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Land Use Certification (LUC) system has been piloted in four gewogs of Maedtsho, Menji, Jaray and Kurtoed under Lhuntse Dzongkhag in 2017 with 33 youths taking up integrated agriculture farming. Another two LUC sites of Themdrang in Silambi gewog and Nyamaed in Ngatshang gewog under Mongar Dzongkhag were also piloted in April, 2018.

With starting of LUC pilot sites in Pema Gatshel, Samdrup Jongkhar, Trashigang and Trashi Yangtse Dzongkhags, LUC pilot project covers all eastern Dzongkhags. Land Use

Land Use Certification pilot project covers Six Eastern Dzongkhags



The officials helping youth group during inauguration of a LUC site

Certificate Task Force (LUCTF) and the respective Dzongkhag LUC Committee (DLUC) jointly identified and developed the LUC project sites.

There are total of 13 LUC pilot project sites in eastern Dzongkhags ranging from 5 to 15 acres in area and the number of youth ranges from 4 to 24 in a group in these sites.

The LUC system for unemployed youth groups is expected to help sustainably manage and enhance productive use of land; encourage next generation farming through farm mechanization and large scale production to promote enterprising farming; and to enhance rural economy.

Detail figure in page 2

eSakor to be upgraded soon

The eSakor is an online land transaction system that was developed in 2011 as an outcome of the National Cadastral Resurvey Programme (NCRP). The NCRP has been the fundamental for gearing towards building nationwide up-to-date cadastral

and land information database that is most accurate and reliable. The unit of measurement in rural areas is decimal whereas it is square foot in urban areas. Due to the difference in the unit of measurement there were two different online systems viz,

rural and urban esakor systems. The urban esakor system was upgraded to e-citizen portal where every landowner can apply for not only land transactions but also flat or building transactions.

The rural esakor system was connected only to Dzongkhag

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land sectors and landowners had to submit their land transaction forms in hard copy to the respective gewogs. The gewog offices had to then submit forms to the respective Dzongkhags upon completion of

observation period of 30 days. The current esakor upgradation is aimed at integration of both rural and urban esakor systems making one system for both the urban and rural land transactions.

The new system is not going to be just an integration of the two systems but also have many new features such as tracking of transactions and viewing of land details etcetera.

Through the lens of Legal Division

Prior to the enactment of the Land Act of Bhutan 2007, it was the mandate of the Judiciary to entertain all land related issues such as processing land transaction and adjudication of land disputes. However, with the enactment of the Land Act, the land administration and management is entrusted to the National Land Commission Secretariat. The Land Act vests the Commission Secretariat with the authority to deal with certain land disputes.

The Sections 45 to 50 of the Land Act, the directives of the Hon'ble Chief Justice, and the provisions of Dispute Settlement Guidelines, 2018 clearly and undisputedly confers the authority to the Commission Secretariat in matters concerning disputes related to Thram, error in cadastral records and /or the area occupied on ground. Accordingly, such land issues are dealt by the Commission Secretariat before the parties approach the court of competent jurisdiction. The decision of the Dispute Settlement Committee is an administrative decision and is subject to judicial review by the judiciary.

Sl. No.	Issues	No. of cases	Dzongkhag
1	Boundary Disputes	4	Paro (3) & Samtse (1)
2	Encroachment on state land	2	Each from Paro & Wangdue Phodrang
3	Ownership claim	3	Each from Paro, Sarpang & Thimphu
4	Thram transaction	2	Each from Chukha & Paro
5	Sale/ purchase	2	Each from Paro & Tashiyangtse
6	Illegal transaction	1	Tsirang
	Total cases	14	

Land disputes by type Dzongkhag for a quarter of the year

The type of land disputes entertained by the Dispute Settlement Committee are disputes relating to error in Thram or cadastral records, boundary issues, plot correction, two or more owners' claim over the same plot and related matters.

The subject matter of disputes relating only to sale-purchase, inheritance, easement rights and cases appealed from the decision of Dispute Settlement Committee are dealt by the Court of competent jurisdiction.

The Legal Division under the Commission Secretariat received a total of 14 cases in the month of July to September, 2018, out of which 3 cases were decided by

the Dispute Settlement Committee during the 53rd and 54 DSCM held on 7th September, 2018 and 25th October, 2018 respectively. And 6 cases were dismissed as per Section 34 of the Dispute Settlement guidelines 2018 and 5 cases are under investigation by the Division.

