



# SaZhi

“Securing the priceless land for prosperity and happiness”



National Land Commission's quarterly newsletter October–December, 2014 Vol. I, Issue IV

## Inside this Issue

National Geospatial Portal launched Pg. 2

Release of New Lag-thrams Pg. 4

3rd Annual Conference of National Land Commission Pg. 6

Expediting the production of Land Ownership Certificates Pg. 8

### Overall concept & advisor:

Pema Chewang, Secretary

### Editorial board

Ugyen Tenzin– Specialist / PD, Rehabilitation Programme)

Tenzin Namgay- Head ,CID

Gungsang Wangdi- PPD



His Majesty the King and Gyaltsuen talking to the people of Pemagatshel

## His Majesty granted land kidu for Pemagatshel & Samdrup Jongkhar Dzongkhags

His Majesty the King granted land *kidu* to 9,339 beneficiaries (thram holders) from 11 gewogs in Pemagatshel on 21<sup>st</sup> December, 2014. Pemagatshel is the 12th dzongkhag to receive land *kidu* from His Majesty the King.

A total of 20,969.578 acres of land was granted as *kidu* to the people of Pemagatshel based on the National Cadastral Resurvey Programme (NCRP), which began in 2008 and completed in 2012.

Land *kidu* was granted to those landowners whose lands were

marked as excess land and reflected against their old *thram* during the NCRP. His Majesty also granted *kidu* to wave off the excess land payment. A total of Nu 9.429m would be refunded to those landowners who had paid for the excess land earlier and Nu 244.314m, due for payment, was granted exemption.

His Majesty the King also visited the Khenadang Rehabilitation Project site of Pemagatshel on 22nd December, 2014.

Similarly, on 23<sup>rd</sup> December, 2014 His Majesty also granted

land *kidu* to 9736 beneficiaries of 11 gewogs in Samdrupjongkhar dzongkhag. The beneficiaries received a total of 15,296.146 acres of land as *Kidu* and exempted Nu. 257.682m excess land cost due for payment and Nu.4.584 m to be refunded.

Till date a total of 123,071.98 acres of land have been granted to 102,336 beneficiaries covering 133 gewogs and 13 Dzongkhags, viz. Lhuntse, Bumthang, Mongar, Tashigang, Wangdiphodrang, Punakha, Haa, Dagana, Trongsa, Trashiyangtse, Zemgang, Pemagatshel and Samdrupjongkhar.



## Her Majesty the Gyalsuen launched National Geospatial Portal

In commemoration of the 3<sup>rd</sup> Royal Wedding anniversary, Her Majesty the Gyalsuen launched the geospatial portal at the National Land Commission Secretariat on 13<sup>th</sup> October, 2014.

The country's geographic information system (GIS) was initiated more than 14 years back. This system stores and presents all types of information related to spatial or geographical data.

Now, the geo-portal is in place and anyone with Internet facilities can access information which are traditionally available on maps from [www.geo.gov.bt](http://www.geo.gov.bt).

Geo-information such as direction, distance, position, altitude and temperature of the surroundings which were compiled in the form of maps are now available online.

It is a one-stop-shop for discovering, accessing and sharing geo-information. It is a website of maps. Spatial data infrastructure is considered as important as any other infrastructure like roads and bridges elsewhere.

It is time that Bhutan should have its National Spatial Data Infrastructure (NSDI) for standardisation, coordination, partnership and data sharing purpose. NSDI includes data policy

besides geo-information data and other supporting infrastructures such as information technologies.

NLCS developed the portal with technical support from ICIMOD (International Centre for Integrated Mountain Development).

Geo-spatial data will be very useful for monitoring and mitigating developmental, livelihood and environmental challenges including glacial lake, ecological and agricultural pattern change. Moreover, remote sensing and GIS technology can help the country for decision making in its developmental activities.



## Geo-information Expo

After launching the geo portal Her Majesty the Gyaltsuen also graced opening of the National Geo-information Expo where more than 20 national and international stakeholders showcased information related to Earth. The Expo was jointly organized by the Centre for GIS Coordination, National Land Commission and ICIMOD supported by UNDP, HEXAGON, INTEGRAPH and LEICA.



*GIS Expo was held at NLCS lawn*

Various Ministries and Agencies of the RGOB demonstrated and displayed the application of Geographical Information System for natural resource management, population and infrastructure mapping, disaster management, human settlement planning and urban development, etc.

