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## Graduates trained on conveyance of land using eSakor



Graduates attending training on online land transaction system - eSakor

A 10-day training on the 'eSakor Portal' for 50 unemployed graduates was conducted from 26<sup>th</sup> November to 7<sup>th</sup> December, 2018.

The existing online land transaction system (eSakor ) is being overhauled as it was not dynamic and comprehensive. The revamped system will have features to enable to carry out both the rural and urban land transactions. This advanced system called the 'eSakor Portal' will have additional features such as viewing data of NCRP Kappa, endorsements, documents and maps which were not possible in the previous system.

Such an advanced electronic land service delivery system may not benefit the rural population as intended given their limited literacy in handling technologies. To this end, 50 unemployed graduates were being trained to facilitate and help citizens to execute online

land transactions using eSakor portal. This will not only help to bridge the possible technical gaps to use the system, bolster public service delivery, keep the system functional at all times but it would also provide a gainful employment and entrepreneurial opportunities to our unemployed graduates in small ways.

Within 10 days of training period, the graduates were being educated on the land related laws, regulations and guidelines besides rigorous practical sessions.

The participants were imparted with the following knowledge:

- Salient features of the public service delivery and its importance.
- Overall land administration, management and governance

systems;

- Thram/land title systems;
- Land transaction and ownership types;
- Rights, restrictions and responsibilities of a service provider and parties involved; and
- All other land transactions related technicalities and issues.

On completion of the 10-day training session, the graduates sat for the competency test and accordingly they will be awarded certificates. The recipients of certificates will be officially known as the Certified Land Conveyancer (CLC).

The opening of the training was graced by Dasho Penjore, the Governor of the Royal Monetary Authority.

## Annual Land Sector Conference held for Central and Eastern Dzongkhags

The 5th Annual Land Sector Conference was held at the College of Information Technology in Gyelpozhing, Mongar from 28<sup>th</sup> to 29<sup>th</sup> December, 2018. The conference was organized based on the theme "SaZhi 2030": the NLCS' strategic plan document.

The two day conference was attended by over 130 Land Registrars, Land Record Assistants, Surveyors and Land Inspectors of nine Dzongkhags of Bumthang, Trongsa, Zhemgang, Mongar, Lhuentse, Tashi Yangtse, Trashigang, Pemagatshel and Samdrup Jongkhar. The officials of Land and Revenue Sections of Samdrup Jongkhar Thromde had also attended the conference.

The Conference was aimed at taking into account the global best practices in the area of land administration, management, and the existing practices and plans in Bhutan. The agency aims at enhancing successful practices and developments achieved in the past ten years, accomplishing outstanding programs, and introducing innovative and fit-for-purpose solutions to the overall land administration and management. Therefore, the four



Eastern Dzongkhag Land Sector staff who attended the annual conference

thematic areas of the strategy will focus on the Dynamic National Land Administration System, Innovation Oriented Organizational Performance, Sound National Spatial Data Infrastructure and Enhanced Land Use and Development.

The conference brought together the Land Sector representatives from the Headquarter, Dzongkhag Thromde, Dungkhag and Gewog levels with an effort to find a common vision to resolve all the land related issues in the country. It provided the participants the platform to reflect, deliberate extensively and resolve all the land related issues encountered by the land and survey officials.

The conference alternated between plenary sessions and presentations on various land

related topics as follows:

- Land Governance, SaZhi 2030 initiatives;
- Encroachment of State Land (SL);
- The 12th Five Year Plan;
- The Generic Individual Work plan (IWP);
- The Human Resource coordination issues;
- Consultation on Draft Chhuzhing to Khimsa Conversion Guidelines;
- Revised Land Rules and Issues;
- Challenges encountered by the Land Sectors and
- Q&A sessions.



**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.

## NLCS conducted training on upgraded land transaction system

With the upgradation of esakor system under way, all dealing officials in Dzongkhags, Drungkhags and Thromdes required to be trained to handle the upgraded system before it was launched. The NLCS has conducted training on urban eSakor from 20<sup>nd</sup> to 23<sup>rd</sup> December, 2018 at College of Information Technology in Gyalpozhing, Mongar.



Participants undergoing practical training on upgraded eSakor system

Around 66 participants consisting of Land Registrar, Surveyors, Building Inspectors, Revenue Officials of Samdrup Jongkhar Thromde and Land Sector staffs of 9 Dzongkhags/ Drungkhags of Bumthang, Trongsa, Zhemgang, Monggar, Lhuntse, Trashigang, Tashiyangtse, Pemagatshel and Samdrup Jongkhar, attended the training on urban eSakor for executing urban land and flat conveyances.

