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His Majesty granted land kidu for Zhemgang Dzongkhag



A girl offering flowers to Her Majesty the Gyaltsuen during the public tokha in Zhemgang

His Majesty the King granted land *kidu* to 6,708 households and land substitutions to 10 households of Zhemgang dzongkhag on 16th September, 2014. Total area of 11,410.723 acres of land was granted as *kidu* for excess land and exempted excess cost payment of Nu.158.768 million.

The *Kidu* is part of His Majesty's ongoing land reform following the National Cadastral Resurvey Programme for the entire country. As per the Royal command, the National Land

Commission carried out a nationwide cadastral resurvey in 2008 and the first land *kidu* was granted for Lhuentse dzongkhag in 2009.

In his Royal address to the people of Zhemgang dzongkhag, His Majesty said that land is

central to the lives of the people because land provides **security of inheritance, security of home, food security and security of well being.**

So far, His Majesty has granted land *kidu* in 11 Dzongkhags.

Towards Faster Service Delivery

With setting up of the Help Desk at the entrance of the National Land Commission Secretariat, it is expected to render effective and efficient services compared to the past. Most of the everyday services provided by the office have been made easily accessible to the public. Unlike in the past people will not have to face difficulty of finding and getting to the relevant Sections for any land related enquiries they have for clarifications. The

Help Desk will now provide following services instantly if the people are coming to:

- Obtain provisional land ownership certificates
- Get cadastral maps of the plots for various purposes
- Viewing of landownership and content details
- Viewing of cadastral maps and enquiries of acreage
- Follow up on land transaction processes and related matters

The standard service procedures for the above services have been put in place to be followed by the Officials working in the Help Desk. Only those matters beyond the purview of Help Desk may have to be referred to the respective Division Chiefs or the Head of the Agency. Good news for the public is that all of the above services can now be delivered within a day.



NLC signed MOU with BOiC

The Memorandum of Understanding was signed between the National Land Commission (NLC) and the Business Opportunity Information Centre (BOiC) on 3rd September, 2014. The main objective of signing of MOU is to promote establishment of rural, cottage and small

industries by providing prompt and efficient delivery of public services and approvals.

In order to achieve the above objective, the NLC would be advising on land related matters, legal provisions, rules and procedures for different types of

land conveyances. It would also facilitate access to State Forest Land, survey, lease of land for projects financed by BOiC.

Mr. Rinchen Jamtsho, Land Registrar has been appointed as the focal official responsible for all matters related to BOiC from NLC.

NCRP Review Workshop

One day workshop to review NCRP spillover activities (SoA) was held on 03/07/2014 in the conference hall of the National Land Commission. The workshop was chaired by Honorable Secretary. All field staff involved in the NCRP SoA participated in the workshop. The workshop discussed the following issues;

- Status and Progress of the Spill-over Activity
- Assurance of the quality of field data
- Harmonization and integration of NCRP and Spill-over data
- Field level technical and le-

gal issues

- Human Resources issues

The main objective of the workshop was to discuss and resolve the above field related issues. The significance of the NCRP exercises was reiterated by the Hon'ble Secretary. He also com-

mended over the progress made so far and hard work put in by the field staff. He advised the field staff not to get into favouritism while providing services and work with high moral ethics and integrity.



Google Apps Training



The National Land Commission Secretariat was the first agency to train its employees on using the Google Apps for official purposes.

One day training on Google Apps namely GO LIVE users was conducted from 16th to 22nd July 2014. All employees of the NLCS were divided into 5 groups and IT Section coordinated the training. It is also in pursuit of Government's initiative to reduce paper usage and go electronics.

The Existing Procedure for Land Acquisition and Allotment of Substitution

The Agency intending to acquire shall submit an application to the Secretariat projecting:

- ★ the purpose and
- ★ the area of the land required for proposed acquisition.

The Commission Secretariat shall:

- ✦ Verify and confirm if the proposed acquisition is in the public interest.
- ✦ Ensure that conflicting national interests on land use if any are involved.

