not been provided, the area should be based on old thram area. For those satshab cases which were acquired after the NCRP the legal kappa area should be used as the basis for allotment of substitution. For those satshab cases where the new lagthrams have been issued after NCRP, the satshab area would be based on new thram area. And henceforth, it was decided that **above methodology should be followed for any land substitution across the country.**





- Since the authority to deal with any land issues lies with the NLC and it should be dealt as per exiting rules. The Hon'ble Secretary informed that proper studies will be carried out in order to deal with trapped land issues.
- Land Record Officer of **Pemagatshel Dzongkhag** is required to submit the **detail report of those private registered land not being affected by the road construction and already allotted with satshabs** at the earliest possible.
- Issue with regard to difficulty in obtaining **forestry clearance needs to be discussed MoAF** and ensured that such unpleasant administrative procedure will be streamlined so that it will not impede the service delivery.
- Discussion to be initiated with BPC and BEA with regard to permissibility of any construction under electricity line and accordingly a notification/circular will be circulated from HQ.

**NOTE:**

When we discuss on land acquisition and allotment, the interest of the Government as well as the landowner is required to be protected. But till date, most of the landowners are deprived of getting fair land substitution. Therefore, in order to protect the interest of both the parties and make the system efficient, the Hon'ble Secretary reminded the floor that as the procedures for allotment of land substitution have been clearly mentioned in the Land Act, 2007 as well as Rules and regulations, **henceforth concerned agency acquiring the private registered land should only take over the private registered land after paying a fair compensation or land substitution to the affected landowner.**

Similarly, **any land substitution for land falling under road construction shall not be processed/ initiated based on preliminary road survey since the alignment of road changes later and problem arises for already allotted satshabs.**

**III. h) Revised land transaction forms**

In order to simplify the existing land transactions forms, the PPD under the instruction and guidance of the Hon'ble Secretary initiated revising the existing forms. Since there was a proposal on the requirement to train the Local Government officials on the existing forms, it was thought why not to endorse the revise forms in the workshop and provide training all across. Accordingly, Mr. Gungsang Wangdi, Program Officer presented on the revised forms.

**Discussion:**

After running through the revised forms the floor came up with the following suggestions to amend in the revised forms.

- ❖ to change Land Record Officer to Land Registrar
- ❖ authority for validation of land transaction could be entrusted to Dzongkhag Land Record Officers since Dasho Dzongda stays out of office for most of the time and it is difficult to get his signature,
- ❖ non requirement of EID of Dasho Dzongda on land transaction forms as it is inappropriate to do so at his/her level,

Apart from the above, some also sought clarification on inheritance cases among family members having their census under different household. Currently, there persists confusion where some Dzongkhags transact it as an inheritance while others transact it as a gift.

### DECISION

After discussing on length, the workshop came up with the following decision.

- to change Land Record Officer to Land Registrar as proposed.
- to maintain the validation authority by Dzongda only. Even if Dzongda doesn't stay in the office, his officiating should be able to sign and validate land transaction.
- Since Dzongda is also one of the Civil Servants, he could be treated equally and mention their EID and name as proposed.
- The Local Government would be notified from when should the revised forms to be used.

### NOTE:

Well with regard to inheritance case, it was instructed to follow the notification circulated regarding inheritance case and follow Inheritance Act as well.

### III. i) NCRP II

As an information and update, Mrs. Chimi Dema, Sr. Survey Engineer presented the status of NCRP II. All were updated on how many Army personnel and teams were involved in NCRP II and which all Dzongkhags have been completed till date. Since it was just a sensitization to the Local Government staffs, there were no discussion and decision to be taken.



### III. j) Revising Land Lease Rules & Regulations

In the presentation, Mrs. Karma Choden Tshering, Asst. Land Registrar informed that the Secretariat is in the process of revising the existing Land Lease Rules and Regulations. She also mentioned that the high level stakeholder meeting had been conducted and a Task Force was established to review and recommend on the setbacks of the existing Land Lease Rules and Regulations. The presentation also covered the findings and recommendations of the Task Force. Further, the house was also informed that the consultation meetings with 5 Dzongkhags' Land Lease Committee have completed so far and it would be done with remaining other Dzongkhags soon. And once the consultations with other remaining Dzongkhags have completed, it was **agreed to share the draft (incorporating feedbacks and recommendation received) with Dzongkhags, Drungkhags and Thromde LROs at the earliest possible.**



### III. k) Report on Encroachment into State Land

Mr. Sangay Wangchuk, Asst. Land Registrar, informed the house that the presentation is based on reports compiled from various Dzongkhags on encroachment into state land and action taken reports by respective Dzongkhags.

