



# SaZhi

“Securing the priceless land for prosperity and happiness”



National Land Commission's quarterly newsletter

January–March, 2015 Vol. II, Issue I

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### Overall concept & advisor:

*Pema Chewang, Secretary*

### Editorial board

*Ugyen Tenzing– Specialist / Program Director, (NRPO)*

*Tenzin Namgay- Head ,RLD*

*Gungsang Wangdi- PPD*

## New Thrams issued



*Samdrup Jongkhar Dzongrab receiving new Thrams*



*Nganglam Drungpa receiving new Thrams of Pemagatshel Dzongkhag*

The Secretary of National Land Commission handed over 9785 Lagthrams of 11 gewogs of Pemagatshel to Senior Drungpa Nima Gyeltshen of Nganglam Drungkhag on 8<sup>th</sup> January, 2015 .

Likewise, on 28<sup>th</sup> January, 2015, 10729 Lagthrams of 11 gewogs of Samdrup-jongkhar dzongkhag were handed over to Dzongrab Phurpa Wangdi.

Till date, NLCS has handed over new lagthrams to 13 dzongkhags of Lhuntse, Mongar, Tashigang, Tashi-yangtse, Bumthang, Trongsa, Zhemgang, Punakha, Wangdiphodrang, Dagana, Haa, Pemagatshel and Samdrupjongkhar.

## Contract expires with the completion of NCRP



*Secretary bidding farewell to the contract staff*

The National Cadastral Resurvey Programme (NCRP) had started in June 2008 from Lhuntse Dzongkhag and ended with spill-over activity in Paro dzongkhag in February 2015. The massive resurvey of each registered land parcel of the entire country began with just 25 survey teams, 7 control teams and 20 land record teams in the beginning of the programme.

With the experience gained after the completion of resurvey in the first Dzongkhag of Lhuntse it was felt that the existing teams were insufficient to complete the resurvey of the whole country within the stipulated time frame of 3 years.

Considering the requirement of increased number of survey teams and land record teams,

the NLCS had recruited 217 staff comprising of Assistant Land Registrars, Surveyors, Land record Assistants, Survey Field Assistants and even Drivers. They were recruited in different batches and year on contract.

Their contract term expired on 28<sup>th</sup> February 2015. These contract staff were awarded with certificate of competency and appreciation in recognition of their dedicated service towards successful completion of NCRP.



*Hon'ble Secretary awarding certificate of appreciation to a contract staff*

## New Heads for Divisions

Following the superannuation and transfer of some of the Division Heads to other agencies, existing Division Heads were reshuffled and new Heads appointed for better administration and management of respective Divisions under the NLCS. Following are the new Heads of the respective Divisions:



Mr. Yeshi Dorji  
Chief Survey Engineer,  
Cadastral Information Division  
Contact No: 325219



Mr. Binay Tamang  
Dy. Chief Survey Engineer  
Head, Urban Land Division  
Contact No.: 334863



Mr. Tenzin Namgay  
Dy. Chief Survey Engineer  
Head, Rural Land Division  
Contact No.: 338066



Mr. Bishwanath Pradhan  
Dy. Chief Survey Engineer  
Head, Map Production Division  
Contact No.: 328177



Mr. Tshering Penjor  
Dy. Chief Survey Engineer  
Head, Topographical Division  
Contact No.: 322588



Mr. Kencho Wangdi  
Legal Officer  
Head, Legal Services  
Contact No.: 338945



Mr. Tshewang Namgay  
Ofttg. Chief Admin. Officer  
Head, Administration & Finance Division  
Contact No.: 336390



**Got any enquiry regarding your land?**

**Get your doubts clarified by dialling toll free number 152 during office hours.**



དཔལ་ལྷན་འབྲུག་གཞུང་།  
རྒྱལ་ཡོངས་ས་ཁུངས་ལྷན་ཚོགས།



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**ལཱ་ལྷན་**  
བཟའ་ཚང་གི་བདག་དབང་།

**Land Title Certificate**  
*Family Ownership*

གཞན་འགན་ཁུངས་	ལོ་རྒྱུས་	ལོ་འཛིན་	ལོ་འཛིན་གྱི་ལུས་	ལོ་འཛིན་གྱི་ལུས་	ལོ་འཛིན་གྱི་ལུས་	ལོ་འཛིན་གྱི་ལུས་	ལོ་འཛིན་གྱི་ལུས་
མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།
མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།
མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།	མཚན་མིང་།
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རྒྱལ་ཡོངས་འབྲུག་གཞུང་།  
ལྷན་ཚོགས་ཀྱི་འཕྲོད་བསྐྱེད་ལས་ཁུངས་།

རྒྱལ་ཡོངས་འབྲུག་གཞུང་།  
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# Geospatial Data for seven southern Dzongkhags

By Tenzin Norbu, Survey Engineer

The project opening seminar for "Development of Geospatial Data in Bhutan" under the Japan International Cooperation Agency's (JICA) financial and technical support was held on 16th March 2015 to discuss the output and activities of the Project. The seminar was attended by Dzongdas of the seven southern districts, Thromde officials, JICA project team, officials from relevant agencies and the media.