The secretariat shall arrive at a decision on the proposal within 2 weeks after receipt of the application:

- ✦ If the proposal is feasible, the Secretariat shall instruct the Dzongkhag/thromde Committee to conduct and prepare a detailed report.
- ✦ If the Secretariat rejects the proposal, with justifications, it shall inform the applicant accordingly.

The Dzongkhag Committee shall notify the landowner of the Government's intention to acquire land at least 120 days prior to the acquisition of the land if the Secretariat approves the proposed acquisition.

For Thromde, the Executive Secretary shall convey the intention of the Government to acquire land at least 120 days before the acquisition of land to the concerned landowner.

In case of feasible proposals, Dzongkhag/ Thromde Committee shall prepare a detailed report in the **Forms PLA(1) to PLA**

form (7) considering the following:

- I. Specify the compensation to be provided, based on the PAVA rate.
- II. In case of land substitution, relevant clearance certificates such as Forest and Nature Conservation Act and Environment Act.
- III. If chhuzhing is to be acquired for purposes other than Chhuzhing the compliance of Chhuzhing conversion requirements prescribed under Section 166 of the Land Act.
- IV. The location of the substitute land from rural area in compliance with Section 155 of the Land Act.
- V. Ensure compliance of restrictions as per sections 146, 148, 157 and 158 of the Land Act.
- VI. Survey report including cadastral maps indicating clearly the total area, location and identification of the land to be acquired and substitute land.
- VII. If it includes cash compensation the responsibility of the particular Government institution or Gerab Dratshang to pay cash compensation.
- VIII. Compatibility to the structure or Local Area Plan and Development Control Regulation on the purpose for which the land is to be used by the applicant in case of Thromde.

The Dzongkhag/Thromde Committee shall forward the detailed report to the NLCS within one

month after receiving the directives. The Secretariat shall submit the report to the Land Commission for its final decision. The NLC may approve or reject the acquisition.

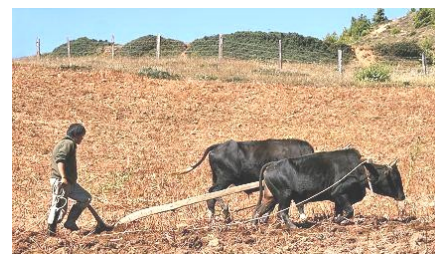
If not approved the Land Commission shall state the reasons of rejection. The Secretariat shall based on the grounds of rejection convey the applicant and the Dzongkhag/Thromde accordingly.

Upon approval of the NLC the Secretariat shall undertake the functions of registration and providing compensation as per relevant rules.

Thram's Corner

History

"Langdo" was another unit of measurement of land recorded in the Martham Chem for Eastern Bhutan. "Langdo" literally means a pair of oxen in Bhutanese language. One landgo of land was based on a plot which a pair of oxen could plough in a day. 3 langdos of Kamzhing equal to 1 acre while 4 langdos of Chhuzhing equal to 1 acre.



Land Rules and Regulations under review

A three day workshop on revision of Land Rules and Regulations was held at Paro from 18th to 21st August 2014. The main objective of the workshop was to make land rules and regulations easily implementable and sort out inconsistencies. Along with the revision of the rules and regulations the workshop also discussed on simplification of the existing land transaction forms. It was observed that there are many different kinds of forms with several pages.

The revised land rules and regulations is expected to be submitted to the Commission for further review and approval. Once

approved, land related forms would be simplified and number of pages reduced to make more user friendly.



KNOW YOUR LAND ACT

The Land Act of Bhutan 2007

Section 142: The Government may acquire a registered land for public interests.

Section 143: The Government may provide substitute land or cash compensation, or both, as compensation.

Section 144: Acquisition of land shall entail a fair compensation.

Section 145: Acquisition shall be in accordance to the procedures on acquisition of registered land.

Section 146: Acquisition of the land occupied by religious monuments shall be avoided.

Section 147: The landowner shall have the discretion to opt for substitute land or cash compensation offered by the Government in case of land acquired from rural areas.

Section 148: In case of the land acquired in Thromde, the landowner shall be provided ash compensation. If the land to be acquired is the only plot owned by the landowner in the Thromde, the Government shall consider a substitute land in the same Thromde. If the value of substitute land is inadequate additional cash compensation shall be provided subject to the value of land.

