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Japan International Cooperation Agency (JICA), National Land Commission Secretariat (NLCS) and College of Science & Technology (CST) jointly conducted a seminar on Geo-Spatial Information: Application and Possibilities. It was hosted at CST on October 4, 2017.

## All major Thromdes connected with eCitizen portal

The Secretary, National Land Commission Secretariat and Samdrup Jongkhar Thrompon jointly launched the eCitizen portal in Samdrup Jongkhar Thromde on 9th October, 2017.

It is an online system for transferring of property (land and flat/building) in Thromde areas. The system is developed to enhance the existing system and cater

effective and efficient property transaction services through the use of ICT. It is aimed at improving the land administration system with transparency, efficiency and effectiveness.

The portal is user friendly with guidelines on using the portal available to help a citizen/applicant for property transaction.

Similarly, the eCitizen portal for Gelephu Thromde was launched by the Thrompon and the Executive Secretary.

The Thrompon and Executive Secretary expressed their appreciations and gratitude to NLCS for such an initiative. Executive Secretary remarked that the portal will reduce the number of visitors in the Thromde office to process property transactions.

The user training for the officials who will use the portal was also conducted after launching the portal.

Currently, eCitizen portal is being launched and operational in four Gyelyong Thromdes of Thimphu, Phuntsholing, Samdrupjongkhar and Gelephu, and Dzongkhag Thromdes of Bajo and Khuruthang. It will soon be rolled out to other Dzongkhag Thromdes.



The NLC Secretary launching the eCitizen portal for S/Jongkhar Thromde

## Gasa Dzongkhag receives new Lag Thrams

The NLC Secretary handed over 1116 Lag Thrams to Dasho Dzongdag, Gasa Dzongkhag on 27th October, 2017.

The land Kidu for the Dzongkhag was granted by His Majesty the King during the 2nd Highland Festival at Laya. 1012 beneficiaries from rural and 4 from town area received total land kidu of 433.580 acres.

Dasho Dzongdag while receiving the Lagthrams expressed his appreciation to the Secretariat on behalf of the people of the Dzongkhag.

Earlier on 20th October, 2017,



the Director, Department of Land Administration & Management handed over the Lag Thrams of fine plots under Samtse Thromde to Mr. Phub Thinley, Dzongkhag Land Registrar. Likewise, Lag Thrams of fine plots under

Dewathang town under Samdrup Jongkhar Dzongkhag were also handed over to Mr. Dorji Wangchuk, Land Registrar of Urban Land Division to be further delivered to Samdrup Jongkhar Thromde.

## Zoning implementation guidelines preparation underway

The Technical Working Group members of National Land Use Zoning Programme (NLUZ) from the relevant agencies along with the Technical and PPD officials of NLCS attended 5 days write-shop for the preparation of National Land Use Zoning implementation guidelines in Gasa.

The Technical Working Group (TWG) members comprise of officials from the Department of Geology and Mining under Ministry of Economic Affairs, Department of Forest and Park Services and National Soil Service Center under Ministry of Agriculture and Forest, and Department of Human Settlement under Ministry of Work and Human Settlement.

The write-shop team compiled



parameters of the various major land uses such as agriculture, industries, mining, settlements, commercial farming among others.

The TWG members and NLCS team completed preparation of the Draft National Land Use Zoning (NLUZ) implementation

guidelines. However, the success of the implementation of the Zoning guidelines will require collaborative efforts and necessary support from the stakeholders in meeting the national goal of sustainable land use for all times to come.

## Land Conference for Dzongkhag Land Sector staff underway



The Secretary with Land Sector staff under Samtse Dzongkhag

Land Conference for the land sector officials of Tashicholing and Dorokha Dungkhags and Samtse Dzongkhag was conducted at Samtse on 8th November, 2017.

In the conference, the Secretary of NLC informed all the land record officials and surveyors to keep abreast of the new initiatives and developments which are being undertaken by the Headquarter to ensure that all the land officials throughout the country are on same wavelength while delivering land services to the people.

The Secretary made a comprehensive updates and presentation on the major initiatives which have been successfully

implemented. The presentation covered major achievements under the following areas:

1. Service Delivery and Customer Care;
2. Institutional Developments;
3. Land Administration and

Governance;

4. National Spatial Data Infrastructure Development;
5. Special Capacity and Skills Development and
6. Human Resources and Capacity Development.

The future plans and priorities of NLCS were discussed and informed to the participants.

All land sector staffs of Samtse Dzongkhag had an opportunity to seek clarifications pertaining to land related issues in an interactive way.

