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## New Secretary joins Office of the International Boundaries

Mr. Lethro Tobden Tangbi joined as the new Secretary for International Boundary Office, on 15<sup>th</sup> February, 2017. Well-wishers, friends and family members gathered to offer khadhar during Tendrel ceremony.



*New IB Secretary Lethro Tobden Tangbi*

He served in the Office of the His Majesty's Secretariat of the Fourth Druk Gyalpo prior to the present post. He first joined the civil service in the Ministry of Home & Cultural Affairs in 1989. During 28 years of service he served in various capacities.

He holds Masters in Public Administration from International Institute of Public Administration (IIPA) in Paris, France.

## New Lagthrams Issued



*The Director handing over New Lagthrams to Wangdue Dzigrab*

The Director for Department of Land Administration & Manage-

ment Mr. Tenzin Namgay handed over 382 lagthrams of Bajo

Thromde along with copies of Chazhag thrams to Dzigrab Nima Gyeltshen on 18<sup>th</sup> January, 2017. There are 464 thramholders under Bajo Throm including 22 government institutions.

The new lagthrams contain not only land details of the landowner but also respective cadastral maps with coordinates. The landowners will have to pay a minimal fee of Nu.200 for urban Lagthram.

## Citizen Portal for urban land and property transactions

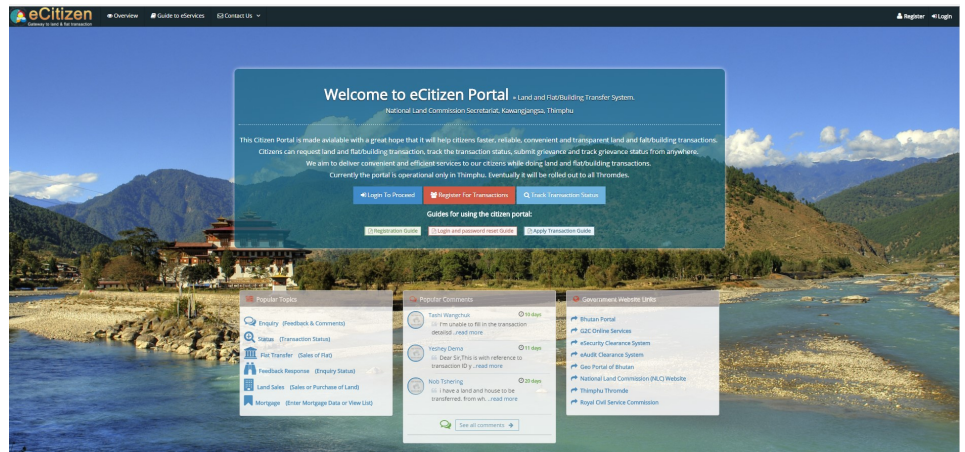
In an effort to improve service delivery to the general public, the Secretariat has been vigorously exploring the means to expedite land transactions process. Citizen portal is one such means. It is a web based system to enable urban land transaction. The web is hosted in NLCS Data Centre at citizen.nlcs.gov.bt. It is an improved version of an online system of urban e-Sakor which was developed and used before to execute urban land transaction.

The current system has many improved features, functionalities, and performance. There is a citizen interface for applicants to directly apply for land transaction themselves. New modules such as grievance submission and urban land mortgage information have been incorporated in the system to alert the verifier during land transaction. The interface for financial institutions can verify and authenticate the status of the land proposed for mortgage.

The new portal has a dashboard for monitoring and report generation.

Thimphu Thromde's cadastral maps are published online and accessible through the system. The files and database are set up and updated daily, weekly and monthly basis.

Bhutan ranks 51 among 189 countries in the ease of property



*Webpage view of citizen portal for urban land and property transactions*

registration/transaction according to the Doing Business report 2016 by World Bank. On an average it takes 77 days to complete property/land conveyance. With the establishment of online transaction system, it is expected to reduce turn around time to 47 days (or could be lower). Further, it will reduce paper usage. It will also improve existing Urban e-Sakor functions and enhance its performance.