Following the urban eSakor training, another batch of 146

participants comprising Land Registrars, Surveyors Land Inspectors and Land Record Assistants from the eastern and central Dzongkhags were provided the training on rural eSakor from 24<sup>th</sup> to 27<sup>th</sup> December, 2018.

The trainers presented on the upgraded eSakor portal, the work flow in eSakor and practical demonstration executing transactions in the new system. The training covered sessions on transaction on eSakor for every type of transactions such as sale

and purchase, inheritance, state and private land acquisition, land exchange, kasho land registration and so on.

The participants were also sensitized on the draft Strata Transaction Guidelines 2018 and trained on strata transactions as well.

The training was aimed at building the capacity of all the users and making them familiar with the eSakor system in order to make the system effective and fully operational thereafter.

## Advocacy on NRCP II in Chukha Dzongkhag



The Secretary clarifying issues raised by the people in a meeting

As the NCRP phase II team has been deployed in Chukha Dzongkhag, a team led by Secretary has conducted a sensitization on the phase II resurvey program in different gewogs of Chukha Dzongkhag from 11<sup>th</sup> to 16<sup>th</sup> November, 2018. During the advocacy and sensitization program people have been informed about the rationale

## Advocacy on NCRP II in Chhukha Dzongkhag (...continued from page 3)

for conducting the NCRP II and its significance.

The Secretary stated that the main reason for carrying out NCRP II was to survey the 'Z' plots which were not surveyed during the first NCRP (2008-2013). These 'Z' plots were actually registered land surrendered to the Government by people during New Sathram Compilation (NSC) time as they were unable to pay cost for the excess land.

People were also informed that in the due course of resurvey phase II, the pending land issues will be addressed and resolved. Some of the pending issues were related to absentee landowners, dispute, 'X' plots and 'TP' plots which were unable to survey in the last NCRP time.

People were educated on encroachment on state land by cultivating cardamom by any individual was illegal and liable for

penalty as per the Land Act 2007. They were advised to refrain from encroaching state land. If people could make optimum use of their registered land and really required additional land for cultivation they may apply for lease or LUC.

In almost all of the gewogs, people requested for exchange of their registered land with state land. In response to their request the Secretary informed about the existence of eligibility criteria for such cases. People were made aware that a private registered land would be only eligible for exchange with state land if it has been affected or damaged by the natural calamities such as erosion of landslide and land falling in the critical watershed area.

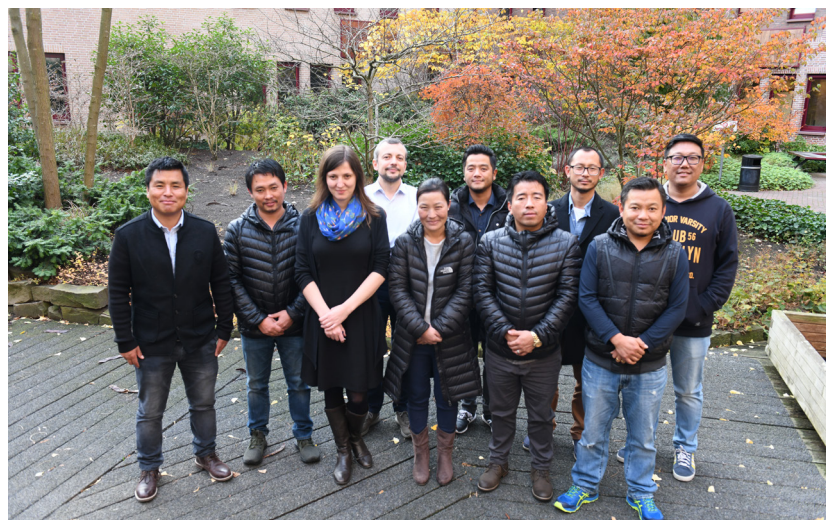
The secretary also stated some of the reasons why issues pertaining to deficit land emerged after the first NCRP. It was mainly attributed to the land owners who had sent

their representatives during the demarcation and survey of their plots. The survey and land record team had to rely on the boundaries shown and information provided by their representatives to update the Thram. In this regard, people were cautioned to authorize a person who knows the details of their registered land. When people authorize someone on their behalf to represent them they should mention details like, name and CID of their representative and endorse it with their thumb impression to avoid complains regarding the decisions and agreements made by their representatives

A group of people in Getana gewog were found with no *khimisa* or any other cultivable land. They were advised to apply for *Kidu* and were briefed regarding the eligibility criteria for *Kidu* or resettlement and benefits of receiving *Zhisar*.

