



SaZhi

“Securing the priceless land for prosperity and happiness”



National Land Commission's quarterly newsletter

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His Majesty granted Land Kidu in Chukha Dzongkhag



His Majesty The King interacting with the people of Chukha Dzongkhag

His Majesty the King granted 8,143.34 acres of land as kidu to 7011 thram holders of Chukha dzongkhag on 15th October 2015, which is the 14th Dzongkhag where land kidu

has been granted as part of the land reform exercise.

His Majesty described land as scarce and precious resource, during an audience granted to the public of Chukha Dzongkhag. His Majesty ad-

vised the people to make optimum use of the land that is being granted to them as kidu.

The massive land reform exercise began in 2007 as per the Royal Command .

New Lagthrams Issued



NLC Secretary handing over new Lagthrams to Chukha Dzongdag

1. Chuukha Dzongkhag: The Secretary of National Land Commission handed over 9785 Lagthrams for 11 gewogs of Chukha Dzongkhag to Dzongda on 16th October, 2015 .

2. Gola Bazaar: On 30th November, 2015 Lag Thrams of

Gola Town under Tashicholing Drungkhag were handed over to Samtse Dzongda.

3. Paro Thromde: The NLCS handed over 127 Thrams with fine plots out of 215 Thrams in Paro Tshongdu Town on 13th December, 2015 .

Closing of the project under Dutch funding

Mrs. Suzan and Mr. Christle of Dutch Kadastre were in the country from 5th to 6th November, 2015. The two of them have come for closing of the project titled "Access to reliable geo-information in Bhutan" that was initiated from August 2014 under the Dutch technical assistance.

The technical assistance project focused on NLC, MoWHS, Thimphu Thromde and Bhutan Power Corporation in the field of land governance and geographic information system. The project was implemented by Kadaster International of the Netherlands and Bhutan's Centre for GIS Coordination, in partnership with



Members of CGISC attending the project closing meeting

VU University Amsterdam and University of Twente.

Under the project, the members of Centre for GIS Coordination (CGISC) were imparted trainings on GIS related by the expertise from the Nether-

lands. As a part of the projects component, draft National Geographical Information policy has been formulated. The possibility of project continuation was also discussed during the closing meeting.

29 beneficiaries receive Kasho

His Majesty the King granted land kidu to 29 landless people who appealed for kidu and processed by Office of Gyalpoi Zimpon.

The Secretary of National Land Commission handed over Lagthrams and User Right Certificates to 29 beneficiaries from various Dzongkhags on 19th November, 2015. Gyalpoi Zimpon wong Division Chiefs of NLCS were present during the handing over of Thrams and User Right Certificates.

The Head of Legal Division, Mr. Kencho wangdi read out the im-



Kidu beneficiaries gathered to receive lagthrams and User Right Certificattes

portance and conditions of new land allotment system on User Right Certificates. Kasho also specifically mentions the area of

land on use right separately for the land allotted for khimsa (residential purpose), which is on freehold basis.

User Right Certificate: a new tenure system of land allotment

The National Land Commission has initiated a new system of land allotment. With the introduction of this new title system all Rehabilitation land other than Khimsa, Government institutions, and new allotments to Gerab Dratshang would be issued with User Right Certificates.

No compensation shall be provided for structures built on land provided under User Right Certificate upon the expiry of the tenure.

The holders of User Right Certificate shall pay fees to the Government at par with prevailing land tax rate.

Land given on User Right Certificate shall be reverted to the State if :

1. it is not used within three years from the date of allotment
2. it is not used actively on the ground.
3. it is not used for the approved purpose

Round 2 of the Friday Forum

The NLCS has introduced "Friday Forum" a platform to develop presentation skills and public speaking of the staff. The first round of Friday Forum has been completed with 5 speakers on every Friday where staff



Sample of User Right Certificate

4. the fees are not paid for three consecutive years
5. the beneficiary becomes deceased

However, within the kidu and rehabilitation land, the land for residential purpose would be registered in the thram and cultivable land would be issued with User Right Certificates. The land allotted on User Right Certificates shall not be allowed to be sold, mortgaged, or transferred through any other means of transaction

Thram's Corner

National Cadastral Resurvey Programme

The latest survey and mapping technology was being used during the National Cadastral Resurvey Programme initiated following the Royal Command of His Majesty the King from 2008 to 2013. The resurvey programme used the state of the art technology for surveying; Total Station and Global Network Satellite System (GNSS). With completion of the resurvey of each and every land parcel of the registered land of the entire country it is acclaimed that our country has the best land administration and survey system in the Region.

were given to speak on any topic of their choice.

