



Inside this issue

NCRP II in Gasa and Tsirang Dzongkhags completed	Pg. 2
Bumthang Dzongkhag submits a comprehensive report on land issues	Pg. 3
17 Batches of Integrated Training Program completed from SRPF, Tashigatshel	Pg. 4

“Unemployment is a growing concern for everybody. Parents wish to see their children educated and then gainfully employed. Youth aspire to complete their education and find jobs which are sources of their satisfaction and livelihood. Expectations and hopes of our youth should be fulfilled by creating meaningful jobs.”

His Majesty The King during the National Day Address of 2013

The National Land Commission Secretariat in an effort to enhance land related service delivery has developed the online land transaction system called "eSakor". It is a web based system which has features such as viewing of NCRP data, maps, endorsement and transaction documents. However, such an advanced and effective service delivery system may not benefit the general population at large who have limited computer knowledge. As an alternative to facilitate and help citizens in executing land transaction using the esakor portal,



Certified Cadastral Surveyors to complement CLC

42 unemployed graduates were trained by the end of 2018. It has not only helped to use the system, improve public service delivery, keep the system functional at all times, but it has also provided a gainful employment and entrepreneurial opportunities to our youths in some small ways. These trained graduates are recognized as “Certified Land Conveyancers” (CLC).

While CLCs have been able to help people process online land transactions successfully, the transaction process has been impeded due to lack of cadastral surveyors. It has resulted in accumulation of survey works in respective Dzongkhag Land and Survey Section.

In order to fill this gap, the NLCS in collaboration with MoLHR and

other agencies has provided training on cadastral surveying to 33 youths who have graduated from Jigme Namgyel Engineering College, Dewathang, from 6th to 18th May 2019. On completion of training, the trainees have undergone competency test. They are now certified to carry out cadastral survey works but their works will be subjected to strict verification by the NLCS. These trained technical professionals are recognized as “Certified Cadastral Surveyors (CCS).”

The Certified Land Conveyancers are performing well and a group of six CLCs have also established a land transaction business called Bhutan Raymenta Land Transaction Services. They have a successful story to share. Till date,

.....Continued on page 2

Certified Cadastral Surveyors to complement CLC

this group has executed more than 2000 land transactions. This would have reduced the workload of the gewog officials.

Henceforth, the Certified Cadastral Surveyors will, to a large extent,

help the existing land transaction firm and enhance land related service delivery for the people who require faster services.

The profile of all Certified Land Conveyancers and Certified

Cadastral Surveyors are uploaded on our website and anyone wishing to avail their services can access their contact details from <https://esakor.nlcs.gov.bt/portal/public/app/clcprofile>.

Sensitization on land issues in Paro Dzongkhag

The NLC Secretary has been on sensitization tour to 10 gewogs of Paro Dzongkhag from 10 to 14 June 2019. During the sensitization program people of Paro Dzongkhag were informed that the land kidu had been granted in 17 Dzongkhags after National Cadastral Resurvey Programme (NCRP).

Recently, His Majesty the King granted an audience to the Local Leaders of Paro Dzongkhag and said that the land kidu will soon be granted to benefit the landowners. However, the NLC Secretary said that land issues in the Dzongkhag must be resolved before His Majesty the King grants the land kidu since there were highest number of land issues such as excess beyond tolerance, y-plots, changra/sokshing being cultivated and complaints by adjoining landowners amongst others.

In order to expedite the process



The Secretary, NLC sensitizing on land issues in Naja gewog, Paro

of resolving land issues, it was suggested that Gewog Grievance Committee (GGC) and Dzongkhag Grievance Committee (DGC) be formed to find out the best options and recommendations in resolving land issues. Each Gewog will have to institute a GGC with a resource person each from the NLCS. The surveyors will also have been deployed to carry out the survey

work if need arose.

The Secretary also made people to understand the difference between the land substitution (satshab) and land exchange case as people tend to take them as meaning the same. Besides, people were reminded not to encroach on state land and to make optimum use of their registered land.

NCRP II in Gasa and Tsirang Dzongkhags completed

The NCRP phase II in Gasa and Tsirang Dzongkhag were completed on 25th May and 10th June, 2019, respectively. The team resurveyed 292 plots (110.430 acres) in Gasa and 1698

plots (3141.369 acres) in Tsirang Dzongkhag.