The highest type of cases received by the Division is related to boundary followed by cases related to encroachment on State land and ownership claim by two or more persons over the same land. The Division received the highest number of cases from Paro Dzongkhag i.e 7 cases, and no cases were appealed to the Royal Court of justice so far.

NLCS makes a presentation to the National Council

The National Land Commission Secretariat (NLCS) received a request by the Natural Resources and Environment Committee (NREC) of the National Council to present them on status of Sokshing, Tsamdro and the state land lease, land conversion and substitution, in the country. As requested, on the 18th September, 2018, a team of officials from the NLCS led by the Secretary made presentations on status of Sokshing, Tsamdro and state land lease, land conversion and substitution. Further, the statistics of land, updates on the initiatives of the Secretariat and additional information were also presented to the Committee.

The presentations covered the status of the Secretariat's initiatives



Q&A session between the Hon'ble NC members and the NLCS officials

and programs, challenges and the interventions to further ease and enhance the mechanisms of service delivery to the people.

Following the presentations, there was an interactive Question and Answer session between

the Hon'ble National Council members and the officials of the NLCS on issues pertaining to land. The meeting concluded with the two agencies agreeing to work together and support each other whenever possible and required.

Land Use Certification system sensitized to the Graduates



On 14th August, 2018 the agencies involved in implementing the Land Use Certification (LUC) pilot project took part in National

Graduate Orientation Program (NGOP) 2018, where over 2500 graduates attended.

A cross-sectoral panel session along with advocacy presentation was arranged for the youth to eschew orienting them by individual sectors separately. This was also intended to foster coordinated information dissemination and interactive session on LUC program for the youth.

There was a positive response and inspiring receptiveness from the graduates gathered there.



Number of youths engaged in Pilot LUC programme

Group	Dzongkhag	Gewog/Location	Area (in acre)	No. of youth in group	Activity
1	Lhuntse	Jarey /Thonglibi	10	6	Organic farming & poultry
2		Kurtoe/ Trongsu	10	8	Organic farming & poultry
3		Maedtsho/Jagorbi	10	4	Organic farming & Dairy
4		Minjey/Gulibi	15	15	Organic farming
5	Mongar	Ngatshang/ Nya-maed	10	16	Integrated farming
6		Silambi/ Them-brang	6	12	Integrated farming
7	Trashigang	Kanglung/Mer-bang	10	5	Integrated farming
8		Lumang	5	10	Integrated farming
9		Yangneer/ Tshowoongpokto	9	24	Integrated farming
10	Tashiyangtse	Yangtse/Tsendung	9	18	Integrated farming
11	Pemagatshel	Choekhorling	5	10	Integrated farming
12	Samdrup Jongkhar	Langchenphu	10.5	22	Integrated farming
13		Pemathang/ Puili & Deklai	10	20	Integrated farming
Total			119.5	170	



The Land Use Certificate pilot project provides essential agricultural machineries and tools for the youth group besides seeds and saplings.

The clearing of area and land development is carried out after evaluation of the soil suitability and fertility of the potential LUC sites.



DO YOU HAVE ANY QUESTIONS RELATED TO LAND ?

Contact our Customer Service Centre and get your doubts on land related issues clarified by dialing toll free number **1521** during office hours.

Certificate pilot project sites

Power tillers are provided toward promoting modern farming and mechanization. The youths are also encouraged to take up large scale farming and commercialize their agriculture products.



During inauguration of the Land Use Certificate site, the participants help youth in planting saplings.

The identification of site for Land Use Certificate pilot sites are based on availability of water source, area of cultivable land, gradient, access to road and proximity to village where interested youth group reside.



LUC site at Kheri in Trashigang



LUC site at Kerong in Pemagatshel

Rational behind NLCS' Logo

A logo is a graphic design or symbol used by an organisation or a company to aid and promote public identification and recognition of their product and services. "It may be of an abstract or figurative design or include the text of the name it represents as in a wordmark" Wikipedia.

The heaped jewels colored in yellow, orange and blue with a flame, immersed in a gridded globe is the logo of National Land Commission Secretariat- an apex and autonomous land governing agency in Bhutan.

The three jewels symbolizes the Tsa-Wa-Sum, King, People and the Government. Each element interlinked symbolizes the trust and respect among the three. The jewels further represent four elements of the universe such as earth, water, fire and air. In precise, the yellow and orange colored jewel symbolize land mass (sazhi) as a whole. The blue one denotes water body, vegetation and air. The blazing flame above the jewel represents the fire element and it symbolize the will and the determination of the organisation in serving the three jewels. Of the four elements, the land is said to be scarce as more than half or about 71% of our earth is said to be under water with remaining 29% as land mass.