In the Second round it is targeted to enhance presentation skills of staff at professional and managerial level. There are

only three speakers presenting their choice of topic using powerpoint presentation.

NCRP of Thimphu Core area

The National Cadastral Resurvey of the old Thimphu City area which began in August 2015 has been completed by October 15, 2015.

There are total of 1,242 thramholders within the Core area of Thimphu Thromde, which includes Motithang, Changangkha, Chubachu, Kawangjansa and Old city area that stretches from Wangchu till Doebum lam.

There are total of 1,322 plots out of which 190 plots are registered in thrams of various institutions and rest belongs to private individuals. Out of 190 institutional plots, 42% of them are not yet registered. It is found that maximum number of plots in Core area are occupied by NHDC and DNP.

There are 23 plots with structures encroaching onto state



A Surveyor surveying a plot near Zangdopelri Lhakhang behind Changlam Square

land. Out of the total plots, 947 are fine plots meaning they occupy as per the registered area on the ground.

Despite repeated public announcement made through media, significant number of landowners didn't turn up for resurvey. There are still 147 absentee

cases who did not report to update their thrams. These landowners will have to bear the cost of survey in future.

32 officials including 28 Surveyors and 4 Survey Engineers were involved in the resurvey exercise.

Gelephu LAP III & IV validated

On 5th October 2015, a team from Gelephu Thromde office presented Local Area Plan (LAP) III and IV of the Thromde to the NCLS for thram and map validation purpose as required by the Land Act 2007 and Land Rules & Regulations.

There are 372 thram holders in LAP III with 399 plots and LAP IV consists of 568 plots. The LAPs of Gelephu Thromde are prepared as per Gelephu Structure Plan 2014. Land pooling method-

ology is adopted as main tool of planning. The plan also includes efficient street/road network of primary, secondary and tertiary to enhance accessibility, connectivity and permeability.

The existing permanent structures are retained as far as possible. The plans are initiated only after conducting several public consultation meetings.

The resurvey was carried out according to the revised Rules

and Regulations for resolving excess/deficit issues of Thromde 2015.

Implementation of LAPs, deployment of Survey Team for plots demarcation and detailed Re-survey and issuance of new thram were also discussed during the presentation.

Inauguration of Ney Rehabilitation Project under Lhuntse Dzongkhag

His Royal Highness, Gyaltshab Jigme Dorji Wangchuck graced the inauguration of Ney rehabilitation project site on 1st November, 2015 coinciding with the coronation day of His Majesty the King. The event was dedicated to commemorating the 60th birth anniversary of the 4th Druk Gyalpo.



The beneficiaries receiving Lagthrams from His Royal Highness

The rehabilitation project in Ney under Gangzur gewog of Lhuntse Dzongkhag focused on landless farmers and highlanders who were mainly dependent on share-cropping or raising of yaks and cattle for their livelihood. They did not have proper shelter and had to travel long distances to avail health and education services. The rehabilitation programme gave them new opportunity to start their lives with a decent house supported with basic amenities and other socio-economic services.

The beneficiaries consists of 51 households with a total population of 373 from 8 different gewogs of Lhuntse dzongkhag and were identified by the Office of Gyalpoi Zimpon.

They were granted land kidu of 0.5 acre each as khimsa and additional arable land based on certain parameters. The total land area of rehabilitation site is 146.99 acres. The average land holding of beneficiaries is 2.89.

The project supported house construction in terms of pay-

ment of Nu.50,000/- for skilled labour, CGI sheets and timber. Every household is supplied with water taps and pipes. The 3 reservoirs with capacity of 20,000 litres of water are constructed under the project.