International Agencies such as ICIMOD, Hexagon and Esri-USA presented GIS for sustainable development and disaster management, survey, mapping and

remote sensing technologies and ArcGIS Platform.

Students of Schools within Thimthrom were also invited for the Expo.

A quiz competition among higher secondary schools in Thimphu was also organised in the evening. Yangchenphu Higher Sec-

ondary School scored the highest point and stood first followed by Kelki Higher Secondary and Pelkhil Higher Secondary School in the third position. UNDP, ICIMOD, ESRI, Hexagon and Druk Mapcon Services also supported the quiz competition.



*From left: Students of Kelki HSS, Motithang HSS, Pelkhil HSS, Rinchen HSS and Yangchenphu HSS actively participating in the inter-school quiz competition organized by Centre for GIS Coordination with support of UNDP, ICIMOD, ESRI, Hexagon and Druk Mapcon Services*



## New Lagthrams for Thimphu & Gelephu Thromdes and Tashigang & Zhemgang Dzongkhags released

On 10<sup>th</sup> November, 2014 the Secretary of National Land Commission handed over 1011 Thrams of Thimphu Thromde to the Thrompon. These Thrams belong to landowners of Babesa, Langjophakha, Semtokha and Serbithang LAPs.

New Thrams are issued only for thrams with 'fine' plots meaning plots without excess or deficit issues.

On the same day, Thrams of 10 gewogs of Tashigang Dzongkhag were handed over to Tashigang Dzongrab Dorji Sangay.

Similarly, on 9<sup>th</sup> December, 2014 1477 thrams of Changbangdu, Changgedaphu, Changzamtok, lungtenphu, Hejo-Samtenling, Jungzhina, Pamtsho, Taba, Yangchenphu and Zilukha LAPs were handed over to Thrompon



*Zhemgang Dzongda Karma Drukpa receiving Thrams from NLC Secretary*

Kinley Doji of Thimphu Thromde.

On 31st December 2014 NLC Secretary handed over 7170 *Thrams* of Zhemgang Dzongkhag to Dzondag Karma Drukpa and 2259 *Thrams* of Gelephu Thromde to Mr. Harka Singh Tamang, Executive Secretary.

All urban landowners may collect their *lagthrams* from respective Thromde Offices and rural landowners from respective gewog offices.

### Thram's Corner

#### History

Chain Survey which had started from 1964 till 1972 was the first attempt to use standard practice of survey mechanism. The first coordinated chain survey was started from Mongar Dzongkhag in 1965.

10 square chains (5 chains X 2 chains) equal to 1 acre. Towards the end of chain survey proper land records compiled were known as Acre Zindre Thram.



*Chain used for surveying*



*Officials help loading of Trashigang Thrams on a DCM Truck*

## Civil Service Award 2014



*Dasho Pema Wangchuk awarding the certificates to recipients of Civil Service Awards*

In accordance with the provisions under Chapter 22 of the Bhutan Civil Service Rules and Regulation 2012, the employees of the NLCS were awarded bronze, silver and gold medals

along with certificates for those who served for 10, 20 and 30 years, respectively.

Life time service certificates and medals were also awarded to

those retired employees.

The certificates and medals awards were graced by Dasho Pema Wangchuk, Secretary for International Boundaries on 15<sup>th</sup> December, 2014.

### Life time service award recipients

Civil servants superannuated from 1<sup>st</sup> July, 2013 to 16<sup>th</sup> December, 2014 (former)

1. Kezang Phuntsho, Chief Land Registrar
2. Sangay Norbu, Chief Survey Engineer
3. Wangchuk Khen, Sr. Survey Engineer
4. Karma Wangdi, Principal Map production Officer
5. Wangchuk D, Sr. Surveyor
6. Lhamo, Land Record Assistant
7. Karma Wangdi, Sr. Driver
8. Prabu Ram Gurung, Sr. Driver
9. Kinlay, Sr. Driver

(Civil servants superannuated in the past 25 years)

1. Thizang Wangdi, Chief Survey Engineer
2. Sithup Dorji, Assistant Land Registrar
3. Ganesh Kumar Gurung, Sr. Survey Engineer

## Human Resource Development Program



*Mr. Tenzin Norbu, Survey Engineer of Topographical Survey Division had attended the training program on Ecosystem based Spatial Planning in Indonesia from 27<sup>th</sup> October to 6<sup>th</sup> November, 2014. The training program was funded by the WWF Bhutan Programme Office.*