The development of citizen portal was commenced in May 2016 and implementation started from October 2016 with the financial support from the World Bank. The local consultant, Athang ICTech was awarded the contract for the task.

Once the system is fully developed and further improved other Dzongkhags and Thromdes will also be linked tentatively by June 2017.

Finally, the system will be rolled out to all Dzongkhags/Thromdes where Urban e-Sakor is operational and where new thrams are issued.

*Contributed by:*  
**Mr. Tshering Wanchuk**  
ICT Officer, NLCS



**Get your doubts on land related issues clarified by dialling toll free number**  
**152** during office hours.



## Taking Land Services to the grassroots level

The National Land Commission took land services to the local level by initiating Land Awareness Program and Mobile Land Services from 17<sup>th</sup> January 2017 to 22<sup>nd</sup> January 2017. It is first carried out in Lhuntse Dzongkhag on pilot basis with the aim to: create awareness on limited arable land in the country and resolving land disputes.

Land issues within the purview of existing Rules and Regulations were resolved on the spot. Most of the disputes are related to boundary, inheritance, sale-purchase. Clarification on the difference between land substitutes and land exchange were provided. The public were also



*Secretary attending to a land issue of a women in Lhuntse*

sensitized on importance of making optimum utilization of the land granted on kidu.

Excess land received as kidu, are left fallow and uncultivated.

Rural-urban migration is seen as the main reason.

There are plans to carry out such programs in other Dzongkhags.

## Certificates for land leaseholders



*The Director, Tenzin Namgay handing over Lease Certificates to Timhphu Thromde*

The National Land Commission handed over 38 Lease Certificates of Thromde and 49 of Dzonkghag for Thimphu on 28<sup>th</sup> March, 2017. The Commission issued Land Clearance letter prior to the introduction of Lease Certificate for economic activi-

ties approved on lease such as mining, business, and commercial agriculture.

Until recently, lease lands were not mapped properly and it was surveyed using hand held GPS. However, in order to facilitate

lease monitoring and check encroachments on state land the land on lease are surveyed using the same equipment used for surveying the registered land and cadastral maps are prepared with coordinates.

The land Lease Certificate will be issued only by the National Land Commission Secretariat. It has to be displayed at all times and produced as and when demanded by the authorized personnel. A lessee should strictly adhere to all terms and conditions laid in the lease agreement and confine activities within the demarcated area. Violation of terms and conditions will be liable for action as per the agreement.

## Significance of promoting the National Language –Dzongkha

Mr. Tashi Tshewang, Chief of Language Development Division under Dzongkha Development Commission (DDC), presented on the “Significance of promoting National Language-Dzongkha” during the 65<sup>th</sup> Friday Forum on 10<sup>th</sup> March, 2017. He was invited by the Secretariat as a part of the Dzongkha Development Program.

He highlighted the importance of promoting our National Language. His presentation was divided into the following sections:

- *The fundamental principles of National Language.*
- *National policy and strategy of Dzongkha development and promotion.*
- *Core Theoretical Linguistics*
- *Language and GNH*
- *Language Death*
- *Effects of Language Death*
- *Language and Buddha Dharma*
- *Some Unique Features of Dzongkha Language*

In order to become a member of the United Nations in 1970, Dzongkha was endorsed as our national language as the symbol of sovereign country. Our hereditary monarchs have consistently placed importance to Dzongkha. His Majesty the Third King issued a Royal decree to schools to impart learning and teaching of Dzongkha and religious texts. In 1983, His Majesty the Fourth King issued a decree on importance of preservation and promotion of our religion, lan-

guage and culture, etiquette as the symbol of national identity and sovereignty. Subsequently, in 1986, the present Dzongkha Development Commission was established as Dzongkha Development Authority. As per the Royal Edict issued by His Majesty the Fourth Druk Gyalpo in 1993, the medium of discussion of the parliament session of Bhutan, the Cabinet meetings, and discussions of Dzongkha Tshogu, Thromde Tshogde, Gewog Tshogde and all other meetings, public speeches, presentations and reports should be carried out in Dzongkha. Even if there are foreigners present at such meetings they should be informed through translation. In 2007, His Majesty the King issued an specific Royal Edict to the DDC Secretary to make Dzongkha easy, interesting to learn and user friendly.