The project funded renovation and maintenance of 3 classrooms and construction of Kitchen cum hall of Ney Community Primary School, which is located at a walking distance. The existing Basic Health Unit of Ney is also located just at a walking distance.

All households are provided with electricity connectivity where Bhutan Power Corporation provided main line to the project site. The project also supported construction of 4.7 km of farm road to rehabilitation area.

The Dzongkhag Agriculture Sector provided seeds and seedlings for agricultural and horticultural crops. In addition, poultry was

also provided to supplement their income through sale of eggs.

On the cultural aspect, renovation of the existing Lhakhang at Old Ney village was carried out through the project. This was done not only to serve as a place of worship but also to promote integration of the beneficiaries with different community background.

During the initial stage of rehabilitation, the project supported the beneficiaries through provision of temporary shelters, water supply, ration for six months, agriculture tools and transpiration from their parent place to the site.

The project began in June 2012 and was completed in June 2015 with total cost of nu. 53.869 million.



On the joyous and auspicious occasion of the 60th Birth Anniversary of the Fourth Druk Gyalpo Jigme Singye Wangchuck, the fraternity of the National Land Commission Secretariat offer our heartfelt gratitude and prayers for the good health, long life and happiness of His Majesty the Fourth Druk Gyalpo.



Human Resource Development & Management



Recipient of Civil Service Award of NLCS

Civil Service Award

The employees of the NLCS were awarded bronze, silver and gold medals along with certificates for those who have served for more than 10, 20 and 30 years, respectively. 5 staff each received Bronze medal and Silver medal. Only 3

staff received Gold medal for serving more than 30 years in service. Life time service certificates and medals were also awarded to 6 retired employees. The certificates and medals were awarded by Secretary on 15th December, 2015.

Training

20 Survey Associates and Surveyors from various Dzongkhags, Drungkhags, and Thromdes attended a training program on ArcGIS Desktop version 10.3.1 conducted by Esri India Technology Ltd. New Delhi from 14th to 19th December, 2015.

Similarly, 20 Land Record Officer and Land Record Assistants attended a week long training on Land Administration & Management at New Delhi, India from 23rd to 30th December, 2015.

Both the above training courses were financed under the Government of India funding.

National Geo Conference

The Centre for Geographical Information System Coordination (CGISC) under the National Land Commission Secretariat organized a day long first ever National Geo Conference on 15th December 2015.

For the first time in the History of GIS, the Honourable Prime Minister of Bhutan, Lyonchen Tshering Tobgye presided over the Geo Conference. In his opening address he said that GIS is important for the preparation of the 12th Five year Plan.

While GIS is important for all countries, it is particularly critical in three areas in Bhutan, Lyonchen said. GIS services is required as the country has small population for spatial planning. Secondly, GIS is important as the population of the country are spread across high mountains and narrow valleys. Finally GIS is must for proper planning for a country so that limited resources are used most efficiently.

He also stated that, to ensure true commitments, such as being carbon neutral for all times to come, we must make sure we do proper planning. He said “Also to improve agriculture and



Hon'ble Prime Minister addressing Conference

ensure food security, improve the quality of agriculture products, allow farmers to prosper we must ensure they have proper opportunity. These objectives would be achieved only through proper planning”.

Lyonchen also said that spatial planning is fundamental for most of our planning and for that matter recently declared 16 new Thromdes would require proper planning.

“If we are to improve planning in Bhutan and take it to next level, we must ensure spatial planning and efficient use of

GIS” Lyonchen said.

Currently, there are 32 member agencies in CGISC including government agencies, autonomous agencies, educational institutions, corporations and NGOs. There are more than 100 GIS experts in the country.

The National Geo Conference was attended by members of National Assembly and National Council, expertise from the Netherlands, Royal Thimphu College, Private Companies, members of CGISC. The event was cosponsored by DHI and Bhutan Telecomm Limited.

NCRP phase II completed in Bumthang Dzongkhag

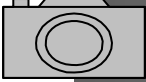
Bumthang is the second dzongkhag where the NCRP Phase II has been completed after Punakha dzongkhag.

