

Resettlement Plan

Project Number: ADB-TA 6598

Loan Number:

March 2026

132 kV D/C Wobthang Solar Farm Transmission Line Project

Prepared by Bhutan Power Corporation Limited (BPC) for the Asian Development Bank.

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TABLE OF CONTENT

1. Project Background	9
2. Scope of land acquisition and resettlement impact	24
3. Information disclosure, consultation, and participation	51
4. Grievance Redress Mechanism (GRM)	54
A. Site-Level Grievance Handling Protocol	57
1. First level of GRM.....	58
2. Second level of GRM.....	59
3. Third level of GRM.....	59
4. Other levels.....	59
5. Monitoring and Reporting.....	60
B. GRM for Operational Phase	61
C. Platform for potential complaints before project effectiveness	61
5. Policy and legal framework	63
6. Relocation of Housing and Settlements	75

APPENDICES

Appendix 1 Record of Discussion and associated documents from meeting with Affected Persons of Transmission Line (9 June 2025) and Statutory Clearances	87
Appendix 2 Private Land Acquisition (PLA) Forms	96
Appendix 3 Contact person for Grievances as part of GRM	101
Appendix 4 Phromong CFMG: Meeting (18/04/25) minutes, Letter of Undertaking, NOC, signed participant list	104
Appendix 5 Garabling CFMG: Meeting (18/04/25) minutes, Letter of Undertaking, NOC, signed participant list	113
Appendix 6 Public Consultations (09 January 2026), participant list and photos	122
Appendix 7 Clearances issued by the Community Forest User Groups (Phromong & Garabling)	139
Appendix 8 Clearances issued by the Gewog Administrations	148
Appendix 9 NOC issued by the Affected Persons (Transmission Line component)	150
Appendix 10 NOC issued by the Affected Persons (Access Road component)	152
Appendix 11 Announcement of Cut-off Date for Wobthang Transmission Line Sub-project by BPC to Bumthang Dzongkhag & Gewog to Chiwog Tshogpas	153

LIST OF TABLES

Table 1. Definition of Terms	7
Table 2. Scope of the transmission line scope	10
Table 3. Comparative assessment of transmission routes	11
Table 4. Summary of Key information on project	12
Table 5. Availability of documents	12
Table 6. Descriptive data for Section-1	24
Table 7. Descriptive data for Section-2	25
Table 8. Descriptive data for Section-3	26
Table 9. Descriptive data for Section-4	27
Table 10. Descriptive data for Section-5	28
Table 11. Descriptive data for Section-6	29
Table 12. Descriptive data for Section-7	30
Table 13. Descriptive data for Section-8	31
Table 14. Descriptive data for Section-9	32
Table 15. Descriptive data for Section-10	33
Table 16. Descriptive data for Section-11	34
Table 17. Descriptive data for Section-12	35
Table 18. Descriptive data for Section-13	36
Table 19. Descriptive data for Section-14	37
Table 20. Descriptive data for Section-15	38
Table 21. Descriptive data for Section-16	39
Table 22. Descriptive data for Section-17	40
Table 23. Descriptive data for Section-18	41
Table 24. Descriptive data for Section-19	42
Table 25. Details of access roads by road sections, impacts details	43
Table 26. Summary of Resettlement Impact	46
Table 27. Details of access roads impacting private land	49
Table 28. Summary of consultation plan	53
Table 29. Affected plot details (Access roads)	Error! Bookmark not defined.
Table 30. Grievance Redress Mechanism	60
Table 31. Comparison between the National Laws and ADB SPS 2009	67
Table 32. Entitlement Matrix	71
Table 33. Resettlement Budget Estimated	83
Table 34. Tentative Implementation Schedule	86