Most importantly, as per the Constitution of Bhutan Dzongkha is our national language and the state shall preserve and promote Bhutanese language and literatures. Every Bhutanese should be able to speak, read and write Dzongkha.

Mr. Tashi Tshewang stated that in general, language as means of communication contribute to Gross National Happiness (GNH) through all pillars and particularly language as part and parcel of culture contributes immensely to preservation and promotion of our culture.



Mr. Tashi Tshewang, DDC

With the effect of globalization, he shared concerns of dying languages in most of the countries. The languages are defined as per their usage. Endangered language is at a risk of falling out of use because its speaker either die out or shift to using another language. Moribund is a language only spoken by a few older people and unknown to children. Language becomes death when older speakers die and children speak another language. On the other hand a language is considered safe if younger generations will probably be speaking in 100 years from now.

He also illustrated with examples of the effects of language death. An entire way of thinking is lost each time a language becomes extinct. Cultural traditions which are tied to dying language, such as songs, myths stories, and poetry will be lost forever. There will be no sense of identity. When language change or dies it weakens social cohesion as their values and traditions are replaced with new



ones. It also results in losing ethnicity statuses as ethnicity is often defined in terms of language.

From the Buddhist point of view, it is believed that Buddha will appear in the form of letters in future. So it is important to uphold and value our scriptures and respect every letter of Dzongkha. Following is the extract from Avatamsaka Sutra where it contains Buddha's prophecy;

*In the last five hundred years' period,  
I will appear in the form of letters (language).  
Consider them as identical to me,  
And treat them with due respect*

Of many unique features of Dzongkha language the distinction between honorific and non honorific is considered rare in other languages. Dzongkha has words to be used to show respect and consideration for elders and superiors. Moreover, Dzongkha is one of the simple

languages which is easy to learn.

It was also pointed out that it is the duty of every Bhutanese citizen to promote our national language. However, most of the urban dwellers tend to think that English is more important than Dzongkha for their children's education. He finally concluded that both Dzongkha and English language should be considered as the two wings of a bird in modern world.

## Bhutan Land Dashboard

The National Land Commission Secretariat has a huge repository of land information both the spatial and attribute databases related to registered land, cadastral and topographical. Currently, various data sets are mostly hosted not in one domain but with respective Division who require information for daily services. Different Divisions have to generate report relevant to their Division only and thus arises issues of report consolidation. As a result, reports generated become not so reliable and lacks real time information.

In order to resolve the issue of report consolidations, development of a Bhutan Land Dashboard is initiated. It would provide a dynamic platform for generation of reliable information by integrating all the existing information and databases. On 24<sup>th</sup> February, 2017 a team comprising IT officers, Land Registrars,



*Brain storming exercise for land dash board development*

Survey Engineers and Planners held a brain storming exercise for development of land dashboard.

Bhutan Land Dashboard would fulfill the following objectives:

- \* Obtain reliable, ready and real time data
- \* Secure right business intelligent (BI) package

- \* Generate land statistical output
- \* Serve as a one stop information platform
- \* Facilitate the standardization, streamlining and archiving of the required data

## Flash back of 2016

His Majesty granted audience to NLCS staff who attended annual workshop at Royal Institute of Governance & Strategic Studies (RIGSS).

His Majesty visited Dawathang village, in Langchenphu gewog, where people are settled through National Rehabilitation programme.

His Majesty granted rural land kidu in Thimphu Dzongkhag



### Milestone 1

#### Enhancing service delivery

- Land Issue Committee instituted to resolve land related issues.
- Last 5 Dzongkhags received utility vehicle.
- 4 Dzongkhags received additional survey equipment.