The trained Army personnel and Survey Engineers are involved in the phase II. The team has completed surveying the pending cases and absentee land-

owners during the first NCRP, and verification of kasho land area. A total of 148 Thram holders’ kasho land area were verified and carved out total of 9.753 acres as excess land. In the process, pending thrams were updated and resolved some dispute cases.



Army personnel handling Total Station



Snapshots from Integrated Training Programme for NLCS



VII Batch of Trainees
 Team Leader: Mr. Sonam Dhendup
 Deputy Chief Survey Engineer

VIII Batch of Trainees
 Team Leader: Mr. Tandin Wangyel,
 Deputy Chief Procurement Officer



IX Batch of Trainees
 Team Leader: Mr. Chokila
 Senior Survey Engineer



Personal Reflections



*By: Tashi Palden,
Sr. Survey Engineer*

Here I have mentioned some unforgettable moments – a bitter-sweet memories of Tashigatshel integrated training.

I was enlisted for the 6th Integrated Training Programme. Most of us were scared – tensed and got panicked to know that we were in the list for the next batch.

On 29th August, 2015 we gathered at office at 1 pm, then reluctantly boarded on white Hilux and reached the foggy and misty training center - through a flagged foot path where we were greeted and welcomed with tea and snakes by officer-in-charge and few other officials. We were allotted rooms for the next three weeks and asked us to come to dinner in smart casual.

Our first Sunday ended with an orientation of places, the training ground and fields. On the second day, Monday, the very first day of the training started with drill and WT- weapon training.

We were lucky that we got to celebrate police raising day on Tuesday, with volley ball knock-

out tournament for boys and ladies just witnessed the match. Cultural show in the evening was organized by school children and police aums.

The real training started on Wednesday - woke up at 4 am, got ready for PT (physical training) at 6 in the morning followed by drill and WT. There were some indoor classes in between. A real challenge was to change dress for every period within 5 minutes. Different dress for different classes.

I thought it was quite interesting just for these 3 days. We were asked to do some extra physical training when we didn't cope with the instructors.

Though time passed at snail's pace, ironically a week was over unnoticed. 2nd week came out little easy as instructors rightly said, and finally a 3rd week much easier, with same schedule; PT, drill, WT and indoor sleepy lectures.

The best part of 3 weeks of training came to an end with a guard of honour.

Now 3 weeks of training at Tashigatshel is just a bitter-sweet memory to be cherished, a topic to gossip and laughed at.

When I look back, the most important part of training for me was that I proved myself wrong – I was so weak both physically and mentally that my body had

many diseases.

I have discovered the latent strength and energy in me. I never backed off from any activities. In fact, I couldn't believe myself to have competed with 34 other trainees. I am sure most of us wouldn't deny that some bulging tummies reduced and weight lost. No one would have done it if we were not forced by some external forces, I guess.

The other thing I learned is my all-time favorite, the Drill. And the fascinating little discipline; dos and don'ts while in uniform that I learnt within those 3 weeks of training is what I cherish. Seniority counts a lot in Military.

The most important thing is having handled the weapon I really feel privileged to have seen the working mechanism and having done life firing. We laughed, we struggled, we cried, in fact almost all ladies cried yet I never learned to dislike the training in any harsh circumstances. I felt strong and invincible. In fact, women are invincible.

Anytime I travel to Phuntsholing, I will remember the 25 km long range patrolling along the Highway.

Lastly, I would like to urge those friends who have not undergone the training to take it as an opportunity and you will love it. I would like to thank hon'ble Secretary and RBP for having initiated Tashi gatshel training.

Ap Wang Drugyel's comic

A man travelling in a car come across while Ap Wang Drugyel is building a house by the road side and ...

Oye Ap Wang Drugyel is it your house?

Hi Ap Wang Drugyel is this your house?

The traveller explains that no construction is allowed within 50 ft from center of the road.

Yes, I am building a small house.

Looks like your house falls within 50 feet from the centre of the road.

Kuzo: where are you coming from? Yes, I am building a small house.

I don't know this! Besides I have a permission from the Gewog.

You may have permission from the Gewog.

Ap Wang Drugyel challenges that he had obtained construction permit from Local Authority.

I have permission from gewog office for construction.