LIST OF FIGURES

Figure 1. Consultation with PAP affected by transmission line at Tang Gewog office (9 June 2025)	15
Figure 2. Public Consultation with Phromong CFMG members under Tang Gewog	16
Figure 3. Public Consultation with Nangnang CFMG members under Tang Gewog	16
Figure 4. Public Consultation with affected individual for access road construction	17
Figure 5. Public Consultation with Garabling CFMG members for transmission line and access road construction	17
Figure 6. Public Consultation with affected individual for access road construction	18
Figure 8. Section-1: AP-1 to AP-4 (Wobthang to Gamling Village Top), 132 kV PTL	24
Figure 9. Section-2: AP-4 to AP-7 (Gamling Village Top to Nangnang Village Top)	25
Figure 10. Section-3: AP-7	26
Figure 11. Section-4: AP-10 to AP-13 (Nimalung Village top to Jimshong village Top)	27
Figure 12. Section-5: AP-13 to AP-16 (Nimalung Village Top to Jimshong Village Top)	28
Figure 13. Section-6: AP-16 to AP-19, (Nimalung Village Top to Jimshong Village Top)	29
Figure 14. Section-7: AP-19 to AP-22, (Nimalung Village Top to Jimshong Village Top)	30
Figure 15. AP-22 To AP-25 (Jimshong Village top till Phangzhing)	31
Figure 16. Section-9: AP-25 to AP-28 (Phangzhing Village)	32
Figure 17. Section-10: AP-28 to AP-31, (Phangzhing Village)	33
Figure 18. AP-31 to AP-34 (Phangzhing to Dorjitse Road)	34
Figure 19. Section-12: AP-34 to AP-37 (Dorjitse Road)	35
Figure 20. AP-37 to AP-40, (Phomrong top)	36
Figure 21. Section-14: AP-40 to AP-43, (Phomrong CF)	37
Figure 22. Section-15: AP-43 to AP-46, (Phomrong Village Top)	38
Figure 23. Section-16: AP-46 to AP-49, (Phomrong Village)	39
Figure 24. Section-17 AP-49 to AP-52 (Phomrong to Kurkurbethang)	40
Figure 25. Section-18 AP-52 to AP-54 (Kurkurbethang)	41
Figure 26. Section-19 AP-54 to AP-57 (Garpang)	42
Figure 29. Plots affected by Transmission Line in Tang Gewog, Bumthang	48
Figure 30. Private Land affected by access road toward AP 30-31	50
Figure 31. Private land affected by access road toward AP-27	50
Figure 35. Grievance Redress Mechanism	55
Figure 36. GRM Process for Project	58

ABBREVIATIONS

ADB	Asian Development Bank
AHs	Affected Households
APs	Affected Persons
BHU	Basic Health Unit
BPC	Bhutan Power Corporation Limited
CGRM	Community Grievance Redressal Mechanism
CLO	Community Liaison Officer
COI	Corridor of Impacts
DDR	Due Diligence Report
DECC	Department of Environment and Climate Change
DGPC	Druk Green Power Corporation Limited
DLGDM	Department of Local Governance and Disaster Management
DLLC	Dzongkhag Land Leasing Committee
DHI	Druk Holding and Investment Limited
DoCDD	Department of Culture and Dzongkha Development
DP	Displaced Person
EA	Executing Agency
EPC	Engineering, Procurement and Construction
EMP	Environmental Management Plan
ESMP	Environmental and Social Management Plan
FGDs	Focus Group Discussions
GC	Gewog Center
GDP	Gross Domestic Products
GFP	Grievance Focal Point
GRM	Grievance Redress Mechanism
Ha	Hectare
HHs	Households
HoH	Head of Household
IA	Implementing Agency
JMT	Joint Monitoring Team
kV	Kilovolt
LAR	Land Acquisition and Resettlement
LARP	Land Acquisition and Resettlement Plan
LMD	Land Management Division
MOH	Ministry of Health
MoHA	Ministry of Home Affairs
MW	Megawatt
MWp	Megawatt Peak
NLC	National Land Commission
Nu.	Ngultrum
O&M	Operation and Maintenance
ORCs	Outreach Clinics
PAP	Project Affected People
PAR	Poverty Assessment Report
PAVA	Property Assessment and Valuation Agency
PMU	Project Management Unit
RECCE	Reconnaissance Survey
REMP	Renewable Energy Master Plan
RGOB	Royal Government of Bhutan

RNR	Renewable Natural Resources
RoW	Right-of-Way
SES	Socio-Economic Survey
SIA	Social Impact Assessment
SOE	State-owned-Enterprise
SPS	Safeguard Policy Statement, 2009
SS	Substation
TL	Transmission Lines
TLCC	Thromde Land Leasing Committee
ToR	Terms of Reference
UNDP	United Nations Development Program
USD	United States Dollar

EXCHANGE RATES

(as of January 31, 2026)

Currency unit – ngultrum (Nu)

