



SaZhi

“Securing the priceless land for prosperity and happiness”



National Land Commission's quarterly newsletter

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Overall concept & advisor:

Pema Chewang, Secretary

Editorial board

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Local Government officials during the Annual Dzongda and Annual Gup Conference repeatedly raised issues on limited land surveyors and related facilities in various Dzongkhags and Gewogs, which ultimately

Dzongkhag Land Sectors receive utility vehicle for faster service delivery



New utility vehicles to be distributed to Dzongkhags

had hampered delivery of fast land services. During Conference the Secretary of NLC assured that extra survey personnel and vehicles would be deployed after completion of the NCRP.

the NLCS handed over Bolero pickups to 15 Dzongkhag Land Sectors on 21st August, 2015. With improved facilities and human resources it is expected that people would enjoy efficient land services.

In keeping with the commitment

Agreement signed between NLC and BT on contact centre



NLC Secretary and CEO of BT L

An agreement was signed between National Land Commission and Bhutan Telecom Ltd. on contact centre which had been established in the Help Desk of NLCS.

The main purpose of setting up contact centre is to facilitate

landowners in clarifying any query pertaining to their land without having them to come in person to the office. Anyone who wishes to seek clarification on and related issue can dial toll free No.152 during office hours.

State of National Language in NLCS

The Dzongkha Development Commission has identified its representation in most of the Government Ministries and Autonomous agencies. While there are Dzongkha Coordination Officers in some of the Ministries there are Dzongkha Focal persons in other agencies.

As per DDC's programme assessment of Dzongkha Development activities had been carried out of the National Land Commission Secretariat on 15 & 16th June, 2015 like in other government agencies. It was found that use of Dzongkha and coordination of Dzongkha Development programs in the office were implemented as per DDC's policy and programmes.



Chief Program Officer, Tandin Dorji of DCC presenting the assessment report

DDC has recommended constitution of a Dzongkha Development Committee in the Secretariat, appointment or recruitment of Dzongkha Coordinator through RCSC and sub-

mission of progress reports of Dzongkha Development activities carried out in the Secretariat.

NLCS website re-launched

The Secretary of NLC re-launched the official website www.nlcs.gov.bt on 25th August, 2015. The ICT section of the Secretariat had developed an official website to replace the earlier one which was not dynamic.

The latest website has additional features which were not present in the earlier version. Most of the information of procedures on land transactions, surveying and activities of the Secretariat are made available for the viewers.



Re-launching of NLC website and presentation on new features

Land lease rules & regulations under review

By K. C. Tshering, Head, Lease Section

A Task Force has been formed to review the existing Land Lease Rules and Regulations 2009. Members of the Task Force comprise officials from the Ministries of Economic Affairs, Agriculture and Forests, Works and Human Settlement and National Environment Commission and National Land Commission as the coordinating agency.

The task force held the first round of meeting on 6th August and second round on 1st September, 2015. During these meetings the existing rules were thoroughly reviewed and its shortcomings and limitations were identified. Some of the issues were area discrepancies between reports and clearances by different agencies, effective date of lease, and lack of standard lease agreement, among others.

The leasing of state land to facilitate socio-economic development may not be sustainable in the long run as land is a finite resource. The Land Act specifi-



Land lease task force meeting

cally mentions that there should not be any ceiling in the leasing of state land for economic activities. Therefore, there is a need for certain regulation and standardization in leasing scarce land.

The task force has come up with their findings and recommendations that will be submitted to the Commission for further review and revision of the existing lease rules and regulations.

Draft policy framework for land

The Heads of various Divisions under the Secretariat and officials from Policy and Planning Division undertook two days retreat programme in Paro on drafting land policy framework from 25th to 26th July 2015. As the land policy would cover

various other existing acts and policies affecting land the Secretariat decided first to identify issues that would be covered by the policy. Identified issues were then grouped under the broad topics that would become sections in the policy.

Thram's Corner

History

New Sathram Compilation (NSC) was carried out after the Plane Table survey starting from Paro in 1985 till 2005 in Zhemgang which ended after 17 years. The main objectives of the NSC were:

1. To verify the legality of land claimed during PT survey.
2. Segregate legal and illegal lands
3. To compute and formalize excess land
4. Compile New Sathrams.

During the NSC time plots were categorized into following types:

- Y- Illegal plots
- Z- willfully surrendered excess lands
- X- legal plots left unused for more than 12 years and forfeited
- T-Government lands occupied by houses

Friday Forum to garner professionalism in public speaking

In any workplace the task involves oral as well as written communication. Public speaking is one of the most important oral communications that has far reaching impact on the audience.

Definitely officials have to make formal oral presentations such as speaking in a workshop or conference, leading a group discussion, present a report or give a lecture. But only a few can make a good presentation and share ideas in coherent manner.