## Object Based Image Analysis Training

Eight Core Technical Working Group Members (TWGM) of the National Land Commission (NLCS) has been sent to ITC, the Netherlands to attend the training on Object Based Image Analysis (OBIA) for Land Use Zoning Project (NLUZ). The training has been attended upon invitation received from the Faculty of Geo-Information Science and Earth



Observation, ITC, University of Twente in the Netherlands from 28-10-2018 to 10-11-2018. The training is aimed at capacity development of NLCS officials for processing satellite images for producing Land Use and Land Cover Maps (LULC) which is a major input for National Land Use Zoning Project. The following were the objectives of the training:

1. To learn about remote sensing image pre-processing methods;
2. To study the Object Based Image Analysis concept and its application in Bhutan's context;
3. To study the possibilities of

classifying different Land Use/ Land Cover (LULC) using SPOT 6/7 images;

4. To explore the possibilities of mapping LULC using freely distributed satellite image from European Space Agency namely Sentinel-2 images (spatial resolution of 10 metre) and
5. To make TWGM equipped with the basic skills of OBIA to apply during LULC mapping of Bhutan.

There were series of presentations and lectures by Dr. Belgiu and Dr. Tolpekin who are the professors in Faculty of Geo-Information Science and Earth Observation at the ITC, University of Twente.

Hands-on exercises on application of remote sensing technology using the Erdas Imagine and eCognition software were also conducted. The last four days were used for implementation of satellite image classification using the available satellite image taken from JICA project (SPOT 6/7).

The type of methodology, techniques and accuracy assessment methods were also discussed during the workshop. The workshop was guided and advised by the experts.

## Study visit to South Korea

A team comprising of 7 officials from National Land Commission Secretariat (NLCS) visited South Korea to study their system of strata transaction from 11th to 16th October 2018.

With land becoming scarce in urban areas and people start buying apartments rather than land, calls for a proper system in place. Although Land Act 2007 covers most of the matters related to land, it does not cover transactions of apartments and land rights or ownership of the apartment owners.

In the process of formulating Strata transaction guideline, it was important to learn experiences of other developed country where the strata transactions are being



The study visit team led by Urban Chief Land Registrar in South Korea

practiced and adopt their best proportionate land rights, taxation, practices in Bhutanese context. strata management are being executed .

The study tour was arranged by NLCS and Korea-Bhutan Friendship Association (KBFA). The team visited relevant offices responsible for land, housing and real estates to get insight to how the strata transactions,

With the experiences and knowledge learned from the visit to South Korea, the team will finalize the formulation of Strata Transaction Guidelines 2018.

## The origin of periled Raja Bagan

Bhutan is blessed with enlightened monarchs. The kidu system has been prevalent since the existence of Institution of Monarchy and helped the helpless and destitute in numerous ways. The history of Raja Bagan is one such excellent example.

Raja Bagan is a small and beautiful village under Karmaling Gewog, Lhamoyzingkha Dungkhag, Dagana Dzongkhag. The village is situated at the right bank (facing upstream) of Homachhu, a tributary of Sunkosh River. The Chiwog consisting of four villages was named after the river as Homa. The village is connected by a feeder road that stretches over 10 kilometers along the Sunkosh River from the Gewog Centre up to the confluence with Homachhu. Upon crossing the later river, the road turns to follow upstream taking to Simbholay village situated in the same valley. After a few minutes, you reach at a beautiful village called Raja Bagan. The village has seven households who are closely related.

According to J.B. Subba, there was an orange orchard in the area of present village owned by the His Majesty the King Jigme Dorji Wangchuk during which his father Budha Raj Subba had served as caretaker. Thus, the place was named after the orchard being owned by the King as Raja Bagan (King's Orchard).

The orange trees seemed to have degraded over the years until the whole area turned barren. It was at that time that a Senior Clerk, Tshechula in Dagana Dzongkhag Administration had approached the late His Majesty the Third King to grant the barren orchard land



Far view of Raja Bagan village under Karmaling gewog

to him as Kidu, for which he was granted. On the other hand, J.B. Subba's father, the care taker had nowhere to go along with his two wives and six sons. Taking care of King's orchard was the only means of their livelihood then. Having spent almost his entire life in the King's orchard, he had certain sentimental attachment to the land. He then approached Kasho recipient to sell the land and thus he bought all eight acres granted to Tshechula.