Nu. 1.00 = \$0.0110

\$ 1.00 = Nu. 90.65

NOTE

In this report,

1. "\$" Means US dollars (USD)
2. "Nu." Stands for Ngultrum

Table 1. Definition of Terms

Corridor of Impacts (COI) / Right-of-Way (RoW):	Refers to the area within 27m of width along the transmission line (13.5m to each side from the centerline of transmission line) to determine the impacts on lands, assets and trees.
Cut-off-Date:	Refers to the date established to determine the eligibility of the Ahs/Aps/PAP) to receive compensation and assistance under proposed project. Any person who occupies in the Project area after the cut-off date will not be entitled to compensate and assist. Fixed assets such as built structures (new or expansion of existing structures), crops, fruit trees, and other similar assets established after the cut-off date will not be compensated. The cut-off date for this Project is the date that BPC announced the Project implementation to the Project Communities.
Economic Displacement:	Refers to loss of land, assets, access to assets, income sources, or means of livelihood because of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Entitlement:	Refers to a range of measures, such as compensation for loss of affected assets and assistance to be provided to the Ahs depending on the type and severity of their losses.
Inventory of Losses (IOL):	This is the process where all affected trees and sources of income and livelihood inside the ROW are identified, and their replacement costs calculated.
Involuntary Resettlement:	Refers to when displaced persons have no right to refuse land acquisition by the state that result in their displacement which occurs when land is acquired through (i) expropriation by invoking the eminent domain power of the state, or (ii) land is acquired through negotiated settlement when the pricing is negotiated, and the failure will result in expropriation through invoking the eminent domain of the power of the state.
Land Acquisition:	Refers to the process whereby an individual, household, firm or private institution is compelled by the government through the Project's Executing Agency to alienate all or part of the land it owns or possesses to the ownership and possession of that agency for public purpose in return for compensation at replacement cost.
Non-titled displaced person:	Displaced persons without formal legal rights to land or claims to land recognized or recognizable under national law; eligible for compensation of non-land assets.
Physical Displacement:	Refers to relocation, loss of residential land, or loss of shelter because of (i) involuntary acquisition of land; or (ii) involuntary restriction on land use or on access to legally designated parks and protected areas.
Severely Affected Households:	This refers to Ahs who will be (i) physically displaced from housing, or (ii) those losing 10% or more of their total productive assets (income generating).
Socio-economic/Social Impact Assessment:	Assessment of the social, cultural and economic conditions of the PAP through a combination of quantitative and qualitative research methods, providing a baseline and benchmark for monitoring and evaluation.
Vulnerable Group:	A distinct group of people who may suffer disproportionately from resettlement effects. The SPS defines vulnerable groups as households below the poverty line, the elderly, female headed

households, and disabled headed households, those without legal title to assets, landless, women, children and indigenous people.

Glossary of Dzongkha (national language) terms

Chiwogs	Villages
Dratshang Lhentshog	The Commission for Monastic Affairs of Bhutan
Dzongdag	District administrator
Dzongkhag	District
Gewog	Block
Gup	Block headman
Kidu	Benefits granted by the King
Lhakhang/ Stupa/ Chorten	Buddhist Shrine
Mangmi	Deputy
Tsamdro	Pasture Land
Tsho	Lake
Tshogpa	Village representative

1. Project Background

1. The Solar Farm Expansion Project (SFEP) is proposed for financing by Asian Development Bank (ADB) which consists of two main components as 120 MW Wobthang Solar Farm in Bumthang and Construction of a 17.33 km power transmission line (TL). A separate Resettlement Plan (RP) is prepared for the 120 MW Wobthang Solar Farm, which will be implemented by Druk Green Power Corporation (DGPC). Similarly, this Resettlement Plan (RP) is prepared for the Transmission Line (TL) component, which will be implemented by Bhutan Power Corporation (BPC). This impact screening and assessment was carried out by Bhutan Power Corporation Limited (BPC) in compliance with the Safeguard Policy Statement (SPS, 2009) of Asian Development Bank and applicable National laws of Bhutan. The RP is supplemented with data collected during site visits, screening and observations, interview of affected persons, community consultations and reconnaissance survey.
2. Construction of a 17.33 km power transmission line (TL) across Tang and Chokhor Gewog Gewogs, crossing primarily through State Reserved Forests and Community Forests to evacuate power from the proposed 120 MW Wobthang Solar Farm in Bumthang to the existing Garpang sub-station.
3. The transactional technical assistance (TRTA,) ADB-TA 6598: Bhutan Preparing the Project for Renewable Energy (Supplementary) will prepare the Bhutan Renewable Energy for Climate Resilience Project. The main objective of the TA is to promote the development of solar PV energy in Bhutan by preparing a pre-feasibility study and a feasibility study for ground mounted solar PV in several pre-selected locations in the country.
4. In Bhutan, the public policy is related to the “GNH”, the Gross National Happiness concept, which is supported by 4 pillars:
 - Sustainable and equitable socio-economic development;
 - Environmental Conservation,
 - Preservation and promotion of culture; and
 - Good governance.
5. For the development of renewable energy, the pillars related to sustainable and socio-economic development and environmental conservation are the most relevant. Druk Green Power Corporation (DGPC), a state-owned enterprise (SOE) under Druk Holding & Investment Ltd (DHI), has formulated a project aimed at enhancing the diversity of renewable electricity sources for power generation within the country. This initiative involves the establishment of a solar power farm in Wobthang, Tang gewog, located under Bumthang Dzongkhag. In cognizance of this, BPC is undertaking to implement the transmission project for the construction of the 132 kV D/C TL for system strengthening and evacuation of power.
6. BPC is the sole power transmission and distribution Company in the Country, wholly owned by the Royal Government of Bhutan (RGoB) under the umbrella ownership of the Druk Holding and Investments Limited (DHI). The broad mandates of BPC are to transmit, distribute and supply electricity within the country and wheel electricity for export.
7. BPC is implementing the Project on BOOT (Build, Own, Operate, Transfer) basis and is responsible for undertaking ownership, financing, design, engineering, procurement, construction, commissioning, Operation and Maintenance (O&M) of the Project and to provide transmission services to the customers. The Project will strengthen energy security through improved power system reliability and efficiency by constructing the new transmission line. The new line will transmit power from the Wobthang Solar Power Farm and increase the

reliability of power for the central-eastern region of Bhutan while also strengthening the overall power grid of the country.