Category	No. of years	No. of Recipients
Gold	>30	3
Silver	>20	9
Bronze	>10	31
<b>Total (excluding life time service award recipients)</b>		<b>42</b>



## 3rd Annual Conference of NLCS



*Group photo with participants of 20 dzongkhags, 15 Drungkhags and 4 Gyalong Thromdes*

The 3<sup>rd</sup> annual conference of the NLCS was organized at Gelephu Middle Secondary School, Gelephu from 13<sup>th</sup> till 15<sup>th</sup> November 2014 on the theme “*in pursuit of effective and efficient land governance*”.

The conference was attended by the staff working in Dzongkhags and headquarters and the main objective of such get together of staff working in different locations is to streamline the procedures and share the practical problem and finding out the way forward.

It was an opportunity for employees of the NLCS working in different Dzongkhags, Drungkhags and Thromdes 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.

Some of the procedures were also streamlined during the conference. It was also highlighted that as the NCRP and its spill over activities are drawing to an end, Thram production and issuance, capacity development, land monitoring and customer services are four thematic areas where we have to focus collectively and make a successful start at the earliest possible.

During three days conference

the officials also discussed some of the land issues deemed essential such as land substitution, land exchange and land conveyance. It was understood that these were some of the services which have direct impact on the general public and there was consensus among all the Land Record Officer from Dzongkhags that these services will be prioritized.



*The Secretary responding to the questions raised by the participants*



*Presentation and discussions during the 3<sup>rd</sup> Annual Conference.*



*In commemoration of the 60th Birth Anniversary of the 4th Druk Gyalpo Jigme Singye Wangchuck, the 3<sup>rd</sup> NLC Annual Conference ended with the recitation of Zhabten (Long Life prayers).*

## Organizational Development Exercise in progress

Organizational Development Exercise is being undertaken in the Secretariat since 10<sup>th</sup> November, 2014. The exercise is one of the RCSC's initiatives to diagnose and recommend the best work procedures, human resources, budget and structure so that the organisation is strengthened for effective and efficient service delivery.

OD Team discusses with the NLCS Officials .....





## Expediting the production of Land Ownership Certificates

More than 70 officials are involved in production of *lagthram* (land ownership certificates) for remaining Dzonkhags where new Thrams after National Cadastral Resurvey Programme are not issued since 1<sup>st</sup> December, 2014. These officials work overtime after office hours extending till 8 to 9 pm.

To expedite the issuance of land ownership certificates, a

new data centre was installed and whole office Local Area Network (LAN) has been revamped. About 60 to 70 officials are accessing the server at the same time and dedicated full time on the *lagthram production*. In doing so, the server gets congested.

Along with the *lagthram*, respective plot maps are also being prepared, which consumes the maximum time. Further, for

every thram four copies along with plot maps are printed to be maintained a copy each in Commission, dzongkhag, thromdes, gewog and the land-owner.

The NLCS is hopeful that thram production for all other remaining dzongkhags is expected to complete by end of February 2015.



*Survey Engineers and Surveyors involved in Lagthram production check cadastral maps of plots, clean data, monitor printing of maps for every land parcel registered in the individual Thram.*



*Land Registrars and Land Record Assistants preparing and printing Thrams*



*Assistants binding thram pages and corresponding plot maps into a Thram*



## Inauguration of Khenadang Rehabilitation project site

His Royal Highness Gyaltshab Jigme Dorji Wangchuck, inaugurated the Khenadang rehabilitation project in Pemagatshel on 28<sup>th</sup> October, 2014, which provides a new home to 44 households along with amenities and other services.



View of Khenadang rehabilitation project site

The National Rehabilitation Programme was initiated on the command of His Majesty the King to improve the livelihood of landless and socio economically disadvantaged households in the country.

The 44 households from five different villages of Bainangwoong, Waphai, Chongmashing, Namkhari and Borphu under Shumar and Nanong gewogs are now rehabilitated in

Khenadang village under Zobel gewog. His Majesty the King granted a total of 124.36 acres of land to the rehabilitated family members as *Kdu*.

HRH Gyaltshab also attended

the consecration of Khenadang lhakhang and gifted a 33'x17.31' Guru Thongdrel for the communities' well being, a gift (*soelra*) from His Majesty. The project was initiated in June 2011.