- Annual Land Commission workshop held.
- Established a new laboratory for Remote Sensing and Photogrammetry.
- Consecrated office shrine room (Choshum).
- Use Right Task Force instituted

### Milestone 2

#### Institutional development



### Milestone 3

#### Enhancing Land Governance

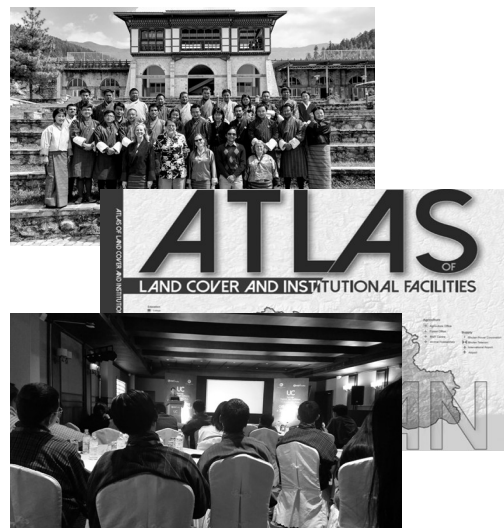
- National Cadastral Resurvey of Phuntsholing Thromde Core area completed.
- Land Lease Rates revision proposed
- Strategy for Use Right System implementation formulated.
- NCRP II of Trongsa Dzongkhag completed.



### Milestone 4

#### National Spatial data infrastructure development

- His Majesty launched the first Atlas of Bhutan which is the historic event .
- NLCS staff attended training on “GIS for land & resource Management”.
- Regional User Conference on GIS convened.



- Zhemgang town - 53 thrams
- Tingtibi Town- 57 thrams
- Core Thimthrom— 820 lagthams
- Doksum Throm- 102 thrams
- Phuntsholing core town- 196 thrams and 58 of Amochu LAP.
- Gelephu Throme LAP III & IV- 369 thrams
- TrashiyantseThromde- 402 thrams
- Rural Thimphu- 4042 thrams

### Milestone 5

#### Issuance of New Lagthrams

### Milestone 6

#### Special Capacity & Skill development

- XIII batch of NLCS staff completed Integrated Training Programme from Tashigatshel.
- Surveyors from various Dzongkhag trained in RTK machine.
- NLCS staff attended a training on art of communication and presentation skills conducted by Institute of Management Studies.





## Importance of Preserving Our Culture.

The National Land Commission spearheads land administration and management in the country. However, one should not hypothesize that this esteem office is confined only to surveying and land administration services. The office also provides platforms for multi-dimensional activities and programs such as active participation in forum, workshop, seminar, conference, trainings where officials get opportunities for enhancement of career.

Besides land management and administration, recently, Ms. Ngawang Choden, Assistant Land Registrar presented an article on the theme, **“Tangible and Intangible Culture of Bhutan.”** The event was organized by the National Museum of Bhutan from 1<sup>st</sup> to 3<sup>rd</sup> February, 2017 at Paro primarily to commemorate the birth year of Guru Rinpoche, 400 year of Zhabdrung’s arrival in Bhutan, the birth anniversary of Gyalsey Jigme Namgyel Wangchuck and to strengthen the preservation and promotion of our rich cultural diversity for posterity.

Preservation and promotion of culture is one of the four pillars of Gross National Happiness (GNH) because hitherto, Bhutan has and will remain independent owing to its unique cultural diversity; both tangible and intangible culture which is considered as treasure trove of Bhutan. The cultural practices of Bhutan have been passed



*Mrs. Ngawang Choden presenting her paper on culture at the seminar*

down through generations to another and to this day, the culture is unique and untainted that made our country gained popularity across the globe.

In the age of globalization, giving up one’s rich culture and embracing the modern culture could distort the harmony and cohesion of a society. If we ignore the values of one’s culture and tradition now, after few years from now, the cultural diversity and regional identity of the country may diminish.

The promotion and preservation of our culture is a collective responsibility and not only the duty of those people working under the Ministry of Home & Cultural Affairs. There is also an adage which says, ཇི་སྲིད་ལམ་སྲོལ་གནས་པའི་རིང་། རྟེན་སྲིད་རྒྱལ་ཁབ་རང་དབང་བརྟན། which means as long as culture is sustained, then a country’s independence is secured. So, let us not compromise our culture under the influence of modernization.