Subproject 132 kV D/C TL

8. The scope of the project involves the construction of the 132 kV D/C TL. The TL is passing through two Gewogs in Bumthang. The total length of the TL is 17.33 km, and approximately 57 towers will be erected. The details of the subproject are below:

Table 2. Scope of the transmission line scope

	Gewogs Under	Dzongkhag	Approx. Line Length (KM)	No. Of towers in SRFL	No. Of towers in Private Land	Approx. Line Length over the Private Land (KM)
1	Tang	Bumthang	16.22	50	0	0.1
2	Chokhor	Bumthang	1.11	7	0	0

Analysis of alternatives

9. The transmission line alignment was finalized through a multi-criteria evaluation process aimed at optimizing route selection. The analysis incorporated: (1) a systematic comparative assessment of the relative advantages and limitations of two proposed corridors (Table 2), and (2) a quantitative rating of key route-specific parameters and engineering considerations (Figure 1). The selected alignment strategically circumvents ecologically sensitive zones, including wildlife sanctuaries, national parks, and designated forest reserves, thereby mitigating potential environmental disturbances.

10. The corridor requires limited private land impact and does not intersect with any sites of cultural, historical, or archaeological significance and not impacting indigenous populations. The proposed route also avoids critical public infrastructure and utilities such as educational institutions, healthcare facilities, and community assets. Notably, the alignment is configured to exclude all village settlements and urbanized areas, thus minimizing socio-environmental risks and preserving community-owned natural and built resources. This approach ensures avoiding and minimizing impact in compliance with environmental and social safeguard standards while optimizing technical feasibility.

11. Among the options, route 5 has been selected based on the parameters and criteria set. This option has the minimum number of households affected by the transmission line's ROW (1 Household) and access roads (4 households).

12. The comparative assessment of the relative advantages and limitations of five proposed corridors is presented as follows:

Table 3. Comparative assessment of transmission routes

S.N	Evaluation Item	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alternative 5
1	Advantages	The alternative route 1 is the third shortest route (17.375 km) identified for the transmission line project and also has the second lowest number of towers (55) compared to the other alternatives. It also has one of the lowest no. of private lands being affected (4) along the Right of Way (RoW) and none of its towers fall on private plots.	The alternative route 2 is the fourth shortest route (17.545 km) identified for the transmission line project and it also has one of the lowest no. of private lands being affected (4) along the Right of Way (RoW) and none of its towers fall on private plots. It has the lowest number of water source (1) along its alignment compared to the other three alternatives.	The alternative route 3 is the shortest route (16.595 km) identified for the project and thus, naturally has the lowest number of towers (50) required. The total length of access roads required also measures the second lowest (18.245 km) among the four. It also has the second lowest number of water sources (2) along its RoW.	The Alternative route 4 has the lowest number of Community Forests (2) being impacted by both the transmission line and the access roads. It also has the shortest total length (17.50 km) of the access roads compared to the other three. It also has the lowest number of access roads (14) compared to 17 each for the others.	The Alternative route 5 is the second shortest route (17.330 km), with the lowest no. of private lands affected (2). It also does not affect any water source or cultural sites. Furthermore, it has the lowest no. of access road take off points with the third lowest total length (20.255 km) of roads. It also has the lowest no. of private lands (4) affected by the access roads.
2	Disadvantages	The total length of access roads to be constructed measures the highest (21.34 km) compared to the other three alternatives coupled with the highest no. of water sources (3) falling within this alignment.	It has the highest no. of towers (57) for the project and requires the second longest total length of access roads (20.65 km) amongst the four alternatives.	The alternative route 3 has the highest number of private lands along its RoW (6) and tower locations (5) on private plots. It also has the highest number of private lands (11) along its proposed access road alignments compared to 7 private plots each for the other three alternatives.	It is the longest (17.869 km) among the four alternatives and has the second highest number of towers (56).	It has the joint highest no. of towers (57) with alternative 2

Table 4. Summary of Key information on project

<i>Sl. No</i>	<i>Component</i>	<i>Project Information</i>
1	Project Proponent	Bhutan Power Corporation Limited
2	Project Name	Construction of 120 MW Wobthang Solar Farm Transmission Line
3	Means of Finance	Debt (Development Partner [DP]: ADB)
4	Total length of TL	17.31 km
5	Right of Way (RoW)	27 m
6	Total number of towers	57 numbers
7	EPC Contractor	Tender process pending
8	Beneficiaries	Eastern and central region of Bhutan