From thereon, Mr. J.B. Subba along with five other siblings shared the land among themselves and converted the orchard land to the present village. Since then they have witnessed Bhutan's all transitional phases of development where they took part in the form of labor. They say that the feeling of present Bhutan had never been there in their mindset.

Sadly, Raja Bagan along with its history would be submerged under water if Sunkosh Mega Hydroelectric Project come to materialize. The whole village falls under the proposed reservoir area. However, people there are eagerly waiting for the project to kick start assuming probable economic boom in the area.

The upcoming mega Sunkosh Hydroelectric Project may be viable and beneficial to the country at large but it is uncertain that the local community will be benefited considering the regions proximity to the border. The local community must compete with cheap imports from India for staple items like rice, vegetables and so on. While such developmental project would provide an employment opportunity to people, they might choose to work for the project leaving agricultural land fallow if these affected people are displaced.

Raja Bagan will be submerged under water, its people will be displaced and close-knit relatives will be dispersed. The present fertile agricultural land will be lost forever. Resettlement for such community in a suitable area with service facility commensurate to the present scenario including certain amenity would be a blessing in disguise for the affected community to restore the vibes and feel they have had once upon a time at Raja Bagan.

*Contributed by: Kinley Tshering, Sr. Surveyor of Dagana Dzongkhag & Tenzin Norbu, Sr. Survey Engineer, Topographical Division*

# Civil Service Award



Annual civil service awards were awarded to 41 staff of NLCS with clean service records who have served the Tsa-Wa-Sum with full dedication and loyalty.

41 staff received the certificates and bronze pin for serving 10 years, 5 officials received the Silver pin with certificate for serving 20 years and 3 officials received Gold

pin and certificates for serving 30 years of dedicated service.

On the same day, 5 officials (Mr. Sonam Todgay, Sr. Survey Engineer, Mr. Pema Thinley, Planning Officer, Mr. Tshering Wangchuk, ICT Officer, Mr. Chandra Bhadur Sunwar, Land Registrar and Mr. L. B. Darjee Motor Transport Officer) were awarded the certificate for their outstanding performance for the financial year 2017-18. Besides, Mr. Pema Jamtsho, Driver and Mr. Tshering Dendup, Survey Field Assistant were also recognized for their outstanding performances.



## Snapshots:



NLCS' Annual Office Rimdro was conducted at the sacred Dongkola Lhakhang on November 24, 2018.



NLCS' women participated in the volleyball tournament organized by Bhutan Volleyball Federation.

# KNOW YOUR LAND ACT

## The Land Act of Bhutan 2007 Rights and obligations of Landowners

### Right to fruits and timber from naturally grown trees on boundary

**Section 104:** The fruits and timber from naturally grown tree on the boundary of two plots of registered land shall be shared between the two landowners.

### Right to trees on Kidu, rehabilitation and substitute land

**Section 105:** Any trees on Kidu, rehabilitation and substitute land at the time of allotment shall belong to the Government unless otherwise specified in the Kasha or allotment order. Such trees shall be disposed by the Ministry if in the Government Reserved Forest land and the Municipal authority in the Government land, and hand over the land free of encumbrances within 60 days after registration of the land in the Thram of the person to whom the land is allotted.

### Ownership of immovable properties on transacted land

**Section 106:** Unless otherwise specified in the transaction deed, the immovable properties on the transacted land shall be deemed as belonging to the new landowner.

## Know the definition

- 1. Religious institutions** mean private religious institutions established by a religious reincarnate or heir to a religious lineage in Bhutan and recognized as a religious institution by the relevant laws of the Kingdom of Bhutan.
- 2. Residential land** means registered land for dwelling house both in Thromde and rural areas.
- 3. Royal Family** means the reigning and past monarchs and their queens and royal children of reigning and past monarchs.

#### Overall concept & advisor:

Pema Chewang, Secretary

#### Editorial members:

Gonpo Tenzin, Gungsang Wangdi &

Pema Thinley

Policy & Planning Division

National Land Commission

Kawangjangsa,

Thimphu

PO Box No. 142

PABX +975-02-321217/328181

Hotline: **1521**

Or

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

Email: [land@nlcs.gov.bt](mailto:land@nlcs.gov.bt)