The pending land issues such as verification and resurvey of Z plots, TP plots, omission cases, unverified plots, disputed plots,

and excess/deficit cases are taken up during the NCRP II.

The Programme is being conducted jointly by the NLCS and RBA team.

Bumthang Dzongkhag submits a comprehensive report on land issues

The Bumthang Dzongkhag Land Sector presented a comprehensive report on land issues in the Dzongkhag to the Land Issue Committee (LIC), on 16th May 2019.

The NLC Secretary expressed appreciations to Bumthang Dzongkhag for having come all the way to the NLCS for discussing on land issues of their Dzongkhag. He commended the work of compiling all land issues in a booklet form which makes it more convenient to refer and discuss to resolve issues. It is an exemplary initiative that other Dzongkhags could to follow the suit.

At the outset, the Secretary informed that the Committee would not be in a position to decide and provide immediate solutions for some of the land issues submitted by the Dzongkhag as it requires



joint discussions with other relevant stakeholders.

Bumthang Dzongda said that the maximum public grievances the Dzongkhag receives are related to land issues. He also stated that the issues could only be resolved from NLCS and hence they decided to submit to the LICM for decisions and further directives.

The issues were mostly related to moratorium on construction in E zones, structures and plots

affected by town planning, plot shifted due to LAP, land lease and acquisition, among others.

The concerns and expectations of people were also reported along with the Dzongkhag's recommendations for considerations and further directives.

The bilateral meeting between NLCS and Bumthang Dzongkhag Land Sector was a successful one which helped resolve majority of land issues of Bumthang.

Fingerprints in place of signature



The NLCS invited Lieutenant Colonel Chimi Dorji of Royal Bhutan Police for the 136th Friday Forum on 21st June, 2019. He is the only Fingerprint and Forensic

expert with the RBP. He was requested to make a presentation on Thumb impression and its significance to the NLCS staff.

Lt. Colonel started his presentation by introducing what is fingerprint and historical background of using fingerprint. He informed that the Kolkata Anthropometric Bureau is the world's first Fingerprint Bureau to use fingerprints for the classification of criminal records. He said that fingerprints are proven to be meticulous and appropriate study to discharge the prove of evidence in the court of law and justice.

It is evident that every individual person has unique and different

patterns of fingerprints. It remains unchanged from the birth till death. There are broadly three types of fingerprint patterns viz., arch, loop and whorl. These patterns are created by ridges and grooves on the palmer and on the planter in case of sole print with exudation of sweat.

The presentation was followed by practical demonstration of getting the good fingerprints and right way of doing it. He recommended using standard stamp pad and advised not to press very hard to make thumb impression.

Note: All land transaction documents and agreements has to have fingerprints with effect from 1st July, 2019.



Snapshots: 17 Batches of Integrated Training Program completed from SRPF at Tashigatshel

36 staff serving under NLCS completed the 15th batch of Integrated Training Programme from SRPF Training Centre at Tashigatshel, Chhukha. >

Team Leader: Mr. Phurpa Wangchuk
Chief ICT Officer, ICT Division



< 36 NLCS staff who completed the 16th Batch of Integrated Training Program

Team Leader: Mr. Samdrup Dorji
Senior Survey Engineer,
Topographical Division
Department of Survey & Mapping



35 staff who completed the 17th Batch of Integrated Training Program >

Team Leader: Mr. Samen Dhendup, Chief Land Registrar, Urban Land Division
Department of Land Administration & Management