Project against the prohibited investment activities list

13. The project does not involve any prohibited activity as per the Prohibited Investment Activities List (PIAL) of ADB.

Status of regulatory permissions and approvals

14. The details of the prepared documents for the project are as given below:

Table 5. Availability of documents

<i>SN</i>	<i>Key Environmental & Social Safeguards documents</i>	<i>Status</i>	<i>Remarks</i>
1	Social Impact Assessment Study (SIAS)	Prepared	In accordance with the ADB Safeguards Policy Statement (SPS) and its safeguard requirements, socioeconomic surveys conducted in the project area. Consequently, the necessary data collection has been carried out, and the Social Impact Assessment (SIA) report is prepared.
2	Environmental Clearance	Under process	As mandated by the National Environment Act 2007 and its associated regulations of Bhutan, any project must undergo either an Initial Environmental Examination (IEE) or an Environmental Impact Assessment (EIA) before it can be approved, depending on the nature of the project. The detailed IEE report along with the ESIA report were submitted to DECC for the EC on 12/02/2026
3	Forestry Clearance	Obtained	As mandated by Sections 44 and 45 of the Forest and Nature Conservation Rules and Regulations, 2023, constructing a transmission line affecting forests requires forestry clearance (FC), which was accorded by the Department of Forests and Park Services (DoFPS) on 06/02/2026.

4	No Objection Certificate (Project Affected People [PAP])	Received	In accordance with Section 51 of Bhutan's Electricity Act, 2001, if the Minister is satisfied that land is needed to provide or maintain electricity supply in the public interest, the land will be acquired on behalf of the licensee following the Land Act. A No Objection Certificate (NOC) from landowners is typically required, as affected parties can raise objections through the Electricity Regulatory Authority (ERA). Additionally, public clearances are needed to obtain the Environmental Clearance (EC) in Bhutan. To fulfill this, all NOCs from private individuals are obtained. ¹
5	Community Forest (CF) Clearance	Received	To obtain clearance for a transmission line within a community forest in Bhutan, the proponent must comply with the Forest and Nature Conservation Rules and Regulations, 2023, under the Forest and Nature Conservation Act of Bhutan, 2023. Accordingly, all necessary clearances have been obtained from the Community Forest (CF) members.
6	Resettlement Plan (RP)	Draft prepared	The proposed transmission line does not affect any village or settlement area in the entire stretch of the project, however, there are 2 private plots owned by a one household within the transmission line's right of way. Consequently, use of their land will be restricted. Similarly, 4 HH land will be impacted due to construction of the access roads and so the land will have to be acquired by the project. Such involuntary resettlement impacts necessitate that Resettlement Plan (RP) be prepared for the project.
7	Common Property Resources (CPR)	Not Applicable	The project does not affect any common property resources, viz., schools, colleges, hospitals, community hall, etc. in the whole stretch of the project.
8	Indigenous Peoples Plan	Not Applicable	The route does not pass through any indigenous peoples settlement areas and has no impact on such groups. Thus, no Indigenous Peoples Plan is required.

EPC Contractor

15. No invitation for bids or tender has been floated for the Engineering Procurement and Construction (EPC) contract. The Notice Inviting Tender (NIT) is expected to be floated in Q3, 2026.

¹ In total there is 1 HH (with 2 plots) affected by the Transmission Lines ROW. The impact will be that there will be restriction on use of land in future if used for constructing dwellings. Also, 4 HH (4 plots) are affected by the access roads construction. The land will be acquired by the project during access road construction. The BPC has obtained NOCs from all 6 HH produced as appendices 1, 9 and 10 of this report.

2. Land impact assessment

16. The social and land impact assessment is carried out to assess the project's potential impact on private land and livelihood of people, any physical and/or economic displacement, in order to develop social and resettlement mitigation measures and monitoring system in compliance with ADB SPS (2009) and the applicable National policies/procedures. The assessments included the findings of site visits and consultations:

17. To assess the likely social, resettlement and livelihood impacts (land acquisition or use restriction, and resettlement, any economic and/or physical displacement), avoidance and minimization of such impact as possible, and mitigation measures for unavoidable impact (to be adopted of the project in case of any land acquisition or land use restriction, compensation and involuntary resettlement, impact on common properties, if any, in terms of displacement, loss of incomes, and community links); and

18. To ascertain, in case of any adverse impact, appropriate mitigation measures to be taken during the project planning, designing and frameworks established for carrying out safeguard measures during the implementation stage to minimize and mitigate such if any adverse impacts.

2.1. Approach and methodology

19. The RP is prepared based on a review of a primary and secondary data, national rules, regulations, acts, and the clearances obtained. Primary data was collected through site visits and detailed consultations with Project Affected Persons (PAPs). In total there is one household affected by the transmission line's RoW. The household has in total 8 resident members. The households' use of land will be restricted due to falling within the ROW of the transmission line. Similarly, 4 households will be affected due to the access roads construction. The households in total have 21 members. The impact will be permanent since a portion of their land will be impacted by the project for the access road. The impact will be permanent, for which they will receive land replacement in lieu of land they have to give up through land adjustment. If there is government-owned land adjacent to their affected plots, the replacement land will be provided from the government plots adjusted in equal proportion to the land acquired land.