It was informed that though some Dzongkhags have taken necessary action as per laws while some Dzongkhags have not taken any action for those who have encroached into the state land. Citing the example of Bumthang Dzongkhag where



the DYT had set the deadline till end of December, 2015 for people to dismantle cowsheds illegally constructed on state land. Accordingly, Bumthang LRO was asked to submit action taken report to the Secretariat and similarly other Dzongkhag have to follow the same. For **those 14 Dzongkhags where new lagthrams have been issued, the cases of encroachment of state land should not be kept pending and necessary action should be taken at the earliest possible.** For the

**remaining 6 Dzongkhags where the Lagthrams have not been issued, the encroachment case would be dealt only after issuing new lagthram.**

The Hon'ble Secretary instructed the **Bumthang LRO to submit the action taken report of those illegal cowsheds constructed on state land at the earliest possible.** The concerned LROs were also **directed to propose and submit their**



**recommendation after consulting those people whose cowshed if they wish to keep should process for lease.**

### **III. I) Geographical names**

The Chief Survey Engineer, MPD, Mr. Bishwanath Pradhan presented on standardization of geographical names of Bhutan. It was informed that geographical names of Bhutan maintained by different agencies such as NLCS, ECB and Census is not in consistent and it needed to be standardized. He also highlighted on different spellings for the same place used by these agencies. Moreover, same name of a place is repeatedly used in other Dzongkhags and places. As information to the house, it was mentioned that the MPD has compiled the geographical names for 16 Dzongkhags till date.

### **III. m) Use Right Certificate**

The Chief of Rural Land Division, Mr. Tenzin Namgay presented on introduction of Use Right Certificates and its issuance procedures. It was informed that hereafter **all**

**Rehabilitation land other than Khimsa, Government institutions, and new allotments to Gerab Dratshang would be issued with Use Right Certificates.**



Further, it was clarified by Hon'ble Secretary that even the Kidu and rehabilitation land, the **land for residential purpose would be registered in the thram. However, remaining cultivable land would be issued with Use Right Certificates.**

**The land allotted on Use Right Certificates will not be allowed to be sold, mortgaged, and inherited nor transferred through any other means of transaction.**

In line with the above decision, LRO's of Southern Dzongkhgs sought clarification on whether the land cultivated by those who don't have census registration with MoCHA should be registered as soon as they get their census.

To the above, it was clarified that **such cases should be treated as Kidu and individual should apply for Kidu for the land after they get their census. This is just because the Kidu that they have received was the census but not the land and therefore, due process should be followed by applying for land Kidu and unless it is granted, it should not be registered automatically.**



### III. n) Customer Care (dealing with client)

Mr. Gyeltshen, Planning Officer, presented in detail about the customer care relating to our office since it is one of the service providing agencies.

The Hon'ble Secretary informed that most of the staff of NLCS had undergone Integrated Training at Tashigatshel and learned how to deal with customers during the training. However, it was reminded that the customer care is important to put in practice and help our clients as much as possible. It was also mentioned that important things are always better to be reminded time and again.

*Customers are people who need your assistance. They are not an interruption to your job, they are the reason you have a job.*

### III. o) Reengineering land administration and management system

The Chief of Cadastral Information Division, Mr. Yeshe Dorji presented on Reengineering of land administration and management system in Bhutan. He highlighted the general practices of the developed countries with regard to land administration and demonstrated with illustrations and graphics.



Hon'ble Secretary informed the house that we should know about what is going on around the world with regard to land administration so that we can learn from other countries.

### III. p) Cadastral Survey system (post NCRP)

The Chief of Cadastral Information Division, Mr. Yeshe Dorji also presented on Cadastral Survey system (post NCRP). After the detailed presentation, some raised issue with regard to difficulty in locating the control points.

To this, it was clarified that the Tshogpas should be asked to find and locate the control points. Further, the Surveyors can also locate the control points using JUNU GPS or RTK machines. And during the later session, the Surveyors were trained on how to easily locate control points by Mr. Vijay Pradhan, Sr. Survey Engineer.



### III. q) Prosecution of offenders

The head of legal division, Mr. Kencho Wangdi, made detailed presentation on how people coming in conflict with the provision of Land Act, 2007 and its Rules should be prosecuted. However, some informed the house that although those who encroach onto state land falls under petty misdemeanour there is no clear authority

to levy the penalty. And therefore, suggested that the relevant laws of other agencies should be referred and implemented in coordination with other agencies.