Unlike previous years where only one or two officials could attend the Land Conference, this year's Land Conference was conducted at convenient Dzongkhag to allow all land sector staff to participate.



Land Conference for Mongar and Lhuntse land sector held at Mongar



***DO YOU HAVE ANY PROBLEM REGARDING LAND ?***

Contact our Customer Service Centre and get your doubts on land related issues clarified by dialing toll free number **152** during office hours.

## Refresher Training for RBA survey team



The NLC's Secretary Pema Chewang graced the opening session of the 'Refresher Training' for the RBA team involved in the 2nd phase of National Cadastral Resurvey Programme (NCRP II) on 13th November 2017. The training is being conducted at

Tencholing RBA training center in Wangdiphodrang.

NLCS' officials comprising of Survey Engineers and Land Registrars provided refresher course in land survey and registration system. The same team of RBA personnel were

trained in land survey and registration in 2015. The training module included basic surveying, instrument handling, software (LISCAD, ArcGIS and Google Earth) operation, map reading and Thram interpretation. They were also made thorough with the NCRP II guidelines. 59 RBA personnel including four officers attended the refresher's course.

At the end of the training competency was assessed and the training has been successfully completed on 26th November, 2017. The trained RBA personnel are soon going to take up the resurvey of Z plots and pending cases of NCRP I of 2008-2013.

## 12<sup>th</sup> FYP formulation consultation for Land Sector



Representatives of 7 western Dzongkhag's Land Sectors and 2 Thromdes with PPD staff

The NLCS convened the historic 12th Five Year Plan consultation meeting in Phuntsholing on 9<sup>th</sup> November, 2017. Till date, no such Fiver Year Plan consultation

meeting was held with Land Sectors at the Local Government of Dzongkhags and Thromdes.

The meeting was graced by the Secretary and stressed on the

importance of the preparation of 12<sup>th</sup> FYP in consultation with Land Sectors of Dzongkhags and Thromdes.

The consultation meeting discussed the plans and programmes to be implemented in 12<sup>th</sup> FYP and division of roles and responsibilities between Headquarter and Dzongkhag and Thromde Land Sectors. It was also learnt in the consultation meeting that Land Sectors of Dzongkhag and Thromdes were not being involved in respective Dzongkhag or Thromde Plan preparation so far.

At the end of the consultation meeting, a draft 12<sup>th</sup> FYP for

Land Sectors was prepared in consistent with the GNHC's 12<sup>th</sup> FYP preparation guidelines.

Land Record Officers from Seven western Dzongkhags and two Thromdhes of Thimphu and Phuntsholing attended the consultation meeting in Phuntsholing. The same consultation meeting for the 12 eastern and south-central Dzongkhags and two Thromdhes including Gelephug Dungkha was held in Gelephug from 16-18 November 2017.



The Director of Department of Survey and Mapping handed over the project completion report and topographical map to WAPCOS on 7<sup>th</sup> November, 2017. It is a survey component work required for the preparation of DPR for 2640 MW Kuri-Gongri HEP. The project cost is Nu. 12 million. The project was completed within 6 months by the Topographical Survey Division, DoSaM.

## Exploring ways to collect land tax online



The NLCS in collaboration with other stakeholders is exploring ways to develop an online land tax collection system. The stakeholder includes the Department of Revenue and Customs, Department of National Budget and Department of Public

Accounts under the Ministry of Finance; DITT under the Ministry of Information and Communications; Government to Citizen services (G2C) office and Royal Monetary Authority. Comparing with the land taxes in Thromdes the current land tax in rural areas is minimal

and being collected manually by the Local Government.

The online land tax collection system is aimed at maintaining uniform tax collection and deposit system. The NLCS has computerized detail land information of the entire landholding in the country and it is timely to develop a land tax system based on the reliable land information.

NLCS is working on functional specification for the system while DITT and Thimphu Thromde are studying the existing revenue management system of Thromde to see if it can be replicated or modified to reduce time and cost implications.

The first stakeholders meeting on online land tax meeting was held on November 14, 2017.

**What is Lag Thram?**

Answer: *Lag Thram* means a certificate of the registration of land in the Chhazhag Sathram.

Although the land recording system dates back to the time of Zhabdrung Rinpoche in 17th century, the issuance of *Lag Thram* to individual households was started only in the 1970s.

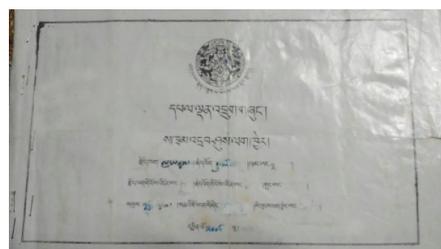
Prior to the issuance of Lag Thram to individual households in the country, a few households who requested for their landholding details were issued certificate of landholding citing details as recorded in Thram Martham Chem. The Thram Martham Chem contained list of land owners, their landholdings, type of crop, yield and the tax payable in kind.