The project was launched and would take three years to complete.

The project is aimed at delivering following outputs:

- Development of Geospatial information with clear contents and quality, and ease of understanding for users in the



Opening address by Ms. Yumiko Asakuma, Chief Resident Representative of JICA

seven southern districts of Bhutan.

- Technology transfer intended for NLCS staff for independent development.
- Technical assistance for utilization in agricultural and infrastructure development applications.

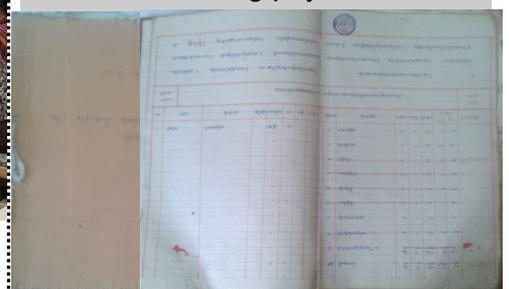
## Thram's Corner

### History

The chain survey for the whole country was completed by 1972 and its outcome was Acre Zindre Thram. Acre Zindre Thram literally means the draft acreage thram derived from chain survey. Based on the Acre Zindre Thram Acre Sathram was introduced meaning land holding size maintained in unit of acres. The Acre Sathram was prepared and endorsed from 1967 till 1973. The land previously recorded in the Martham Chem were registered in Acre Sathram and new land registration was done after making payment.



Centre for Geographical Information System Coordination (CGISC) members and stakeholders attending the project opening seminar



Acre Sathram of 1973

## A team of RBA personnel undergo survey training

Royal Bhutan Army personnel were provided a customised training in Cadastral Survey and Land Administration. 88 RBA personnel including 5 officers were trained. They will be taking up the third phase of the NCRP starting from Punakha on 20<sup>th</sup> April 2015. They will survey pending and absentee cases.



*Top: Resource persons from NLCS;*

*Below: RBA personnel undergoing practical training in surveying*

## Head of Rural Land Division superannuates



*Former Head of Rural Land Division*

Mr. Sonam Jamtsho, Deputy Chief Land Registrar who headed the Rural Land Division completed his service term on 1<sup>st</sup> March, 2015. He was also one of the senior most staff in the National Land Commission Secretariat. He joined his service in 1979 and superannuated after

more than 36 years of dedicated service.

He started his career as a Lower Division Clerk (LDC) in the then Land Records Office under Ministry of Finance. During his tenure, he was instrumental in the development of land registration system.

## Flash back of milestones attained in 2014

### Milestone 1

#### Enhancing service delivery

Quarterly Newsletter of NLC "SaZhi" published

Published Flyers on land conveyance procedures.

Published brochure on the latest Bhutan land information at a glance(2014)

Introduction of Hotline 152

Formed a special team and resolved pending land substitute cases



Set up Help Desk

Revamped IT Services (increased bandwidth from 4 mbps to 10 mbps)

Held 3<sup>rd</sup> Annual NLCS Conference

Instituted in-house coordination meeting

Developed Standard Operating Procedures

Instituted coordination meeting with Thimphu Thromde on quarterly basis .

Trees planted in the office premises

### Milestone 2

#### Institutional development

### Milestone 3

#### Enhancing Land Governance

Revision of Land Rules & Regulations 2007

Drafting of Land Policy

Drafting of Data Sharing Policy for Geospatial Data

Initiate to resolve and prevent encroachment of State land

Revision of Rehabilitation Strategy

Development of Land Bank

Standardized land size for leasing of Commercial farming



## Milestone 4

### National Spatial data infrastructure development

Land Cover Atlas of Bhutan

Launched National Geospatial Portal  
[www.geo.gov.bt](http://www.geo.gov.bt)

Organization of Geo Information Expo

Enhancing access to reliable geo-information project under the Dutch financing

Development of Geospatial Data project under JICA financing.



Handed over Thrams of Thimphu & Gelephu Throms (2727 thrams of Thimthrom & 2259 thram of Gelephu Throm)

Zhemgang Dzongkhag  
(7170 Lagthrams issued)

Pemagatshel Dzongkhag  
(9784 Lagthrams issued)

Samdrup Jongkhar Dzongkhag  
(10616 Lagthrams issued)

## Milestone 5

### Issuance of New Lagthrams

## Milestone 6

### Special Capacity & Skill development

Training on Management for Mid Level Manager- "Understanding self, leading others, inspiring colleagues and client care" at IMS

Basic Cadastral Survey Training for RBA personnel

Introduced Integrated Training Programme to be held at Tashigatshel, Chukha

MoU signed with Anti-corruption Commission on information sharing.