I don't think you have permit to construct the house within the Right of Way.

I didn't know this! Besides I have a permission from the Gewog.

You may have permission from the Gewog.

The traveller tells him that it is illegal to construct any structure within the Right of Way

Didn't you know that it is illegal to construct within the Right of Way.

How much do you think my house is within Right of Way?

All I am saying is, after you have invested so much it should not turn to nothing.

How much exact do you think?

A traveller warns Wang Drugyel that he better refrain from construction within RoW to avoid demolition without compensation.

I think half of your house falls within RoW.

Avoid construction within 30 meters from river bank

My estimate is about half of the house is affected.

This Ap Wang Drugyel's comic informs all that it is offense to construct within the Right of Way as per the law.

Do not construct within 50ft from centre of road

It can lead to demolition of the house without an

ence.

Sharing expertise with Jime Namgyel Engineering College

Jigme Namgyel Engineering College, Dewathang had introduced a new course Diploma in Surveying from mid 2014. MoU was signed between National Land Commission (NLC) and JNEC on exchange of technical expertise in surveying. The College invited staff of NLCS as guest lecturer to teach 2nd Year Trainees of Diploma in Surveying.



Trainees marking hill station position for GNSS Observation

Mr. Choeki Khorlo Specialist and Mr. Pemphu Tshering, Survey Associate were nominated as the Guest Lecturers during the 8th In-House Coordination Meeting of NLCS, held on 2/10/2015. They had been in the College from 17th

October to 29th November 2015. They were required to conduct about nine to thirteen classes in a week.

They taught on the Principles and Applications of GNSS, pho-

togrammetry, Remote Sensing and GIS encompassing both the Theory and Practical Classes. The 1st batch of Surveying at Diploma level consists of 35 pupils with 10 girls and 25 boys.

Residents of Gola Town receive Lag Thrams



Samtse Dzungda handing over Lag Thram to landowners

Reported by: Phub Thinley, Samtse Land Record Officer

Samtse Dasho Dzungda handed over Lag Thrams to the residents of Gola Town in Tashicholing Drungkhag on 7th December, 2015. Addressing to the recipients he said that they were very fortunate to have granted land Kidu by His Majesty the King.

Out of 62 Thram holders in Gola Town only 49 Lag Thrams were released by the National Land

Commission Secretariat. The remaining Thrams which are registered in the name of deceased landowner and 2 thram holders have not completed formalities of thram updation.

Residents of Gola Town expressed their boundless gratitude and pledged to serve Tsa-Wa-Sum with utmost dedication and commitment.

Retreat in Phuntsholing

The 3 days meeting was held in Phuntsholing from 3rd to 5th December, 2015 to deliberate on the pending cases comprising of Satshab, land exchange and disputes.

At the end of 3 days meeting, 71 numbers of satshab cases, 98 number of land exchange cases and 18 number of land dispute cases had been resolved.

The NLCS officials also met with the officials from Phuntsholing Thromde and discussed Thromde land issues and several cases had been clarified.

KNOW YOUR LAND ACT

The Land Act

of Bhutan 2007

Access to data in Thram

- Section 52:** Only the Commission Secretariat, authorized agency and the authorized officials at Gewog and Dzongkhag or Thromde shall have access to the central data system of Thram and cadastral records.
- Section 53:** The Thram holder or his authorized person shall have access to the information on his land and cadastral maps maintained by the Commission Secretariat.
- Section 54:** Except those information restricted by the Government, the Commission Secretariat or its authorized person shall allow the viewing of data in Thram and cadastral records maintained by the Commission Secretariat or its authorized agency upon a written request from:
- Thram holder or his authorized person for his land.
 - A person for specified landholding in a Thram.
- Section 55:** The Commission Secretariat shall allow the Government agencies to access and use land records for public purposes.

Know the definition

- Corporation means a body corporate incorporated under the Company's Act of the Kingdom of Bhutan and any corporate entity established under specific laws.
- Crown Property land means the land declared as Crown Property held by the Monarch for the Institution of Monarchy according to the relevant law and registered in the Thram as Crown Property Land.

The National Land Commission Secretariat would like to wish to all readers a Happy New Year 2016



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