The first ever *Lag Thram* was issued in 1972 based on the Chain Survey record. Chain survey for compilation of Acre Thram was started in 1964 and completed in 1968. The Lagthram contained Thram number, Owners' name, Land type, acreage and land tax amount. No cadastral maps of the plots were issued. People had to pay Nu. 10 as Lag Thram fee then.



1<sup>st</sup> generation Lag Thram

The second generation of Lag Thram was issued after the completion of New Sathram Compilation (NSC) exercise. The NSC exercise verified the occupied area and the Thram area whereby excess/deficit land were recorded. The NSC was started in 1996 and completed in 2005. The excess lands were regularized for those landowners who made payment of excess land value to the Government. The white cover Lag Thram was issued with updated acreage. The content of second generation of Lag Thram was printed out as the Sathram by then had computerized with the assistance of Swedish Government. However, the name and address of the landowners in the cover page had to be written by hand. Still no cadastral maps were attached in the Lag Thram.



2<sup>nd</sup> Generation Lag Thram

The new version of Lag Thram has many important contents such as kasho area which was granted as kidu along with cadastral map of the registered plots with boundary coordinates on top of land type and acreage. It also contains unique household numbers, landowners

citizen identity number, address and photo. Nu.30 was charged for each Lag Thram as fee.

The latest version of *Lag Thram* was issued after completion of National Cadastral Resurvey programme (NCRP). Thrams are issued to individual person, family, joint owners, religious institutions and Gerab Dratshang and others.

The new Lag Thrams were issued starting from 2009 after His Majesty the King granted land kidu in Lhuntse Dzongkhag. Different types of Lag Thrams are described hereunder:



1. Individual Ownership

The land owned by an individual person is registered in the Thram in his/her name only. The individual landowner has absolute right over his/her property to sell, mortgage, transfer, lease and donate without consent of the family members.



2. Family Ownership

The land of a family is registered in the Thram in the name of the head of the family. The land belongs to

# Lag Thram

every family member under one census in a household.



3. Joint Ownership

The land under joint ownership is registered in the Thram in the names of all its co-owners. It is the land under collective ownership over a piece of land by more than one persons and does not include family land. The share of land under joint ownership shall be considered equal among the joint owners unless otherwise specified in the Thram.



4. Religious Institution. & Gerab Dratshang

The land of religious institution is registered in the name of the traditional lineage or reincarnate but not in the name of individual person. The land offered by people to any religious institution or lhakhangs as a mark of devotion shall be registered in the name of institution or lhakhangs.



5. Others Ownership

The *Lag Thram* for other owner- ships include land of Corporations, Private Companies, Community lhakhangs, etc



6. Land Lease Certificate

The state land is leased to juristic persons for various purposes for the maximum period of 30 years. The lessee has to pay the prevailing lease rate to the Government and any structure built on the land will not be compensated upon the completion of the lease period.



7. Use Right Certificate

The land on Use Right Certificate is allotted to households under National Rehabilitation Program, Government Institutions and Corporations, and unemployed youth groups to use the state land for a specific purpose. It is another landholding title in addition to freehold and leasehold, which focuses towards socio-economic development with flexible period of usages as long as it is used for the intended purpose.

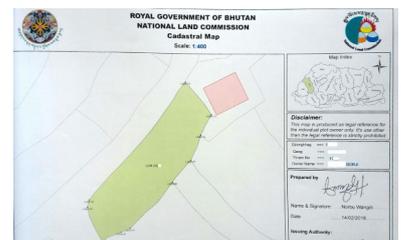
The Land Lease Certificate and Use Right Certificate were issued from the beginning of 2017. Likewise Use Right Certificates were also issued in 2017.

Whatever new Lag Thrams and Certificates that are issued after the National Cadastral Resurvey Programme contain landholding details and corresponding cadastral maps of the registered plots with their boundary coordinates. For better understanding of the map, legend is also provided in the backside cover page of a Lag Thram or Certificate.

Thram content sample



8. Landholding detail page



9. Cadastral map in a Lag Thram



10. Legend of a cadastral map

## Bebji Rehabilitation project in Haa benefits people of Gakiling and Sangbaykha gewogs

The National Rehabilitation Programme was initiated under the command of His Majesty the King with a noble objective of eradicating poverty and improve livelihoods of the landless and socio-economically disadvantaged people. Under the programme, the beneficiaries are provided land, support for housing, income generation interventions and other essential socio-economic services.