*By: Ngawang Choden, ALR*

### Snapshot



*NLCS volunteers during cleaning program at Tango Monastery on 26<sup>th</sup> March, 2017*



## Empowering NLCS female employees

Coinciding with the International Women's Day and to commemorate women's right the women of NLCS formed Women's Association of NLC on 8<sup>th</sup> March 2017. It was mainly the idea of Secretary and his concerns for the welfare of the female staffs of National Land Commission Secretariat to form such an association.

The main aim of the Association is to cater to the welfare and improve the lives of female staff of the National Land Commission Secretariat. It is a social welfare association which may organize social events for raising fund for the Association. The association would strengthen interactions and develop relationships among female staff. It will also provide a forum



*Members of Women Association of NLCS*

for open discussions on matters relating to interests and concerns of the female staff. The members will work collectively toward elimination of all forms of discrimination against women and empowering women in consonance with articles of

Convention on Elimination of all forms of Discrimination Against Women (CEDAW).

This year's theme for International Women's Day 2017 is "Women in the Changing World of Work: Planet 50-50 by 2030".

## Gelephu LAP V ready for implementation



*Gelephu Thromde Surveyor presenting Local Area Plan (LAP)-V*

On 30<sup>th</sup> March, 2017, a team from Land Sector of Gelephu Thromde lead by Dasho Thrompon presented the LAP V to the NLCS for validation. The LAP was prepared based on

Gelephu Structure Plan 2014. Land pooling methodology is adopted as the main tool for planning purposes. Even State land was also treated as one of the land holdings. Appropriate

plot sizes are prepared to facilitate constructing buildings and other developmental activities. The plan includes provisions for efficient street/road network; primary, secondary and tertiary to enhance accessibility, connectivity and permeability. However, the existing permanent structures are retained.

Gelephu LAP V was endorsed by Thromde Tshogde on 23rd March 2017.

The LAP V covers an area of 222.2 acres located in Trashiling Demkhong and has 322 Thramholders.

## Personal Reflection

### *Celebrate Small Wins to Achieve Big Goals*



*Tendrel Zangmo, Asst. Land Registrar*

Accomplishing goals is challenging. Every one of us wants to achieve goals and be successful in life because these goals put meaning to our lives. We get better by embracing accomplishments. But it is not so easy to achieve as we plan goals. Goals are rooted with challenges that we tend to give up half way as it becomes too high a mountain to climb. However, many successful people had made landmark achievements in the past. They have their own secrets to success which keeps them moving ahead in life.

Firstly, our success depends on our own **Perspective and Mindset**. It is all about how we look at our goals as a whole. For an instance, take Thomas Edison, the American Businessman who invented the light bulb. Before really making the landmark, he struggled 10,000 attempts to create a light bulb. It is a huge amount of failures that he faced. But, surprisingly to his repeated failures he said, "I have not failed. I've found 10,000 ways that won't work." Here he portrays a positive perspective and a mindset towards his

goals- his perspective was focused on achieving rather than failing. Rather than giving up and feeling negative about his failures, he celebrated every mistake as small wins which made him possible to reach his goals.

Secondly, celebrating every **Small Wins** gives us hope to keep continuing in life. It's our duty to realize that our big goals aren't going to happen overnight. It is important to focus on the small and significant steps that we take to achieve the goals rather than giving more focus to the end goals which undermines our little efforts. Therefore, it is important to acknowledge and celebrate small wins. However, if we forget to do so, we end up diminishing motivation which keeps us on the right path and keep moving ahead behind the challenges. As a result, we can perform better and keep track of our success if we celebrate small wins along the way. Indeed, it will give us the sense of nearing the success.

If we don't appreciate ourselves, who do you think will? One should appreciate oneself to keep motivating oneself through day to day lives. In life we forget to appreciate one's efforts, we forget to appreciate what we have done and what we have but keep looking for

what we don't have. Therefore, **Appreciation** is one key to achieving big goals. Lack of appreciation and gratefulness can lead us down the slippery slope. Acknowledging and appreciating small steps can take us far way to achievement.