Section 149: Compensation shall be provided for the immovable property on the acquired land.

Section 150: Upon acquisition, if the remaining land parcel is less than 10 decimals, such land both in Thromde and rural areas shall also be acquired.

JICA support on 'Development of Geospatial Data' for Bhutan

By Tshering Penjor, Dy. Chief Survey Engineer

The royal governments of Bhutan and the JICA, Japan have approved the technical transfer project titled 'Development of Geospatial Data' for Bhutan. The project covers an area of 9850 Sqkm in the southern part of the country to develop a repository of digital geospatial fundamental data to support the socio-economic development activities of Bhutan. The project is scheduled to commence by the early 2015 within a timeframe of 32 months.

In the context, the preliminary study mission comprising five delegates from JICA and relevant agencies, Japan has arrived in Bhutan on September 8, 2014 and has departed on September 26. The primary objective of the mission was to carry out detailed study and develop strategy for the project and to endorse the Minutes of Meeting (MoM) in collaboration with counterparts and relevant stakeholders of Bhutan.

The mission has visited the major user agencies of geospatial data in Bhutan for needs assessment and has also visited the project area in Phuntsholing to discern the site conditions. Following a series of discussions between the counterparts, the MoM was signed between NLC and JICA on September 25, 2014.



JICA team's site visit to Kamji, Chukha to observe the existing control point and leveling Benchmarks



Signing the Minutes of Meeting (From left, Tomoyuki Yasuda (Mission Leader, JICA) Yoji Toriumi (Survey Planning), Mr. Ugen Takchhu (Surveyor General, National Land Commission), Mr. Rinchen Wangdi (Chief Program Officer, Gross National Happiness Commission)

NLC Officials meet Dzongdas

The Secretary and officials of National Land Commission met with dzongdas of 20 dzongkhags during the 21st dzongda conference. Some of the common issues raised by dzongdas were :

1. Delayed land substitution for the land acquired for developmental activities.
2. Inadequate cash compensation for the land acquired that is far below the market value.
3. Challenges in dismantling the houses constructed on Government land and encroachment of government land.
4. Providing land substitution before acquisition would delay land for mega projects which need immediate land.

The secretary informed the dzongdas that henceforth due processes would be followed while acquiring private land as per the Land Act 2007. Land substitution and compensation would be made before the land is acquired.

He emphasised that dzongkhag administrators and officials from the NLC secretariat need to



work closely to enhance the service delivery to people, and urged dzongdas to look into how lease land would benefit the community, not on individual basis.

The Secretary also requested dzongdas to look for potential areas for resettlement and rehabilitation program in their respective dzongkhag.

In order to strengthen the institution he informed the dzongdas about the plan to depute one survey engineer, land record officers and field staff on completion of the national cadastral re-survey program. With regard to capacity development, he shared that training for land record officers and surveyors in

dzongkhags and dungkhags are initiated under the government of India fund.

The officials presented the updated status of NCRP exercise and also requested dzongdas to conduct survey of absentee landowners, who did not turn up during the spillover NCRP.

With regard to the mega projects it was informed that detailed project report should cover acquisition of private land so that substitution can be worked out simultaneously. It was also important that the acquiring agency or the concerned agencies follow up on land substitution. It was the people who suffer due to delayed land substitution.

Bhutanese to Have Access to Reliable Geo-Information

By Yeshe Dorji, Chief Survey Engineer

A three member team from the Netherlands visited NLC from 20th to 26th August 2014 for the inception of a project on Access to Reliable Geo-information in Bhutan. The technical assistance project will

cover NLC, MoWHS, Thimphu Thromde and Bhutan Power Corporation in the field of land governance and geographic information system. The project will be implemented by Kadaster International of the

Netherlands and Bhutan's Centre for GIS Coordination, in partnership with VU University Amsterdam and University of Twente.

Human Resource Development & Management

By Tshering Tashi, HRO

The National Land Commission Secretariat, in the interest of public service and for the welfare of employees as well, has transferred some of its staffs to various Dzongkhags.