## The latest land information available

Bhutan's Land Information at a glance (2014) is the latest brochure published with up to date information related to land in the country published by the National Land Commission Secretariat.



## Publishing soon the First Atlas of Bhutan

The NLC is in the process of preparing the Atlas of Bhutan. Almost 90% of the work is com-

plete and only editing part and geographical names remain to be finalised. The preparation

work of Atlas started from the 2<sup>nd</sup> week of September, 2014.





## Obituary



Mr. Ugen Takchhu, the Surveyor General of National Land Commission passed way on 9<sup>th</sup> December, 2014. The officials and staff of National Land Commission Secretariat deeply mourn his untimely demise. He served as the Head of Department in the then Department of Survey and Land Records from 2006 till 2007 and as the Member Secretary to the National Land Commission

We extend our heartfelt condolences to the family members and sincerely pray for blessings in spirit and strength at this difficult time.

He will always remain in our hearts and be missed by everyone for his selfless dedication towards service and loving kindness to his subordinates. .

## Status of Satshab backlog cases

A special team for resolving backlog cases of land substitution for those landowners whose lands was acquired for various developmental activities. Within the quarter 876 satshab backlog cases have been reviewed by the team in the following 5 Dzongkhags:

Sl. No.	Dzongkhag	Satshab (land substitute)	Cash Compensation	Total
1	Bumthang	127	6	133
2	Lhuntse	19	12	31
3	Tashiyangtse	53	0	53
4	Pemagatshel	345	231	576
5	Samdrupjongkhar	26	57	83
<b>Total</b>		<b>570</b>	<b>306</b>	<b>876</b>

The team is currently reviewing and assessing the satshab cases of Gasa, Haa, Tsirang and Wangdue dzongkhags.

## Snapshot



*A week long training on AUTO CAD for Survey Engineers and Surveyors was conducted at Paro*