20. Public consultation and meeting was conducted by BPC and the Gup (County Head) with affected persons on 9 April 2025 at the Tang gewog office attended by 8 community members. The main topic of the discussion was to inform people about the project, key design features, follow the final design developed for this project. In the consultation meeting it was discussed that even though the new TL will not directly supply electricity to the population, but during the construction period local people can be involved in non-skilled works such as muster roll workers, site preparation and clearing work, catering, site monitoring and material transport that improves the livelihood of the rural settlements. Also, the people were informed that the land impacted by the ROW of the transmission line and access road will be adjusted – replaced with land from available government land adjacent to the affected plot assuring no net loss of private land.



Figure 1. Consultation with PAP affected by transmission line at Tang Gewog office (9 June 2025)

21. Much of information was gathered during the census of APs socio-economic survey carried out from 9 April to 1 May 2025 as part of the Social Impact Assessment (SIA). For the survey, a structured questionnaire containing both open- and closed-ended questions was used to collect data from 24 respondents. The survey was carried out in gewogs under Bumthang and Trongsa Dzongkhags in villages proximate to the transmission line and access roads.

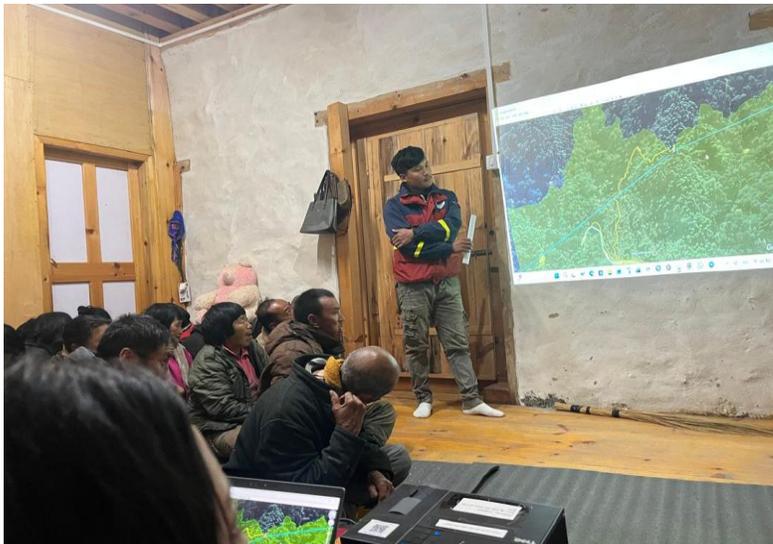


Figure 2. Public Consultation with Phromong CFMG members under Tang Gewog



Figure 3. Public Consultation with Nangnang CFMG members under Tang Gewog



Figure 4. Public Consultation with affected individual for access road construction



Figure 5. Public Consultation with Garablung CFMG members for transmission line and access road construction

7



Figure 6. Public Consultation with affected individual for access road construction

3. Socio-economic profile of the project communities

2.1 Background

22. This section presents the key socio-economic characteristics of the people living in communities in the dzongkhags traversed by the proposed transmission line (TL). No persons will be physically displaced, however one household owning two plots will be affected by the transmission line's ROW. Similarly, four households' land (one plot per household) will be affected by the access road development. A general socio-economic profile based on secondary national data sourced from official statistical websites has been developed and supplemented with primary data collected through field interviews and surveys.

23. The objective of the socio-economic surveys is to establish a baseline data understanding of the prevailing social and economic conditions as well as vulnerabilities of affected populations in the project area. Though only five households are found to be affected, the socio-economic survey covered 22 households including the non-affected households in the project area as baseline data for the households socio-economic status. This information serves as a foundation for evaluating the Resettlement Plan (RP) implementation outcome, and identifying groups and individuals who may require additional support due to potential project impacts.

24. Bumthang dzongkhag is located in the northern part of the country bordered by the dzongkhags such as Lhuentse to the east, Trongsa and Wangdue Phodrang to the west, Zhemgang to the south and Tibet to the north. It covers an approximate area of 2,667.76 square kilometers with an elevation ranging from 2400 to 6000 meters above the sea level. Approximately 54% of its total land area is under forest cover. It is administratively supported by four gewogs namely Chhoekhor, Chummey, Tang and Ura. It has around 3770 households and 104 villages. The total population of the dzongkhag is around 17,820 out of which 11,184 live in the rural area (National Statistics Bureau [NSB], 2021). It is well known as the religious heartland of the nation and home to some of its oldest Buddhist temples and monasteries. The historical figure Guru Padmasambhava and the Tertons (religious treasure discoverers) still linger in this sacred region who played a vital role to bring peace and prosperity.

