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~~CONFIDENTIAL~~

ROYAL GOVERNMENT OF BHUTAN
OFFICE OF THE ZONAL ADMINISTRATOR
EASTERN ZONE
YONPHULA

ZA-IV/Eng-3/90-91/7131

6th June 1991

Dated.....

Dasho Dzongdag
 Dzongkhag Administration
 Samdrup Jongkhar

Dear Dasho,

I write this with reference to your letter No.SDA/31/91/4677 dated 16th April 1991 forwarding applications for allotment of urban plots in the towns and satellite towns within Dasho's Administrative jurisdiction. In this regard, I would like to make the following clarifications:-

- 1) His Majesty had been pleased to command that the Zonal and respective Dzongkhag Administrations shall prepare and/or finalise the structure (Master) plans for all the existing and proposed major and satellite towns. Subsequently, building plots shall be formally allotted as per prevailing rules to enable the construction of legal and permanent structures. This command was especially given to alleviate the plight of those business people who have been unable to acquire plots and are, therefore, conducting their business from huts/structures that have been illegally constructed on temporary basis due to delay in or absence of masterplans.
- 2) His Majesty had been further pleased to command that those who are provided with such plots will be provided with loan facilities by the financial institutions upon producing evidence of formally registered plots. No command was given to give plots to all and any interested parties. Furthermore, this is not at all possible.

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| DZONGKHAG ADMINISTRATION | |
| Diary No. | 4459 |
| Dated | 18/6/91 |
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- 3) In accordance with the Royal Command, this office has begun the finalisation/preparation of structure plans for 41 major and satellite towns. Plan for Lhuntse township and two satellite towns have been recently completed. With the help of surveyors from the Department of Works and Housing, all sites are presently being surveyed and it is likely that the team will survey areas in Samdrup Jongkhar sometime in the middle of July. Therefore, until all plans are finalised, no new plots, commercial or residential, shall be allotted. However, Dasho may wish to take appropriate actions with regard to illegal squatters/structures as may be necessary or deserving in your capacity as Chairman of Municipal Corporation.
- 4) As Dasho is aware, the Royal Government has taken a policy decision to freeze further development and expansion of commercial and industrial towns located along the border areas. Therefore, I do not envisage the possibility of allotting any new plots or authorising new constructions particularly in Samdrup Jongkhar and Daifam. As for Nganglam, the number of applicants for commercial plots appears to be surprisingly high.
- 5) A town planner and an Architect will soon be arriving in the Zone to establish a Town Planning Cell and undertake town planning activities with the guidance and support of the Department of Works and Housing. In the meantime, the responsibility is being handled by the Zonal Engineering Division.

I shall appreciate if Dasho could kindly inform the applicants accordingly, while assuring them of the highest consideration of the Royal Government based on the structure plans and in the event that plots are available. They must also be informed that plots shall be allotted first to those who are conducting business in the concerned urban areas, then to the local residents and lastly to the rest.

Contd...3/-