Beneficiaries clearing the land for settlement purpose

The rehabilitation project in Bebjee targeted to improve the livelihood of landless as well as socio-economically disadvantaged farmers of Gakiling and Sangbaykha Gewogs who were mainly dependent on agriculture. Most of the beneficiaries earlier depended mainly on share-cropping or other field works for their sustenance and were living in dilapidated structures. The people did not have access to safe drinking water and proper toilet facilities.

The project provided them a platform to start their lives with a decent house and with availability of basic amenities and other socio-economic services. During the initial period of the project, the farmers were also supplied with the ration for first six months.

**HOUSING:** The project provided housing support for skilled labor payment of Nu.50,000, 60 CGI sheets with six ridging roof, 437 cft. of timber, and sanitation materials for every household.

The construction of houses started in 2012 and completed in 2015.

**WATER SUPPLY:** The project provided safe drinking water to all households including construction of tap stand and supplying of pipes.

**EDUCATION & HEALTH FACILITIES:** Through the project an Extended Classroom was constructed in 2012. The school was initially opened with first batch of 30 students and three permanent teachers. Non-formal education system was also started with one instructor in April 2012. In the same year an Out Reach Clinic for the community was also started.

**POWER SUPPLY & ROAD CONNECTIVITY:** The mainline for power supply was provided by BPC upto the village while materials and fittings for internal house wiring were supported by the project. The department of roads



Students of Extended Classroom (ECR)

has completed farm road survey from Dungkhag to rehabilitation site at Bebji and construction will begin soon.

**INCOME GENERATION INTERVENTION SUPPORT & OTHERS:**

The Rehabilitation Project site in Bebji under Haa D zongkhag has seen immense development within a short period of time. The project encouraged beneficiaries to carry out cardamom plantation and provided saplings which is now their main source of income. In addition, people were also provided with agricultural tools, different varieties of vegetable seeds and seedlings.

Considering the importance of



Beneficiaries after receiving Lag Thram on 14 December, 2011

land management in agriculture, farmers were provided relevant trainings on Land Management by the officials from National Soil Center and the RNR staff of Sangbaykha Gewog. The participants were imparted with

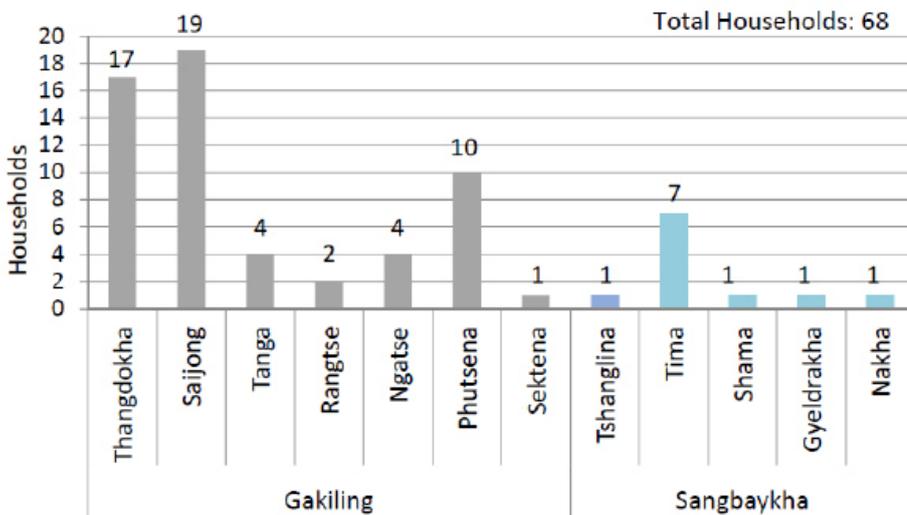
practical knowledge on land terracing, construction of stone check dam and log check dam. A separate training on preparation of compost and manure were also provided.

**BENEFICIARIES:** Out of 68 beneficiaries of households under Bebji rehabilitation project, 57 households are from Gakiling Gewog and 11 from Sangbaykha Gewog. The project area covers more than 185 acres of land and comprise of six villages of Bebji, Debji, DarjeYGang, Dongtse, Kharkha and Zomtokka.

Bebji rehabilitation project formally commenced from 14 December, 2011 where the former Secretary of Gross National Happiness Commission Dasho Karma Tshiteem as the Chief Guest issued Lag Thram to the beneficiaries. The project was successfully completed in June 2015.

