



### Inside this issue

Annual Performance Target set for 2017-18	Pg. 2
Use Right System targets at youths' engagement	Pg. 3
Chronology of cadastral surveys in Bhutan	Pg. 4
Royal Audit Authority's awareness program	Pg. 6

## eCitizen Portal Launched

### Property transfer added to online land transfer system



Dasho Karma Tshiteem launching the eCitizen portal

As the NLCS embarks on the journey of revolutionary land service delivery, the eCitizen Portal-Gateway to land and flat/building transaction for urban areas has been launched on August 4, 2017.

eCitizen Portal is an online system for transferring of property titles in Thromdes developed to enhance the existing system and cater effective and efficient services.

The NLC Secretary remarked that the digital cadastral and the Sathram databases generated through NCRP created an enabling environment for the

introduction of eCitizen Portal.

The new system has grievance management which shall resolve issues and receive feedback through the system and urban land mortgage module. The mortgage module shall prevent double mortgaging of plots and illegal transaction of mortgaged property which shall

facilitate the Financial Institutions.

The portal is expected to uplift the land administration system with transparency, efficiency and effectiveness.

The launching of eCitizen portal was graced by Hon'ble Chairperson of RCSC, Dasho Karma Tshiteem.

## Topographical base mapping of Southern Belt completes



The Chief Representative of JICA giving the keynote address during the closing seminar

The Project on "Development of National Geospatial Data in Bhutan" with the Technical Assistance from JICA started the topographical base mapping in 1:25,000 maps series of the southern dzongkhags of Bhutan in 2015. The closing seminar for the project was held on August 10, 2017 as part of the project plan mainly to disseminate the project output and its application to the member agencies.

continued in page 2

## Topographical base mapping of Southern Belt completes

The outputs would help policy makers to analyse spatial data in the long run and help to build spatially enabled societies. Geospatial data is an indispensable tool used for any kind of development planning.

During the seminar, Hon'ble Secretary said that the project achieved its expected results as envisioned. The project is due for completion in December, 2017. Officials of NLCS presented about Technology transfer, CORS/PR Network, Geo-portal, National Land Use Zoning, GI Policy and

CGISC activities. JICA official presented about GIS Utilization samples. GIS in hydro power planning was also covered by Department of Hydropower and Power Systems. Ms Leslie Backus, an associate professor at Royal Thimphu College emphasized the importance of GIS in education field.

JICA consented to finance the second phase of the project with different modality under Development of Spatial Data Infrastructure for Sustainable

Land Management to cover the remaining parts of the country. For this, the National Land Commission is currently working on the modality of completing the remaining parts of the country during the 12th FYP.

The seminar was graced by Dasho Dorji Choden, Minister for MoWHS. Secretaries of NLCS & IB, MPs, Dzongdags from eight southern dzongkhags, CGISC members and members from NLCS were present. The seminar was organized at Taj Tashi, Thimphu by JICA and NLCS

## Annual Performance Target set for 2017-2018



Department of Survey & Mapping Director and the Secretary signs on APT

The NLC Secretary signs Annual Performance Agreement (Annual Performance Target) with the two Directors (Department of Survey & Mapping and Department of Land

Administration & Management) and other Division Heads under the Secretariat. Further, the Division Heads under the Departments signed an agreement with

respective Directors on the annual Divisional outputs aligned with the Annual Performance Targets of the agency.

The performance of NLCS will be depended on whether respective Departments and Divisions achieve their targets at the end of the year.

The Annual Performance Targets are drawn from the organization's vision, mission and objectives. It is aimed at fulfilling the mandates of the organization while providing quality service delivery to the public. The GNHC evaluates the APT at the end of the year.

## Consulate General Office of India allotted land on Use Right



The Use Right Agreement for the land of Consulate General Office of India in Phuentsholing Thromde was executed between

the Hon'ble Secretary, National Land Commission Secretariat and Consul General of India to Bhutan on September 18, 2017.

The signing ceremony was also attended by His Excellency Jaideep Sarkar, the Ambassador of India to Bhutan.

One plot of land measuring ..acres occupied by the office has been allotted on Use Right for the operation of consulate office functions.