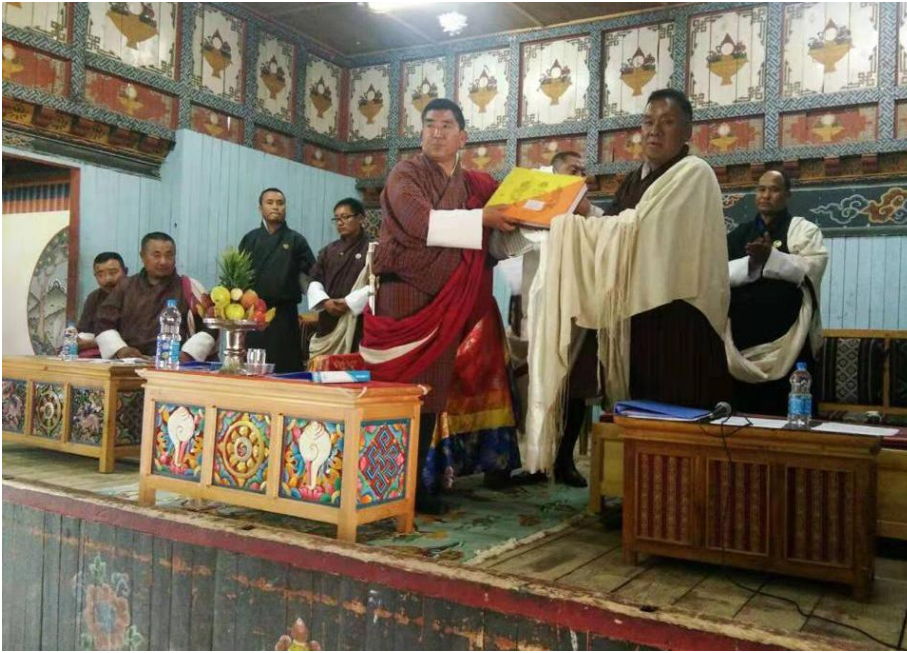


Clearing of waste along the way to Dechenphu Lhakhang



The 17th Batch of Integrated Training Program organized a cleaning campaign along the foot trail and road stretching between Dechencholing and Dechenphu. The team collected around 20 sacks of waste which mostly consisted non-degradable plastic and sweet wrappers.

Bumthang urban landowners receive new Lag Thrangs



Bumthang Dzongda handing over Lag Thrangs to the Thromde Representative

The residents of Bumthang town have received their new land titles- Lag Thrangs on 29th June, 2019. The Lag Thrangs were handed over by Dasho Dzongda to the landowners.

Prior to handing over of Lag Thrangs to the landowners, the Dzongkhag Land Registrar Tow Tshering presented on over all land information of Bumthang town. With the release of new Lag Thrangs, the moratorium on land transaction has been lifted and people may transfer ownership through esakor system.

Bhutan Centre for Democracy and Media

The Secretariat invited the Director of Bhutan Centre for Media and Democracy (BCMD) as the guest speaker for the Friday Forum. Aum Siok Sian Pek-Dorji is the founder-director of the BCMD, which is the first civil society organization to be formally registered in Bhutan in 2010.

BCMD is a non-profit organization working with youth and media users to enhance critical thinking skills. They believe that an informed society makes a vibrant democracy. It is the first and only civil society organization (CSO) in Bhutan dedicated to educating and training key players from the newly formed democratic institutions. Simultaneously, they also educate and train print and broadcast media in the principles and practices



of democratic governance and media participation. They organize programs to foster media literacy, promote public discourse, and training in the principles of democratic participation and responsibility among key

segments of the public including youth and other civil societies.

It was an opportunity for the NLCS staff to know more about what does BCMD do as a civil society organization through the Director, Aum Siok Sian's presentation.



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.

Three new Guidelines formulated to streamline land services

Chhuzhing to Khimsa

conversion: The Guidelines for *Chhuzhing to Khimsa* Conversion (GCKC) 2019 has been developed with the objective to conserve and protect the existing *Chhuzhing* and curb declining of *Chhuzhing* in the country.

Archives and Record: NLCS has thousands of old documents and records related to registered

land in the country. To administer and maintain the information and records related to all registered land systematically, the archives and record guidelines has been developed.

Tsamdro Mapping Guidelines: These guidelines cover technical aspects such as survey technology, methodology, procedures and human resources requirement for

Tsamdro mapping purpose.

It will facilitate proper resource mapping, investigation, negotiation, implementation and monitoring *Tsamdro* management system, in general. At the national level, it is also expected to contribute towards sustainable use of land resources.

A-QAF sensitization to the NLCS staff

Mr. Namgay Wangchuk, Senior Program Officer from Government Performance Management Division (GPMD) of the Cabinet presented on Annual Performance Agreement (APA) Quality Assurance Framework (A-QAF) to the NLCS staff on 7th June, 2017.