The total expenditure for the project was Nu. 34.376 million with an average expenditure of Nu.0.505 million for each household.

**No of beneficiaries (Households: as per parent village)**



Outreach Clinic center at Bebji Rehabilitation Site

# Advocacy on prevention of substance abuse

Chithuen Phendhey Association (CPA), a Civil Society Organization conducted an advocacy programme to the staff of NLCS regarding the role of parents in relation to prevention of alcohol and substance abuse on 27th October 2017. CPA is a non-profit, public benefit organization that offers awareness, assistance and support to people affected by alcoholism and drug addiction. It was established as CSO under the patronage of His Majesty the King.

The Executive Director of the CPA began his programme by introducing their association's mission and objectives. CPA's vision is to be a nation's leading resource center for promoting a drug and alcohol-free society. The association is supporting and



Mr. Tshewang Tenzin, the CEO of CPA

counseling recovering addicts. They also provide post care training and other supportive services to prevent relapses and sustain recovery.

The awareness programme stressed on proper parenting and roles and responsibilities of

parents in keeping their children away from substance abuse. It was mentioned that parents have a greater responsibility to guide their children from walking the wrong path.

The program ended with more than 30 staffs registering as CPA Members.

## New Division Chiefs appointed



Mr. Benoy Tamang

Mr. Binay Tamang has been appointed as the Chief Survey Engineer of Geo-Information Division under the Department of Survey and Mapping. He has been serving as the Head of the Urban Land Division prior to his current position.

Former Wangdue Dzongkhag Dy. Chief Land Registrar Mr. Kuenzang



Mr. Kuenzang

has been appointed as the Chief of Land Management Division under the Department of Land Administration & Management.

Former Paro Dzongkhag Dy. Chief Land Registrar Mr. Sangay Tenzin has been appointed as the Chief Land Registrar of Rural Land Division under the same Department.



Mr. Sangay Tenzin

Mr. Samten Dhendup has been appointed as the Chief Land Registrar of the Urban Land Division under the Department off Land Administration and Management. Before, he has been serving as the Dy. Chief Land Registrar under the National Rehabilitation Programme Office.



Mr. Samten Dhendup

# Human Resource Development Program

To enhance the capacity of the Land Registrars and Land Record Assistants, the NLCS conducted a week long training program in Paro on the theme "Developing core competency of Land Record Officials" from October 23-27, 2018. The training covered e-sakor, map interpretation and related land rules and policies. The land record officials from the HQ, western and central Dzongkhags attended the training.



The Land Record Officials attending the training



The participants of the eCitizen portal training

The eCitizen Portal training for officials from 11 Dzongkhags (Paro, Haa, Dagana, Zhemgang, Trongsa, Bumthang, Mongar, Trashignag, Lhuntse, Trashiyangtse and Pemagatshel) was conducted in Paro from 25-27 December, 2017. The officials from respective Dzongkhag Thromdes, Revenue section, Land and Survey sector attended the training.

According to the provisions of Bhutan Civil Service Rules 2012, awards were given to the staff of NLCS with clean service records who have served the Tsa-Wa-Sum with full dedication and loyalty.

Five staff received the certificates and bronze pin for serving 10 years, one official received the Silver pin with certificate for serving 20 years and five officials received Gold pin and certificates for serving 30 years of dedicated service.



The recipients of the Civil Service Award 2017

# KNOW YOUR LAND ACT

## The Land Act of Bhutan 2007

### Rights and obligations of Landowners

#### Right to registered land

**Section 86:** The land registered in the Thram in the name of an individual person shall belong to him.

**Section 87:** All the members own the land registered in the Thram of a family. The Inheritance Act shall govern the entitlement to any land by the member of a family.

**Section 88:** With exception of the land registered in the Thram in the name of a family and a community for social and religious purposes, the share of land under joint ownership shall be considered equal among the joint owners unless otherwise specified in the Thram.

#### Interchangeability and use of land

**Section 89:** Except for Chhuzhing and the land categories falling within the Thromde, industrial, and protected agricultural areas declared in accordance with Section 302 of this Act, a landowner may interchange and use his other registered land categories to any other categories in accordance with Section 165 of this Act.

**Section 90:** The land for commercial agriculture farms shall be used only for commercial agriculture purposes as per the project proposal approved by the Ministry of Agriculture.

## Know the definition

1. Land for social and religious purposes means the land registered in the name of a community for its religious purposes such as Lhasey and Tshechu.
2. Land means the soil including building or other structure erected on the land, and all vegetation, but does not include any minerals.
3. Land record means Thram, Cadastral and any other records pertaining to land maintained by the Commission.

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