To the above, the Honble Secretary instructed the Dzongkhag LROs to **curb out registered land from the individual or household thram equivalent to the area occupied by illegal house construction on state land. For those who do not have land at all in their thram should be processed for kidu through Dzongkhag Kidu Officers.**

#### IV. PENAL DISCUSSION

Unlike in the previous workshops/Conference, penal discussion was incorporated as the part of agenda with the aim to highlight on those decisions that were taken and also to cover up on some of the missed out important topics during the entire workshop. For the penal discussion, the following panellists were formed:

- ✚ Hon'ble Secretary as the Chairperson
- ✚ Program Director/ Specialist Mr. Ugyen Tenzin
- ✚ Specialist, MPD Mr. K B. Tamang
- ✚ Survey Engineer, CID Mr. Yeshe Dorji, Chief
- ✚ Chief Land Registrar, RLD, Mr. Tenzin Namgay
- ✚ Chief Survey Engineer, MPD Mr. Bishwanath Pradhan
- ✚ Head of Urban Division Mr. Binay Tamang
- ✚ Head of Legal Division, Mr. Kencho Wangdi



During the course of penal discussion, following were some of the important points, which the panellists touched upon or highlighted.

- a. The Program Director/ Specialist, Mr. Ugyen Tenzin stated that leasing of state land is important and it is necessary to get the clearances and consult the community. He also expressed that there should be ceiling for leasing land. Land provided under Use Right Certificate should be used for agricultural purposes only. Further, the house was also informed that those staff who had not undergone Integrated training are either sick or have health issue. The next batch of trainees would be dispatched from mid of February at Tashigatshel.
- b. Mr. Yeshe Dorji, Chief Survey Engineer, CID reiterated that the area for proposed land exchange should be based on old thram area and balance Kasho area granted after NCRP should be reverted to state land. Further, it is required to obtain undertaking and acceptance letter from the land owners.



- c. Mr. K B. Tamang, Specialist of MPD reminded the house that should anyone destroys or found to be destroying any survey monuments, the matter should be reported to the Secretariat for prompt actions at the earliest possible.
- d. The Head of Legal Division, Mr. Kencho Wangdi, once again reiterated on the type of land related disputes that are required to be accepted directly and dealt by the Dzongkhag Dispute settlement committee. It was also stated that those long pending land dispute cases would be forwarded to the OAG for further prosecution.
- e. The Chief Land Registrar, RLD Mr. Tenzin Namgay stated that looking at the report presented by Mr. Sangay Wangchuk there seems to be lot of encroachment cases in various Dzongkhags. Therefore, the issue would be discussed with Department of Forest and come up with measures to control encroachment hereafter. It was informed that those Dzongkhags where new thrams are issued would be easier to monitor encroachment than in those remaining Dzongkhags where new thrams are not issued. Further, in order to implement the provisions in the Land Act, 2007 with regard to encroachment into state land, he urged the LROs to give deadline to dismantle/ remove any structure from the state land

Further, he also informed the floor that while initiating land transaction, some of the Dzongkhags are using different Land Transaction Forms for e-sakor system. Therefore, it was reminded to use same forms for online land transaction system hereafter.

- f. The Head of Urban Land Division, Mr. Binay Tamang, informed that soon Dzongkhag Thromdes would begin to process land transactions and it is important for Dzongkhag Thromde and Dzongkhag Land Record sector to work in close coordination. Besides he also assured that training on e-Sakor would be provided for those who have not undergone e-Sakor training.



- g. The Chief Survey Engineer, MPD, Mr. Biswanath Pradhan, stated that there are differences in name recorded during Chain survey time and during NCRP time. Therefore, he said that it is important to correct the name of places and update accordingly in the map and thram.

## V. CONCLUDING OF THE CONFERENCE



The 4<sup>th</sup> annual workshop was concluded on 17th January, 2016 with the closing remarks by Hon'ble Secretary. The Hon'ble Sectary, in his closing remarks mentioned that this conference would be the first of its kind to have conducted in Phuntsholing Tashichholing Shedra, a holy place. Secondly, the participants of workshop got the opportunity to attend one of the Friday Forums of RIGSS. Thirdly, NLCS staffs were

fortunate to have granted an audience by His Majesty the King where His Majesty expressed his gratitude for successfully accomplishing NCRP. Moreover, His Majesty the King assured full support in terms of equipment, mobility and NLCS staff's welfare.

It was also mentioned that the inclusion of Quiz and Debate program in workshop should be appreciated as it was all relevant to our Land Act, Rules and Regulations and General knowledge.



Lastly, Hon'ble Secretary thanked Tashichholing Shedra for providing conference hall, workshop management and all the participants for making this workshop a successful one.

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