3.1 Profile of the study area

25. The project is a 132 kV D/C TL that connects the Wobthang Solar Farm to the existing 33/11kV Garpang Substation to evacuate electricity.

26. The study area is defined as the Project area of influence, which is presented in Figures below. It comprises the areas directly affected by the Project (27-meter RoW) as well as concerned by indirect impacts (Area of Influence [AOI]: 500-meter buffer inclusive of RoW).

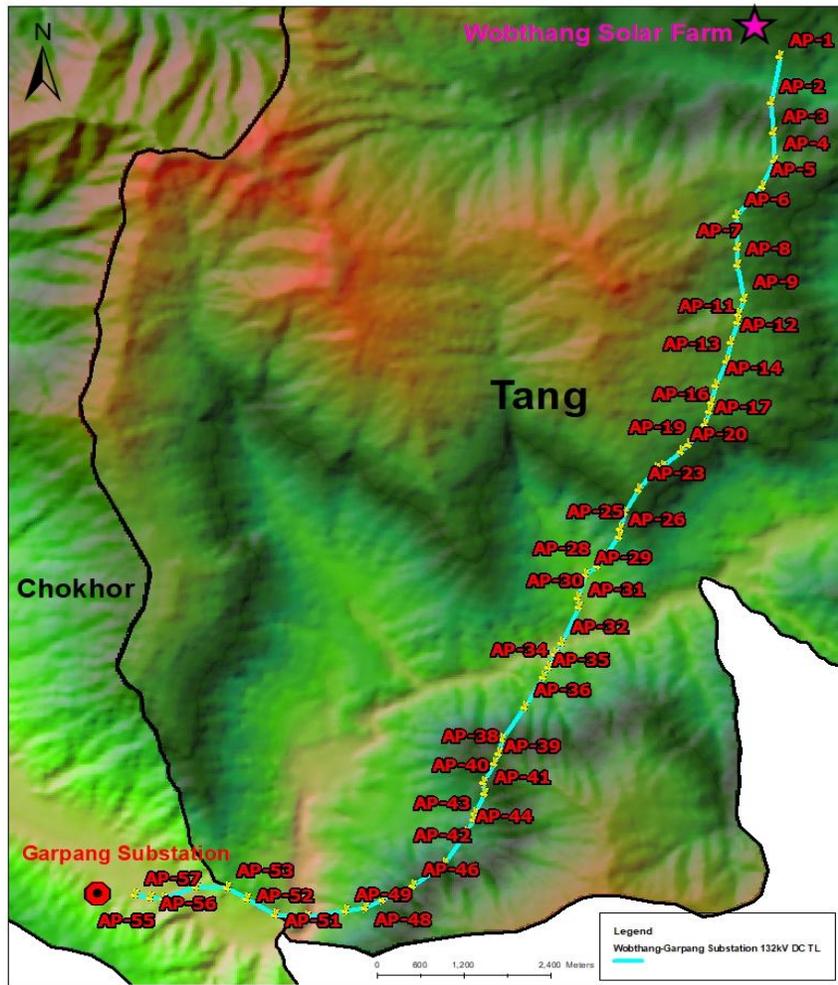
27. The project impacts only a few private plots of land falling under the Right of Way (RoW) of the TL of 17.33 km in length.

28. The project communities are Bumthang Dzongkhag, Chhoekhor, and, Tang villages. The temporary impact as vehicle traffic will be managed and the positive impacts expected from the Project includes employment and local supply opportunities during the project construction phase.

29. The baseline data collection was designed taking into account that no secondary socioeconomic baseline information was available on the 93 households falling within the AOI of

the project (500-m buffer). Socio-economic survey in 2 Gewogs under Bumthang was carried out for the transmission line component with the participation of a total of 22 households all located outside the TL's ROW in rural areas in the survey. Of the total 22 households, 1 household affected by the TL's ROW (located within the ROW due to which the affected portions, in total 0.13 acres, of land which will be restricted for land use) were also interviewed.

Wobthang-Garpang Substation Transmission Line_Alternative-5



8

Figure 32 Alternative 5 route details

9

30. In this socio-economic survey, the participation percentage of women was higher than male, out of 22 participants interviewed only 8 respondents were male (22.86%), the majority of respondents were female, accounting to 77.14%. These female respondents are not necessarily heads of households but were available at the time of the survey to represent their households in the survey. The survey's results on ethnic groups showed that the project area is occupied mainly by the Bumthang and Kheng people.

Demography

31. The households in total have 87 resident members in total. The average number of inhabitants per household was 3.90 persons. The survey results showed that the age of the participants mostly ranges from 25 to 54 years old (accounting for 65.63%); followed by 55 to 64 years old group (21.88%), and only a small proportion (12.5%) above the age of 65.