NLC signed MoU with BOIC

Integrity pack signed with Land Record Officers and Surveyors of Dzongkhags, Drungkhags & Thromdes

## Milestone 7

### Others

## Secretary meets Gewog Officials of Pemagatshel

A team from NLCS led by the Secretary visited in the eastern Dzongkhag of Pemagatshel. The main purpose of the tour was to familiarize with local government officials and resolve land related issues at local level.

Pemagatshel Dzongkhag is one of the far flung Dzongkhags with one Drungkhag and 11 gewogs.

The visit began from gewogs under Nganglam Drungkhag. Starting from the first gewog of Norbugang and followed by visit to Borangmo Rehabilitation program site the tour ended by visiting Nanong gewog and Khenadannng Rehabilitation Site.

During the visit a number of land issues were resolved and people's doubts related to land clarified. Moreover, the people were sensitized on their respon-



*NLC Secretary lending ears to local leaders regarding land issues*

sibility to make best use of the land resources and refrain from encroaching on state forest land.

different types of land ownership such as individual, family and joint ownership.

Besides, people were also briefed on importance of Lag-thrams and understanding its content. It was also an opportunity for people to know about



*Local leaders of Chokhorling gewog*



*Local leaders of Dechenling gewog*

## Human Resource Development program

By Tshering Tashi, HRO

### Ex-country

The first quarter of the year 2015 has seen staff sent abroad for various training programs. Following staff underwent short term training in the Philippines.

Sl.	Name	Position Title	Course Title
1	Tshering Wangchuk	Sr. Survey Engineer	Land Survey, Administration & Management
2	Bijay Pradhan	Survey Engineer	
3	Nima Gyelpo	Sr. Survey Engineer	
4	Tenzin Namgay	Assistant Land Registrar I	
5	Karma Dendup	Land Record Assistant III	
6	Rinzin Dorji	Land Record Assistant I	
7	Phuntsho	Sr. Technician III	Operation & use of latest Surveying Instruments
8	Tshering Tashi	Human Resource Officer	Succession Planning: Developing Leaders from Within

### Space based Technology for Disaster Risk Reduction in Dehradun

Mr. Phuntso Namgay, Survey Engineer, has attended the workshop in “Space based Technology for Disaster Risk Reduction” in Dehradun from 13-17 April 2015, which was organised by The Department of Disaster Risk Management.

### In-country

The Division Heads of NLCS have participated in training titled “Strategic Management” on 10 & 11 March 2015. The Division Heads included:

- |  |                                 |
|--|---------------------------------|
| 1. Yeshi Dorji, Offtg. Director/ Head, CID | 6. Tenzin Namgay, Head, RLD     |
| 2. Binay Tamang, Head, ULD                 | 7. Biswanath Pradhan, Head, MPD |
| 3. Tshering Penjor, Head, TOPO             | 8. Gyeltshen, Head, PPD         |
| 4. Tshewang Namgay, Head, AFD              | 9. Kencho Wangdi, Head, LS      |
| 5. Til Bdr. Ghalley, Accounts Officer      |                                 |

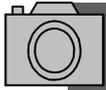
## Obituary



The staff of National Land Commission Secretariat deeply mourn the untimely demise of Mr. Nima Tshering, who left for his heavenly abode on 9<sup>th</sup> February, 2015. He served as the Chief Survey Engineer of Topographical Division under National Land Commission Secretariat.

He was a selfless and dedicated officer in serving the public and displayed loving kindness to his subordinates. His memory will always remain in our hearts.

We extend our heartfelt condolences to his family members and sincerely pray for blessings in spirit and strength at this difficult time. May his soul rest in peace!