Do you appreciate your existence? Or do we really feel our existence in everyday life? We do it so seldom that most of the time we remain lost. With the importance of our existence, it's important to acknowledge the importance of the **Present Moment**. We tend to take the present moment for granted, counting it insignificant. To be reminded, every present moment is changing us, good or bad, it depends. Success is achieved by investing in small things over a long period of time and it is the combination of moments over time that let us achieve the big things. Being conscious of the present moment puts meaning into life.

Lastly, **adapting a successful habit** can take us to achieve a big goal. Learning to appreciate, acknowledge and celebrate the small wins can be the most worthy habit in order to reach the success. All in all, one needs a right attitude to pursue anything in life.

(Inspired by an article from Lifehack.com)



## Kuri –Gongri HP Topography survey

By Dorji Pelzang, Sr. Survey Engineer

The Royal Government of Bhutan has outsourced the preparation of the Detail Project Report (DPR) of the Kuri-Gongri Hydro-power Project to Water and Power Consultancy Services Limited (WAPCOS), India. The Kuri-gongri HEP will be the biggest HEP with capacity of 2640 MW in the country.

Subsequently, WAPCOS has requested the National Land Commission (NLC) to carry out the survey and mapping components of the DPR. A few rounds of technical discussions were held between the two parties for cost estimation. The estimation included special hardware/software and satellite imageries required and the hazards and difficulties involved while executing task.

An agreement was drawn between NLCS and WAPCOS on



Photo 1



Photo 2

Photo 1: Control point; photo 2: Surveyors climbing up the cliff to survey

27<sup>th</sup> December 2016 and NLCS to undertake survey works.

As of March, 2017, the survey team completed providing control points for entire project area and the report has been submitted to the intender. About 70 percent of the base mapping has been completed. Currently, surveyors for demarcation of the submergence limit are deployed

in the project site.

This project is taken up by Topographical Survey Division involving a Survey Specialist, 6 Survey Engineers, 12 Surveyors and 6 Survey Field Assistants.

The ideal site for establishment of hydropower projects are indeed very challenging sites for survey works.

## Land Inspector for each Dzongkhag



Land Inspectors of 20 Dzongkhags with the Director

With the implementation of Organizational Development Exercise, 20 Land Inspectors were

recruited, each for every Dzongkhag. They will be responsible for monitoring state land en-

croachments and any activities against provisions of the Land Act 2007.

And 51 Land Record Assistants were also recruited to strengthen the Land Sectors at the Local Government Level.

The Section 12 of the Land Act 2007 states “The Commission Secretariat shall, in collaboration with the Local Authority, establish or upgrade cadaster and land registration offices at Gewog, Dzongkhag and Thromde.”

# KNOW YOUR LAND ACT

## The Land Act of Bhutan 2007

### Registration of Land in Chhazhag Sathram

#### Land of individual person

**Section 72:** The land owned by an individual person shall be registered in the Thram in his name.

#### Land of family

**Section 73:** The land of a family shall be registered in the Thram in the name of the head of the family.

#### Land under joint ownership

**Section 74:** The land under joint ownership shall be registered in the Thram in the names of all its co-owners.

#### Land of Corporations

**Section 75:** The land of a corporation shall be registered, in the name of a corporation registered under the prevailing Company's Act of the Kingdom of Bhutan, or in the name of the body corporate established under the relevant law.

#### Land of religious institutions

**Section 76:** The land of religious institutions shall be registered in the name of the traditional lineage or reincarnate and not in the name of an individual person.

## Know the definition

1. Individual land means land registered in the name of an individual person.
2. Industrial land means registered land for construction of industrial establishments, industrial areas, export processing and other concentrated production areas, and the land where mineral exploration, exploitation and processing are located. These activities are subject to any law governing industries and mining.
3. Institutional land means the registered land for office complexes, research stations, academic, medical, and religious establishments.

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