The NLCS is in the process of registration of institutional lands occupied by various institutions and offices under Use Right System.

## Use Right System targets at youths' engagement

The NLCS team led by the Hon'ble Secretary in collaboration with Samdrupchholing Drungkhag and Local leaders of Samdrup Jongkhar met with more than 40 youths under Samdrupchholing Drungkhag to discuss on Use Right System (URS) scheme on September 9, 2017. The youth were sensitized on the new allotment system of land on Use Right and other additional facilities included in it especially for youth who are interested to take up large scale agricultural farming.

The consultation broadly covered the strategy for the URS, buy-back schemes, loan appraisal system and contextual discussions. There were fairly a good number of youth who have shown interests



*Youths of Samdrupchholing gathered for sensitization meeting*

to take land on URS to undertake diverse commercial agriculture farming activities. However, youth prefer land from their respective Gewogs to land identified from distant places due to their family and home responsibilities.

The focal person from Rural Enterprise Development Corporation Limited (REDCL) of Samdrupjongkhar also joined consultation program and presented the financial support and other marketing support plans for agricultural products.

# CHRONOLOGY OF CADASTRAL

## AROUND 17<sup>th</sup> CENTURY



### INITIAL DAYS OF RECORDING LAND DATA

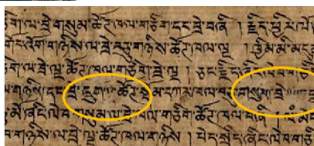
Around 17th century, Zhabdrung Ngawang Namgyal instituted a system of recording of land offered to monastic and religious bodies by general public as mark of veneration and faith.

### POST-MONARCHY

#### THRAMMARTHAMCHEM

Around 1907 a comprehensive written inventory of land holdings in the country was prepared which entailed the land owner details, types of crops yield and tax payable.

First Martham Chem was compiled in 1919 and later revised in 1936.



### UNIT OF MEASUREMENT (SOENDRE)



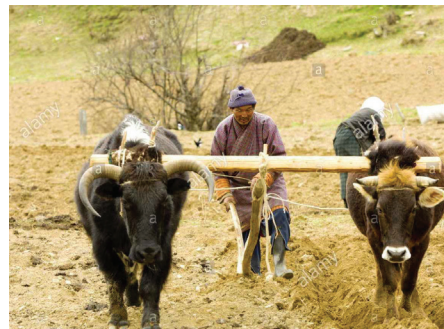
The unit was derived from SOEN=seed plus DRE=Standard gauge for seeds (20 SOENDRES approximately considered as 1 Acre)

#### SHORTCOMINGS

- Difficulty in searching information
- Difficulty in updation
- Contents were very static

ASHI TASHI THRAM (Parallel to chain surveys) 1950-1957

“MARTHAMCHEM” was revised and the unit of measurement converted to “langdo” (area visually assessed) (Langdo-area that can be ploughed by a pair of oxen in a day) The practice was replicated in all eastern dzongkhags and referred as ASHI TASHI THRAM and later carried out in western dzongkhangs



3 Langdos of Khamzhing= 1 Acre  
4 Langdos of Chuzhing=1 Acre

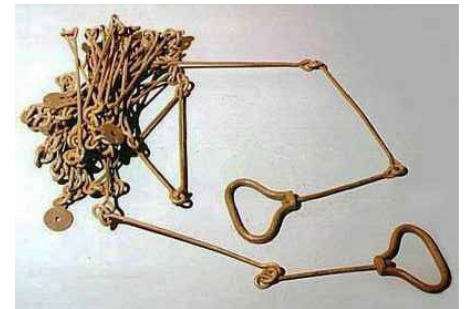
### INITIAL CHAIN SURVEY 1930-1959

In 1930, Chain Survey in pockets conducted:

1. Babu Pema led western and eastern region
2. Babu Duba Tshering Western part
3. Babu Thakur Singh Prasad Sinha -Sibsoo (Sipsu) to Toorsa (Amo Chhu)

1959- Around 23 surveyors were trained. Usage of Gunter Chains and optical squares and maps of the surveyed plots were drawn.