Transfer of staff

Sl. No.	Name	Designation	Place of transfer	
			From	To
1	Kuenzang Thinley	Land Record Asst.	Chhukha	Thimphu
2	Tshewang Tenzin	Sr. Adm. Asst.	NLCS	Chhukha
3	Sumcho Zangmo	Land Record Asst.	NLCS	Wandiphodrang
4	Tshering Yangzom	Land Record Asst.	NLCS	Punakha
5	Sangay Tshomo	Land Record Asst.	NLCS	Haa
6	Babjey	Surveyor	NLCS	Paro
7	Phurpa Gyeltshen	Surveyor	NLCS	Zhemgang

In August 2014, the NLCS was pleased to know that Mr. Karma Choeda, Land Registrar has been appointed as a Kidu Officer in Mongar Dzongkhag.

Training:

Towards capacity building of the organization the following staff have successfully completed training in various fields and some are still undergoing.

Sl. No.	Name	Designation	Field of training	Duration	Place of training
1	Tshewang Namgay	Offtg. Chief Adm. Officer	Public Relations Management, Finance & Accounting,	Two weeks	Philippines
2	Tandin Wangyel	Dy. Chief Procurement Officer			
3	Sonam Choden	Accountant			
4	Tshering Dolkar	Admin Asst.			
5	Tenzin Namgay	Head, CID	Land Development Policy and Planning	23rd Sept. To 13 Oct., 2014	Seoul, Korea under KOICA
6	Ugyen Tshering	LR, Mongar			
7	Boby Pradhan	Sr. Survey Engineer	Geo-informatics	22 nd Sept to 14 November 2014	Dehradun, India
8	Rekha Monger	HRO	OD Exercise	15 th to 29 th Sept. 2014	The Philippines

Mr. Yeshe Dorji, Chief of ULD who is also the Coordinator for Centre for GIS Coordination attended the conference on "Intergovernmental Consultative Committee on the Regional Space Application Program for Sustainable Development Disaster from 23rd to 26th September, 2014 at Bangkok, Thailand.

Flyers available for handy information

The National Land Commission Secretariat has prepared and published flyers for:

- ✚ procedures on land transaction,
- ✚ land substitution and
- ✚ land exchange.

It is now ready for mass distribution.

The main intent of publishing such flyers is to disseminate land related information and procedures to the public through various means. In most cases, people are not aware of the procedures of

different types of land conveyances and result in delay of transactions due to missing documents.

The flyers would help people to keep up with the changing rules and procedures of all land related matters.



Know the definition

1. Acquisition of land means taking over of a registered land by the Government for public interests after providing compensation in accordance with the Land Act 2007.
2. Allotment of land means allotment of the Government land or Government Reserved Forest land for use by the Government institution and Gerab Dratshang, providing substitute land upon acquisition, and granting of Kidu and rehabilitation land.
3. Exchange of land means where necessary in the interest of nation and /or for those landowners whose land have been destroyed by natural calamities, the Government may exchange a rural registered land with the Government Reserved Forest land.

Visitor's Profile

According to the record maintained by the registrar of the Secretariat, total number of 2,211 visitors visited for various purposes within 3 months period. As per the record 40 to 50 people visit the office

every working day. The highest number of visitors is recorded on Mondays and lowest on Fridays.

Majority of the visitors come to the Secretariat for obtaining provisional land ownership certifi-

cate for availing loan from financial institutions, timber and construction purposes, visa processing, farm road, cadastral maps of their plots for site plan, etc.

Farewell to Former Director

Mr. Tshewang Gyeltshen, the former Director of the National Land Commission Secretariat resigned after serving for more than 20 years. He joined the Civil Service in 1991. He was

the Chief Executive Coordinator of the National Cadastral Resurvey Programme and spearheaded the exercise from the beginning of NCRP. All staff of the NLC extended their heartfelt

gratitude and offered Tashi Lekmoen.

He has joined Bhutan Telecom as the new CEO on 1st September 2014. NLCS staff wished him all the best.