Thus we consider our land as



precious jewel as we have only small pockets of arable land and major portion of our land remain prerequisite for our rich biological heritage. Therefore, with the enactment of Land Act 2007 and inception of National Land Commission on 15th August 2007, NLCS has a greater responsibility in upholding the precious value of land.

The gridded globe incorporated in the logo signifies agency's autonomy in terms of survey and mapping. It also represents the precision and accuracy of spatial and land information in relation to Vision, Mission and Values of the organisation. Further, the NLCS is equipped with state of the art survey and mapping technologies operated by experienced technicians and experts. Earth coordinates system, cadastre, geodesy and geographic information system have been indispensable since

the inceptions of NLCS. We are able to produce our own cadastral maps and coordinate systems.

Simply, the complete Logo represent the precious value of land in the Kingdom of Bhutan.

It was created upon command of the former Hon'ble Secretary Dasho Sangay Khandu. A group comprising of Mr. Tshewang Gyeltshen (Chief Land Registrar), Late Nima Tshering, Lop. Kezang Phuntsho (Deputy Chief Land Registrar, RLD), Mr. K.B Tamang (Specialist, GID) and Mr. Tshering Penjor conceptualized and designed the logo.



By: Kinzang Namgay, ALR
Urban Land Division

Capacity Development program

14 officials from Urban and Rural Land Division under National Land Commission attended a 9-day training on "Land Administration and Management" at Japuria Institute of Management, Jaipur, India from 6th to 14th July, 2018.

The training covered application of Remote Sensing and GIS techniques, GPS and GIS on land management and management of biodiversity, wetland, watershed and methods of soil and water conservation. Apart from technical course, Human Resource related subjects such as Effective Professional management, Problem solving and decision making, Leadership skills, Client care and record management were also imparted.



The participants with instructors in Jauria Institute of Management

The participants were provided hands on training (practical session) on handling GPS machine and made a field visit to Agriculture office under the Rajasthan Government.

It is expected that the knowledge

and skills gained from the training would enhance professionalism and capacity of the NLCS staff and ultimately improve land service delivery to the public.

Inter-divisional volleyball tournament



The NLCS' annual inter divisional volleyball tournament ended on Sunday, 2nd September 2018. The final match was played between

the Cadastral Information Division (CID) Team under Department of Survey and Mapping and the Team Drivers. Indeed, it was

an enthralling and competitive final. The Drivers' team equally played well and gave everything but the CID team played better. Consequently, the CID team won this year's annual NLCS' inter divisional volleyball tournament's championship.

A total of 11 teams including two women's teams participated in the annual NLCS' inter divisional volleyball tournament.

The tournament commenced on 27th August 2018.

Congratulations to the winners and to all the participants!

KNOW YOUR LAND ACT

The Land Act of Bhutan 2007

Rights and obligations of Landowners

Right to trees on registered land

Section 99: The trees, either grown naturally or planted, in a registered land shall belong to the landowner.

Section 100: Thromde Act or any other law that shall govern the use and management of land shall govern the management of trees in Thromde.

Section 101: Transportation and commercial use of timber from these trees shall be subject to the Forest and Nature Conservation Act or any other law that shall govern the transportation and commercial use of such timber in future.

Right to trees on boundary of registered land

Section 102: The landowner who planted a tree on the boundary of land shall enjoy its ownership and he shall be responsible to ensure that the other landowner is not affected by such a tree. In the event the tree adversely affects the adjacent landowner, the Local Authority, upon receiving a written complaint, shall serve a written notice to the tree owner to remove the harm caused to other landowner within 30 days of issuance of such notice.

Section 103: The fruits from such trees falling naturally upon the adjoining land shall belong to the owner of such land.

Know the definition

- 1. Public interest** means the needs arising out of socio-economic development and environmental concerns including cultural, environmental, heritage, protection of land degradation, recreational, social and strategic interests as determined by the Government.
- 2. Recreational land** means registered land used for licensed recreational purposes such as sport complexes, eco-tourism complexes, botanical gardens, and private parks other than those declared as protected areas.
- 3. Rehabilitation land** means the land granted by His Majesty the King through Kasho to marginal farmers, farmers whose land has been destroyed by natural calamities, farmers living in ecological-risk prone areas, and landless households.

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