The officials of the National Land Commission Secretariat not only have to directly interact with the public but also have to make presentations about their duties and sensitize rules and regulations. To enhance the presentation skills and public speaking the Secretariat has introduced a



One of the speakers giving a speech on Friday Forum

platform called “Friday Forum”. The forum takes about 30 minutes which is divided among 5 speaker who get 5 minutes each. Five speakers are identified based on their voluntarism, from each Division. The session will be held every Friday at 4:30 to 5:00 and everyone working in NLCS will get chance to speak

in front of a gathering.

To build confidence and gain momentum, for the first round all the speakers are given the freedom to speak on whatever topic they choose to talk about. But from the second round all the speakers would be made to give a formal speech to develop professionalism in public speaking.

Field visit to Merak & Sakteng gewogs of Trashigang Dzongkhag



Public gathering for a meeting in Sakteng gewog

A team of NLCS official led by the Secretary visited to Merak and Sakteng gewogs of Trashigang dzongkhag from 12th to 22nd September 2015. The purpose of visit was to study the land related issues of the two gewogs.

As of now, there are 231 households in Merak gewog with 249 thramholders and 336 households with 589 thramholders in Sakteng respectively.

Performance Management System

Performance Management System (PMS) is one of the key five reforms introduced by the Royal Civil Service Commission to differentiate performers from non-performers in the civil service. A day long hands-on training was conducted to the employee of the NLCS on the new system by the PMS Task Force on 10th August 2015.

The main objective of the new system is to enhance performance of civil servants by aligning work of an individual to the organizational strategic plans.

Every individual employee has to prepare individual work plan in line with the activities to be undertaken for achievement of the goals. The IWP has to be



Workshop participants learning how to prepare individual work plan

based on the logical framework and follow the Result based Management method.

Based on the organization's vision, mission and objectives, employees were made to understand and work towards achiev-

ing them. Participants also learnt how to prepare individual work plan by adopting Division/Sector level outputs and indicators from the agency performance objectives.

Mission 4A from the Netherlands



Participants get hands on training from expertise of the Netherlands

As a part of the project "Access to Reliable Geo-information in Bhutan" mission 4A from the Netherlands were in the NLCS from 14th to 18th September, 2015. Mr. Wim Feringa and

Javier Morales conducted training for the participants on following subjects.

- Design & setting up database

- Data creation & database population
- Query Database
- Working with QGIS
- Design & create services
- Web interface

The training objective was to establish a good theoretical and practical foundation for the stakeholders to design a stable and secure environment for reliable Geo-information in Bhutan.

The 26 participants including members of Centre for Geographical Information System Coordination (CGISC) and NLCS attended the training program.

NCRP phase II completed in Punakha Dzongkhag

A selective group of Royal Bhutan Army personnel were provided a customised training in Cadastral Survey and Land Administration. This group led by some Survey Engineers from the NLCS had undertaken the NCRP phase II starting from Punakha on 20th April 2015.

The team has surveyed the pending cases and absentee landowners during the first NCRP, and verification of kasho land area. During the II phase of NCRP total of 231 Thramholders' pending cases were resolved and verified 294 Thramsholders' kasho land area.



Army personnel setting out to survey land in Punakha

Visitor management system established



Help Desk staff attending the clients

NLCS has developed a system to record daily the visitors in the office for various purposes. The system maintains data such as name, dzongkhag, purpose of visit and phone numbers of the visitors. Referring the record

maintained, an Officer in-charge randomly selects a number and enquires about the services he or she received from the office. The feedbacks from the visitors are collected in order to further improve the services.

Help Desk

Similarly, to accommodate increasing number of visitors in the office, the Help Desk counter has been extended and put facilities for waiting clients while their requests are being processed.

Following services can be now availed from the Help Desk:

1. General enquiry on land details by a landowner for both urban and rural areas
2. Provisional Land Ownership Certificates
3. Cadastral maps request for site plans and other purposes
4. Ask help for Office directory

KNOW YOUR LAND ACT

The Land Act of Bhutan 2007

Non-occupation and use of Kidu and rehabilitation land

Section 215: If the Kidu or rehabilitation land is not occupied and used by the landowner within 3 years from the date of allotment, it shall be deemed that he has the intention to abandon his rights on the land.

Section 216: The Local Authority shall be responsible to monitor and report to the Commission Secretariat as and when such situation arises in its jurisdiction.

Section 217: The Local Authority shall issue a written notice to the landowner stating the requirement to occupy and use the land.

Section 218: If after 180 days of serving the notice, the landowner does not occupy or use the land, the Commission Secretariat upon recommendation from the Local Authority shall submit a report to the Office of Gyalpoi Zimpon. In the event the ownership of land is annulled, the land shall be taken over as the Government land or Government Reserved Forest land.

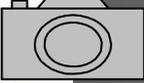
Know the definition

1. Compensation means either substitute land or cash payment or both provided to the landowner upon acquisition of his land.
2. Coordinates are values which specify the location of any points on the surface of the earth with respect to a reference system.



Do you have any enquiry regarding your land?