He presented that the rationale of establishing the system is to evaluate the performance of various Government agencies. There were issues of annual work planning leading to absence of strategic focus areas on annual performance delivery. The core mandates of agencies are not translated into Annual Performance Targets. Agencies did not have assigned clear Annual Performance Targets and lacked clear alignment between resources and Annual Performance Targets. Moreover, there was weak monitoring and accountability of Annual Agency's Performance.

Furthermore, there was issues of alignment between the annual budgets and five year plan objectives. There was no proper linkage of accountability



between activities of an agency and employees resulting in poor implementation.

"The purpose of A-QAF is to improve the overall quality of APA and not to bring down the APA score" said Namgay Wangchuk.

It is a useful methodology designed to assess the overall quality of APA and minimize the subjectivity of the assessment.

The framework would provide a benchmark to evaluate the quality of an APA - agreed yardstick for measuring the 'quality' of APA. In the absence of such framework, there is a danger that the "quality" will be subjective. It will also bring rigor and, therefore, greater credibility to APA the final score. In other words, the framework can be a self-assessment checklist for agencies in preparing APA.

Exchange Program with Switzerland

The six-member delegation led by NLC Secretary visited Switzerland from 26th – 31st May 2019 under National Land Use Zoning (NLUZ) project, funded by the World Bank through REDD+ Readiness program. The delegation comprised of a multi-disciplinary such as executive decision and policy maker, planners, lawyer, survey engineer and land registrar. The objective of the visit was to gain field experiences and expert opinion on spatial governance system in Switzerland which is similar to the NLUZ exercise of Bhutan. The spatial planning, development and man-



agement in Switzerland is one of the best models and anticipates to have multiple bearings of applica-

bility in our context given similar landscapes, climatic conditions and size.

Training on Multi Criteria Decision Analysis (MCDA)

Eight officials including Survey Engineers from NLCS attended a 10-day training on Multi Criteria Decision Analysis (MCDA) at Korean Institute of Geoscience and Mineral Resources, South Korea from 17th June 2019 to 26th June, 2019 (duration of 10 days)

The main objective of the training was to build capacity for the National Land Use Zoning Project (NLUZ) in the Multi Criteria

decision analysis.

The training program included introduction to Analytic Hierarchy Process (AHP) which is one of the important methods in carrying out (MCDA). It basically involves decision makers to provide judgment about the relative importance of each criterion and then specify a preference for each decision alternative on each criterion.

They had undergone practical training on data acquisition from global digital forum and image processing using various image processing software. Besides, participants were introduced to software like System for Automated Geo-scientific Analyses (SAGA), ER Mapper, Sentinels application platform (SNAP) and additional concept on Fuzzy Analytic Hierarchy Process Method.

Land is the cornerstone of economic and social life both in urban and rural areas. In addition, it is important for Bhutan to preserve our fragile ecology. As there are competing demands on land from different sectors for various purposes the MCDA would be instrumental in implementation of National Land Use Zoning of the entire country delineating different land use zones.



Instructors and participants of MCDA training in KIGMR

KNOW YOUR LAND ACT

The Land Act of Bhutan 2007 Rights and obligations of Landowners

Merging of contiguous land parcels

Section 111: Two plots of registered rural land that are physically contiguous, of the same land category belonging to the same landowner may be merged into one plot, if the landowner so desires by applying to the Local Authority.

Section 112: In case of Thromde, land pooling or any such tools may be adopted to merge or consolidate the plots.

Structures on boundary

Section 113: Ditches constructed on the boundary of two plots of land presumed to belong to both landowners.

Section 114: When a hedge, or a ditch which is not used as drain, belongs to the owners of two adjoining pieces of land, each of the owners is entitled to cut down the hedge or fill up the ditch to the boundary line provided he builds a wall or erects a fence along the boundary line.

Know the definition

- 1. Survey** means the surveying and recording of boundaries or calculation of the area of land in order to determine the location of boundaries and any other spatial attributes including identification of land parcel.
- 2. Survey monuments and boundary marker** means physical structures on the surface or embedded under the surface of land whether registered or not, affixed by the Commission to establish reference points for cadastral survey and mapping.
- 3. Thromde** means an area under the jurisdiction of Municipal authority.

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