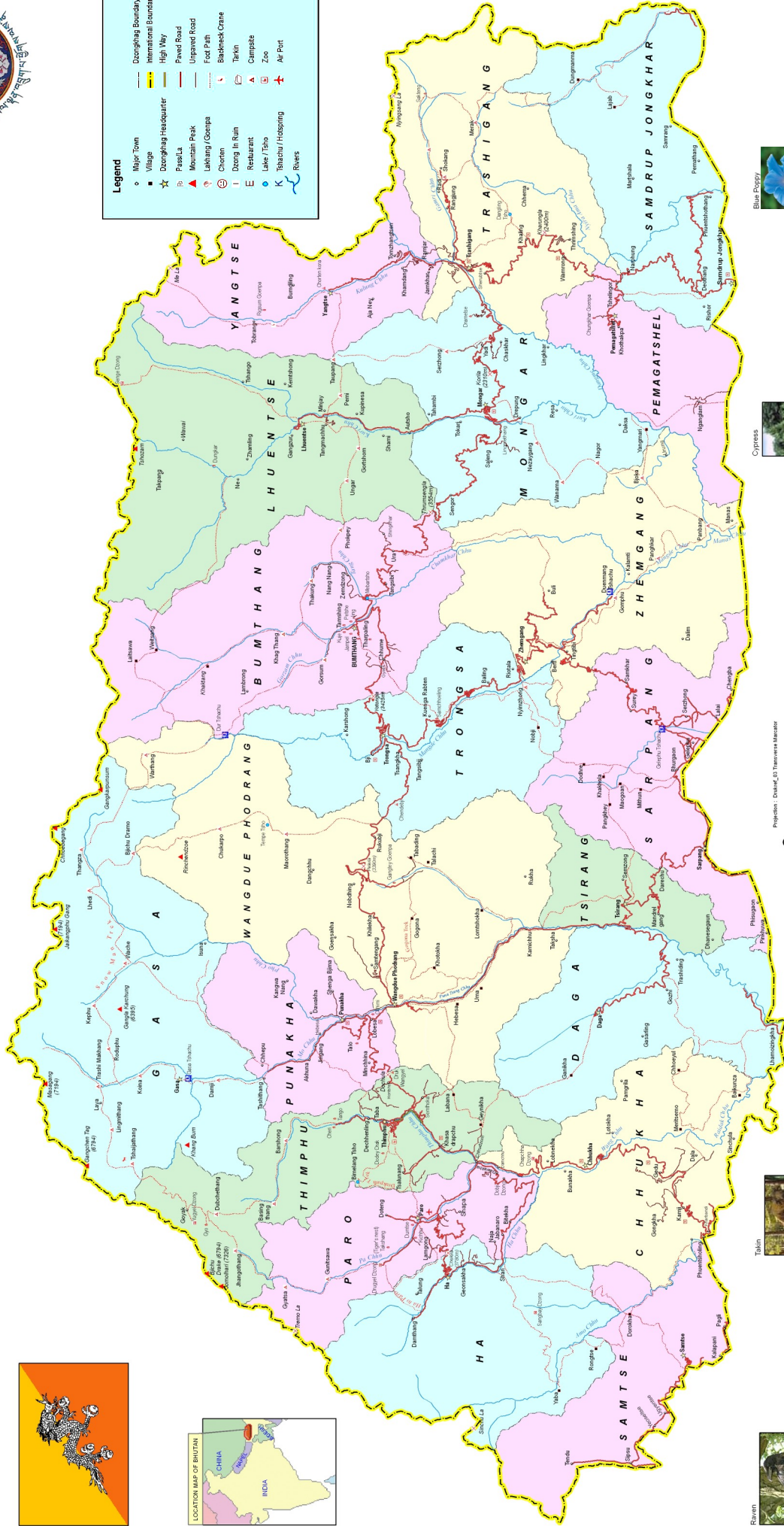


# BHUTAN

## Communication and Tourist Map 1:500 000



Legend	
○	Major Town
●	Village
☆	Dzongkhag Headquarter
⬆	Pass/La
⬆	Mountain Peak
⬆	Lakhang/Goempa
⬆	Chorten
⬆	Dzong in Ruin
⬆	Restaurant
⬆	Lake/Tsho
⬆	Tsichul/Hospicing
⬆	Rivers
—	Dzongkhag Boundary
—	International Boundary
—	High Way
—	Paved Road
—	Unpaved Road
—	Foot Path
—	Balance Crane
⬆	Taruk
⬆	Campsite
⬆	Zone
⬆	Air Port



Raven  
Dzongkhag Name - Cho  
Dzongkhag Name - Cho  
It is the national bird of Bhutan as it adorns the royal flag.  
It also represents the holy Gnyan Jambhantem.



Takin  
Dzongkhag Name - Dzonkhagshar  
Dzongkhag Name - Dzonkhagshar  
It lives in places above 4000 meters high.



Cypress  
Dzongkhag Name - Dzonkhagshar  
Dzongkhag Name - Dzonkhagshar  
Cypress is the national tree of Bhutan. It is found in the forest of the Dzongkhagshar. It is used for the construction of the altars. It has religious connotation.



Blue Poppy  
Dzongkhag Name - Dzonkhagshar  
Dzongkhag Name - Dzonkhagshar  
Blue poppy is the national flower of Bhutan. It grows freely in the forest of the Dzongkhagshar. It is used for the construction of the altars. It has religious connotation.

Projection: Datum: UTM Transverse Mercator  
Department of Survey and Land Records, Thimphu, 2007.



# KNOW YOUR LAND ACT

## The Land Act of Bhutan 2007

### Section 17: The Thram shall contain:

#### A) Identification of the land:

1. Thram number.
2. Map sheet number of the cadastral map.
3. Plot number of the land on the cadastral map.
4. Coordinates of boundary points.
5. Name of the land.
6. Type of land category.
7. Total area of the land.

#### B) Identification of the landowner:

1. Name of the landowner.
2. Unique household number.
3. Citizenship identity number.
4. Permanent address of the land owner

#### C) Other information:

1. Remarks about a land if the land is on mortgage or lease, and/or if the land is Kidu or rehabilitation land along with its allotment year.
2. Individual share of land for land under joint ownership, if specified.
3. Name of the individual person for a land under individual ownership.

## Know the definition

1. Cadastral map means a map depicting all legal land objects based on a survey of the boundaries of land parcel.
2. Cadastral record means the coordinates of land recorded through cadastral survey done in accordance with the Land Act 2007 and cadastral maps depicting the spatial attributes specified in the Act for a land parcel maintained by the Commission Secretariat or its authorised agency.

**National Land Commission**  
**Kawangjansa, Thimphu**  
**PO Box No. 142**  
**PABX +975-02-321217/328181**  
**Hotline: 152**

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