Records and maps prepared never made it to central archive and was lost in the organizational premises.



### NEW CHAIN SURVEY 1964-1968

Chain survey covering the entire country commenced from mongar in 1964 where all surveyors around were pooled together to compile a comprehensive report.

ACRE ZINDRE THRAM-Foregoing the olden unit of measurements like “SOENDRE and LANDGO” and usage more tangible form of measurement in “ACRE” mainly for the purpose of tax assessment. The survey was completed in the year 1968.

#### SHORTCOMINGS:

1. Rudimentary survey approach to record area and for computation formula where (5chains \*2 chains = 1 acre ) was used.
2. Assumptions- where all plots were considered to be rectangular and maps were not drawn but only the area was recorded.
3. Underskilled surveyors were employed to complete the project.
4. Output-New Thram outlook with introduction of thram number (unique identifier for land holdings)

ISSUES: During 50th session of NA,1979 the deficiencies of ACRE THRAM was deliberated. NA directed for the conduction of new Cadastral survey to improve the quality of land information.

# SURVEYS IN BHUTAN

## SYSTEMATIC CADASTRAL SURVEYING USING PLANE TABLE (1980-1996)

1980- started the survey in Paro and took around 4 years to complete because initially it faced challenges.

1996- completed the entire country survey and last was in Haa Dzongkhag



Usage of RK-1 and Digital Planimeter. Survey carried out on 1:5000 and 1:2500 scale.

All plots numbered uniquely within sheets and the sheets were labeled following standard index for the country.

### TILL-2005

#### COMPUTERIZATION ERA

ISSUES: After the PT survey the difference in the registered and resurveyed areas were observed to be significant.

ACTION TAKEN: Upon field verification the excess land area was to be regularized and payment to be borne by the landowners (command by HM during 58th NA)



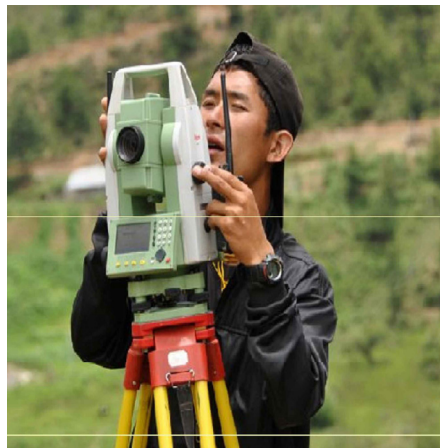
## NEW SATHRAM COMPILATION OUTPUT= ACRE THRAM + DIRECT MAP REFERENCE

SHORTCOMINGS: management of data was arduous and slow, risk of losing data, need for large storage, difficulty in updation and increasing land transaction.

1992- Computerization initiatives with the assistance from Swedish government and later expanded to include digitization of cadastral maps with Sathram information system called "SAKOR"

#### SHORTCOMINGS:

- The changes in map couldn't be updated.
- Compatibility gap between the computerized system and human capacity to grasp the changes with use of technologies.



### 2008-2013

ISSUES: During 86th National Assembly, the excess land issues was again reported and on this HM commanded for research and resurvey to be carried by NLC and OGZ for the entire country to acquire most reliable land information and secure tenureship.

## Royal Command of 24<sup>th</sup> September, 2007

*"Land issues must be resolved once and for all, if we do not take it upon ourselves today to carry out a massive and all encompassing exercise, then like in the past we will only make small improvements on the existing system but leave the biggest problems unresolved and for future generations to suffer as we do"*

## NATIONAL CADASTRAL RESURVEY PROGRAMME a pilot project in Talo, Punakha 2008.

### 2013-2014 SPILLOVER ACTIVITIES

Following issues were addressed and resolved:

1. Absentee cases
2. land dispute conflicts
3. Survey of registered forest plots (transformation proposed)



### 2015-2016 NCRP PHASE II

The survey is being carried out in collaboration with the Royal Bhutan Army to Survey registered forest plots which could not be surveyed during the NCRP.



#### Objectives of NCRP II

To Survey Z plots which were left un-surveyed during NCRP and spill over Activities

To adjust Excess Deficit in area.