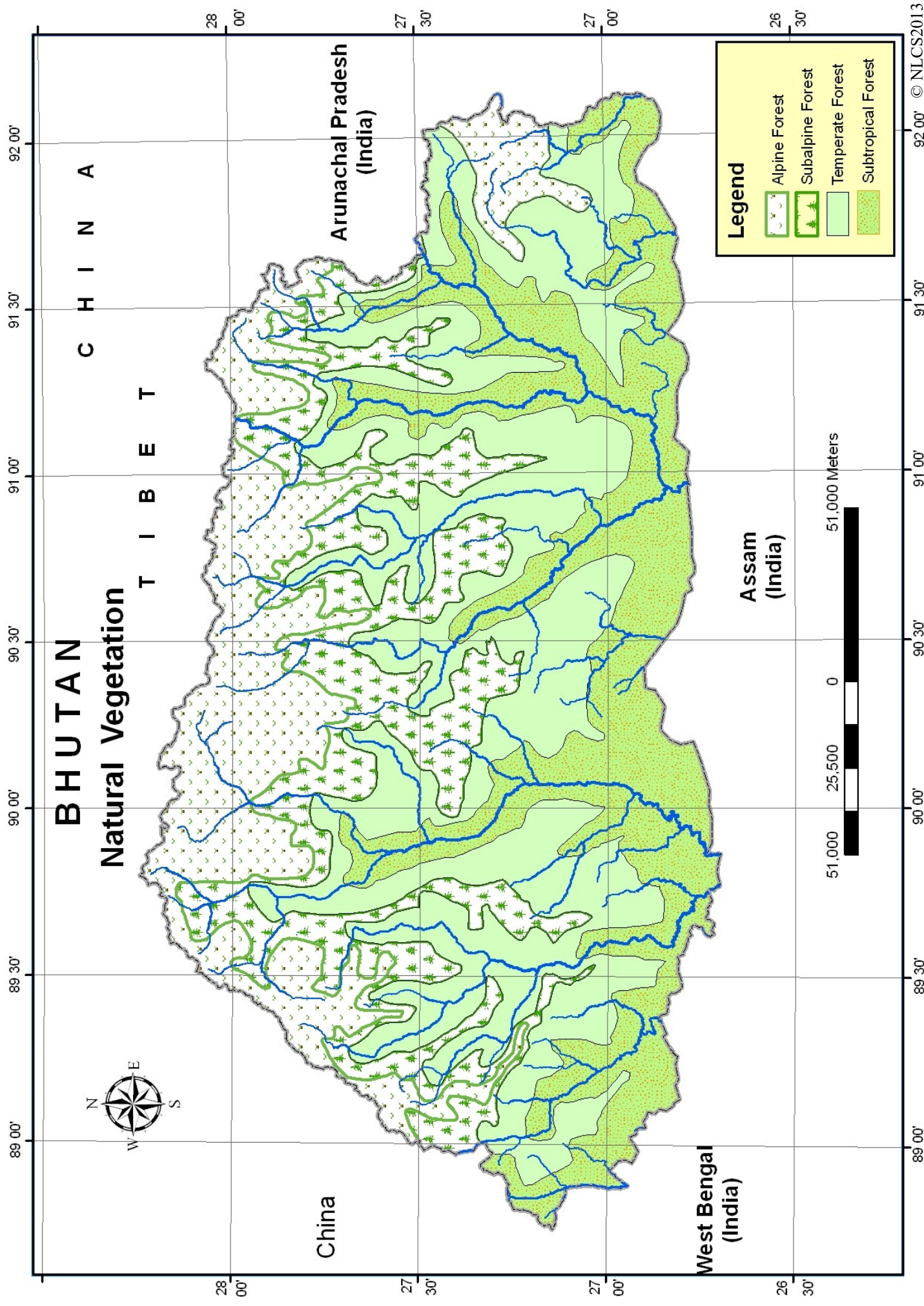
The Secretary, NLC presenting a token of memory on the evening of farewell



Snapshot



Finding time for recreational activity amidst busy schedule: Intra-pick up Volleyball match amongst NLCS staff at Changlimithang stadium during weekends



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