**Snapshots of gewog tours under Pemagatshel Dzongkhag**



*Local leaders of Yurung gewog*



*Local leaders of Zobel gewog*



*Local leaders of Chimung gewog*



*Secretary talking to beneficiaries of Borangmo Rehabilitation programme*

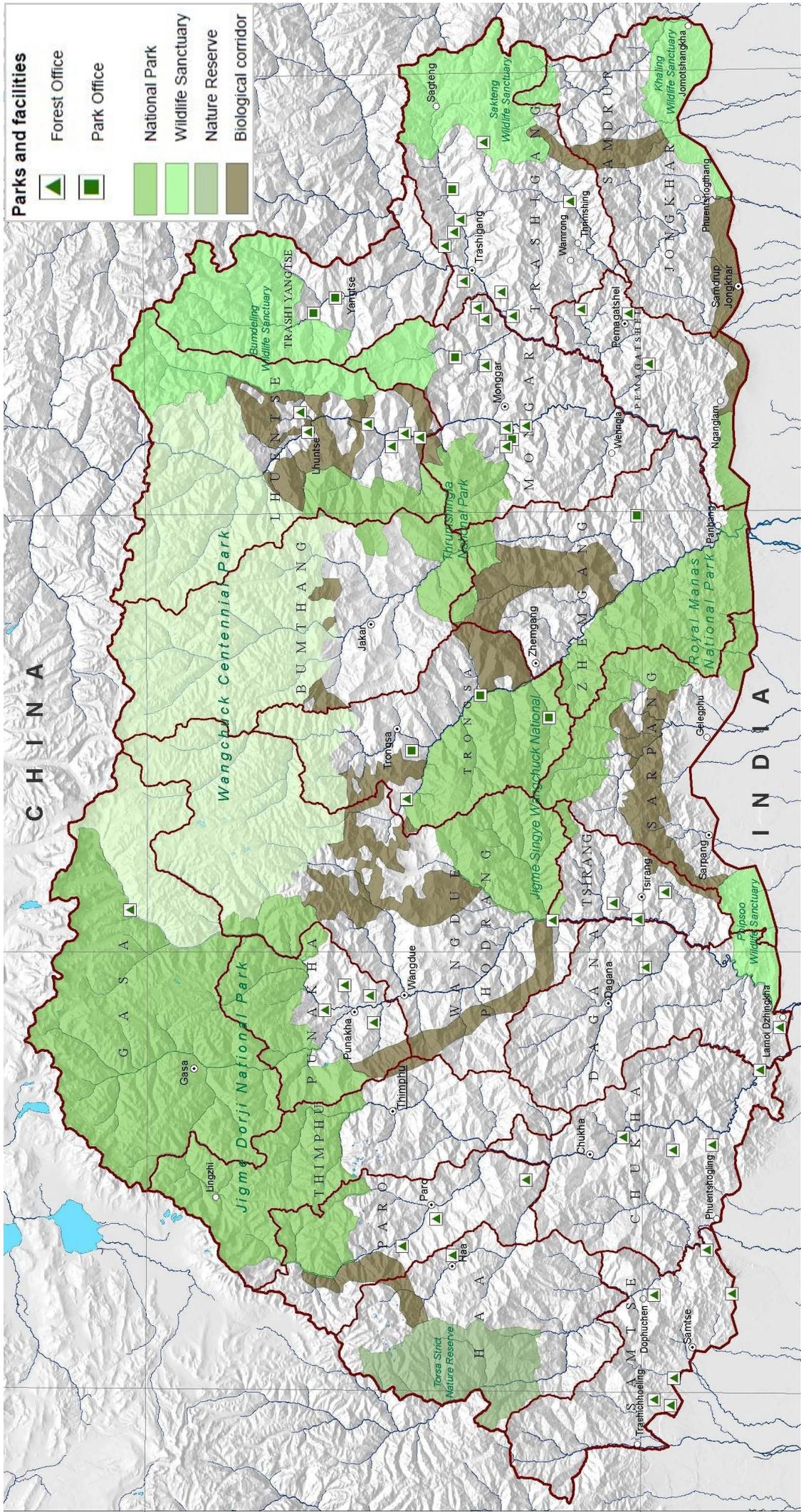


*Local leaders of Khar gewog*

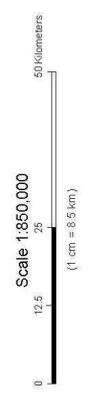


*Local leaders of Shumar gewog*

# National Parks & Biological Corridors of Bhutan



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# KNOW YOUR LAND ACT

## The Land Act of Bhutan 2007

**Section 18:** The land categories recorded in Thram pursuant to the Land Act 1979, shall be annulled and replaced hereafter under any of the categories prescribed in Section 19 of the Act, subject to the provisions of this Act.

**Section 19:** The land owned by different persons shall be categorised and registered in the Thram under one or more of the following land categories:

- A) Chhuzhing.
- B) Kamzhing
- C) Cash crops land used for
  - 1) Apples
  - 2) Orange
  - 3) Cardamom
- 4) Any other cash crops
- D) Residential land
- E) Industrial land
- f) Commercial land
- g) recreational land
- h) Institutional land
- i) Any other category of land designated by the Commission from time to time.

## Know the definition

1. Chazhag Sathram means the sole authoritative document that shall record and establish the legitimacy of title to land parcel maintained by the Commission Secretariat or its authorized agency.
2. Chhuzhing means irrigated and/ or bench terraced agricultural land for paddy based cropping system.

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

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