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



Snapshot from Integrated Training Programme for NLCS



*IV Batch of Trainees
Team Leader: Mr. K.B. Tamang
Specialist, MPD*



*V Batch of Trainees
Team Leader: Mr. Tshering Penjor,
Head, Topo Division*



*VI Batch of Trainees
Team Leader: Mr. Bishwanath
Pradhan
Head, Map Production Division*

Personal Reflections



*By Tshering Tashi,
Human Resource Officer, HRD*

I have visited very corner of our eastern countryside for the first time after joining service. May be I must have travelled several times from west to east just to get to my college, Sherubtse. However, this time I travelled as an office bearer with the Hon'ble Secretary. It is also the first longest tour I travelled in service. My experience will be totally different and from my own perceptions I recount all those moments that captured my mind.

Many might have been to third countries and seen so many varying people, cultures and structures. Some can narrate history of other country so well that they may even outdo its own people. But then how many of Bhutanese know the history of our own little village? I wonder how many of our people really know about remote life of Bhutan and rejoiced the pristine flora and fauna of rustic rural of our country. For those who were brought up in urban centre would hardly have any idea about our remote villages. The tour opened

up my heart to my own country fellows who live in different terrain mostly dependent on agriculture and for that matter happily.

The tour was not just to interact with the local leaders of gewogs of Pemagatshel but also to see the different environment and nature along our journey. Landscape seemed so formidable from afar yet very pleasant upon approaching near. We had to travel from precariously steep edge of a river bed to cut across neck of a mountain to reach different gewogs.

For Rinchen and me it was the first time in Pemagatshel Hon'ble Secretary called us as foreigners. In between he would also act as a tourist guide, jokingly. Indeed, we were foreigners in those wild and new places of remote gewogs of Pemagatshel. Starting from three gewogs of Nganglam Drunkhag to rest of the 8 gewogs of Pemagatshel the tour was scheduled tightly.

We had an opportunity to visit Borangmo and Khenadang rehabilitation sites where beneficiaries of the rehab program expressed immense gratitude to His Majesty the King for uplifting their living conditions. Recounting their

past hardships and comparing with the current ease of living, I could see inevitable tears in their eyes behind the joys they expressed and smiles on the face.

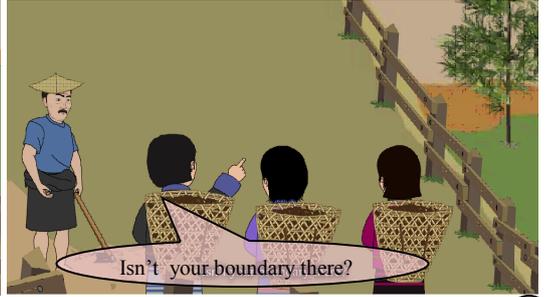
Our journey through different gewogs was adventurous and learning experiences. The sublime beauty of the unexplored remote countryside of our own country has left a permanent scar in our heart.

While it was familiarization tour in 11 gewogs of Pemagatshel dzongkhag where Secretary clarified and resolved most of the land related issues, we followers were wonderstruck by splendid varying topography shaping the scenic beauty of the Dzongkhag. It will be one of my life time experiences that would remind me of how our people in remote areas live harmoniously with nature.

I prayed and thanked the energy drive in me that treasured the natural beauty of my country. I promised myself that I would not dare to miss another chance to visit such places that I have not visited, which would definitely be in the Kingdom of Bhutan and nowhere else. .

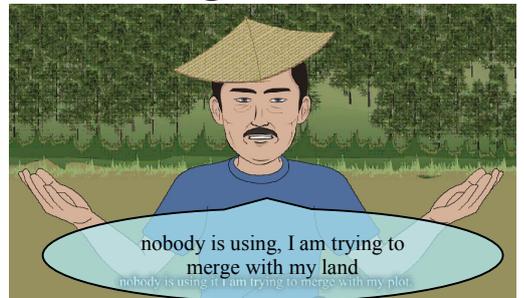
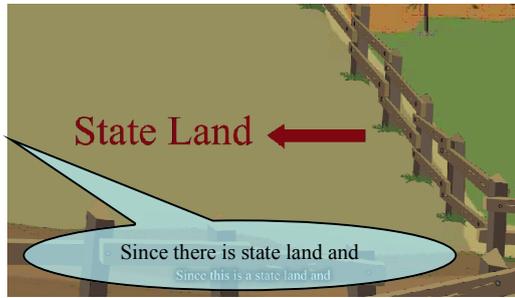
Ap Drugyel's comic

Village girls come across while witty Ap Wang Drukgyel digs state land outside his boundary.



Ap Wang Drukgyel explains his intentions of digging on state land.

Since it is state land he wants to merge with his registered land



A girl tells him that it is state land and belongs to community as well.

Girl informs him that Land Commission notified that those who encroach state land would be dealt seriously.



This Ap Wang Drukgyel's comic informs all that it is offense to encroach on to state land as per provisions of the Land Act 2007.

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Please visit our website:
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