To resolve absentees, pending omission and disputed cases

## RAA’s Sensitization Program for NLCS staff

The Auditor General and his team conducted an advocacy and sensitisation program on the Royal Audit Authority’s (RAA) mandates, roles and responsibilities, and international standard of supreme audit institutions (ISSIAI) implementation initiatives to NLCS staff on August 25, 2017.



The program was aimed at creating awareness and sensitizing officials on the mandates of the RAA with a special focus on the ‘Roles and Responsibilities of the RAA in promoting Accountability and Transparency in the use of Public Resources’.

The Secretaries of NLC and International Boundaries Cell,

Directors, Specialists, Divisional Heads and S1 & above officers attended the sensitisation program.

It was an enriching for the NLCS staff in knowing more about roles and responsibilities of RAA and

instilling mindfullnes in the use of Public Resources. In concluding remarks, the Auditor General said “Ignorance of law is not an excuse”

The program ended with offering of Zhabten for His Majesty’s long life.

## Enhancing capacity of GIS Analysis



The Department of Survey and Mapping with technical support from JICA coordinated GIS Analysis training form August 23 to September 1, 2017.

The 5-day training covered session on landslide critical points detection and potential mandarin plantation areas identification.

GIS has many useful tools to do

the analysis for various purposes. However, users are not trained to use these tools and limited their knowledge in using all the available tools in the system.

The GIS can be used by various professionals in different fields. For example, a health official can use it for analysing the best location for seting up of health facilities for a community and study the impact of a disease in a region as well.

The training is attended by CGISC Members, Survey Engineers, Survey Associates and surveyors of NLCS



# Snapshot: NLCS Staff visit to Dongkola peak

On 2nd July, 2017, the NLCS Staff led by Secretary visited Dongkola peak in Paro where the sacred Dongkola Lhakhang majestically stands, from where 3 Dzongkhags of Paro, Thimphu and Chhukha can be seen.

The morning started with hoisting of *ladhar nye nga* (five colored prayer flags).



The Lama and monks performed *riwo sangchoed* (Mountain Smoke Offering) as part of annual office rimdo. It is believed *riwo sangchoed* to be the most powerful means to ward off obstructions and purification of impurities. It was conducted for the welfare and good health of every living beings.



The Secretary participating in mountain smoke offering ritual.



The Secretary offering kelpai marmey (eternal butter lamp) in the main shrineroom of Dongkola Lhakhang



NLCS staff with Dongkola Lama



If you have any land related queries please dial **152** for Customer Care Services

# KNOW YOUR LAND ACT

## The Land Act of Bhutan 2007

### Substitute land

**Section 81:** A substitute land shall be registered in the name of the person to whom the land is allotted.

### Kidu and rehabilitation land

**Section 82:** A kidu or rehabilitation land shall be registered in the Thram in the the name of the person or persons to whom the land was granted.

### Prohibition on registration of land in the name of minor

**Section 83:** Land shall not be registered in the name of a minor who is below 18 years.

### Land of minors

**Section 84:** Notwithstanding Section 83 of this Act, and except otherwise provided in a will, the absence of any surviving adult member , the land of a deceased Thram holder shall be registered in the Thram in the name of a minor below the age of 18 years upon recommendation from the Local Authority.

**Section 85:** The land registered in the Thram in the name of the minor under Section 84 of this Act shall be under the custody of a legal guardian identified by the Local Authority.

## Know the definition

1. Kasho means an edict from His Majesty the King granting Kidu or rehabilitation land.
2. Kidu land means the land granted by His Majesty the King through Kasho as Kidu.
3. Lag Thram means a certificate of the registration of land in the Chhazhang Sathram.

#### Overall concept & advisor:

Pema Chewang, Secretary

#### Editorial Team:

Gonpo Tenzin- Chief, PPD

Gungsang Wangdi

Pema Thinley

#### National Land Commission

Kawangjangsa,  
Thimphu

PO Box No. 142

PABX +975-02-321217/328181

Hotline: **152**

Or

visit our website: [www.nlcs.gov.bt](http://www.nlcs.gov.bt)

Email: [land@nlcs.gov.bt](mailto:land@nlcs.gov.bt)