Social services

32. According to the survey result, out of the total 22 households with a population of 87 residents, those who are non-literate people accounted for the highest proportion of 26 persons (75%); followed by primary school level people accounting for 4 persons (12.5%). People with secondary school level accounted for 3 persons (9.38%) and only 2 (3.13%) respondents surveyed had tertiary level education.

Health

33. Health facilities at local level are called primary health center (PHC). The majority of households namely 18 HH walk less than an hour to the PHC.

Livelihoods, income and expenditure

34. Among the surveyed HH, 100% of the households are engaged in agriculture. The main households' incomes are from crops such as potato, rice, maize, wheat, millet, and fruit such as oranges and apples. However, of the total proportion, 18.75% of the respondents grow crops only for household consumption. 12.5% do it for cash income and 65.63% grow crops for both household consumption and cash income. Households' living condition depends on the stability of the main breadwinner of the family. They usually rely on more than on job, that household's head work on agricultural production, and other members belong to the state-salaried groups (including civil servants and the retired) who have relatively stable income and life.

35. Income stability plays a crucial role in determining the living conditions of households, and evaluating the stability of household income is considered an essential criterion. 78.12% of the population reportedly earn more than Nu. 70,000 per year. A figure significantly higher than the upper bound poverty line, which is Nu. 6,402 per person per month.² Hence, they are considered to be above the poverty line and not poor. Households were asked about their average expenditure amount per year and distribution of expenditure by detailed categories such as: expense for food, health care, and children's studying. Generally, a larger household spent more than smaller ones. The expenditure ranged from less than Nu. 100,000 per year to Nu. 600,000 per year.

Amenities

² Source: Poverty Analysis Report, 2023, National Statistical Bureau, RGOB

36. The survey results indicate that most households reside in permanent accommodations. Approximately 40.63% of homes have existed for over two decades, with 68.75% built from durable materials like mud-bonded bricks or stones. Meanwhile, 25% use wood or branches, suggesting modest economic status. Additionally, 87.5% of houses have metal sheet roofs, indicating robust roofing choice. Overall, the characteristics reflect that the surveyed households live in stable, older, and traditionally constructed homes, indicative of average to modest economic conditions. All households have access to the national power grid, and 100% use electricity with separate meters. The survey results indicate that households generally have good road connectivity, except for access to private plots located within the right-of-way of transmission lines or in forested areas.

37. Water and sanitation is well provided with 91% homes enjoying access to clean piped water and all using at the minimum pour flush toilets. Health services for minor illnesses are available at the gewog centres with 65.63% of households accessing the facility in under an hour of walking to the facility connected with sections of blacktopped roads and farm roads. Health emergencies and diseases which cannot be treated at primary health centres at gewog level are referred to district hospitals. All villages are connected to farm roads though quality of roads in summer may be compromised due to heavy rain inducing slides and runoffs damaging roads.

Gender

38. Of the total surveyed households, 18 HH out of 22 HH (81.81%) were headed by women; due to majority (94%) of women owning land in these villages. However, these households were not found to be vulnerable as none are living below the poverty line. Most had other working members contributing to the household income, and none reported having family members with disability, which can often increase vulnerability. The survey also showed that women in project areas have good awareness of the socio-economic issues and participated very actively in activities in the local community. Women are reported to actively participate in community affairs with 29 HH (81.25%) engaging in community meetings.

39. A similar study was carried out for the four households affected by access roads. The four affected households are located under Tang gewog within Bumthang Dzongkhag respectively. Two households are in Pangshing village and the remaining two in Jok village. The table below presents details of the affected plots. All the affected plots are kamzhing (dryland) category. The affected portions of the plot though small, ranging from 0.01 to 0.05 acres, currently not under cultivation, with no potential for livelihood impacts on people.

Table 6. Affected plot details (Access roads)

FID	Plot ID	Gewog	Dzongkhag	Area	Affected Area (acre)	Access Name/ID	Road
0	TNG-3003	Tang	Bumthang	2.128	0.05	Road 5	
1	TNG-3797	Tang	Bumthang	1.233	0.05	Road 6	
2	TNG-874	Tang	Bumthang	0.753	0.025	Road 2c	
3	TNG-3012	Tang	Bumthang	0.901	0.016	Road 6R29-31	

40. The household survey also tried to understand the preferences of affected households for form of compensation for different losses in case of impacts. All affected persons wished to receive exchange land as compensation for their impacted portions of land. In case of affected

properties, all households requested that the project replace the structures by building the affected structures for the people. For affected fruit trees, while three households requested cash for affected trees, one household requested the project to supply fruit seedlings, fertilizers, pipes for irrigation and wages for planting the seedlings. These responses will be revisited during implementation if due to any unforeseen incidents during the construction process, if any fruit trees etc. are affected.

Demography

41. The four households interviewed in total have a population of 21 resident individuals though a total of 31 persons are registered in the households implying that 10 might have migrated. The data also shows that one household reported six of their members comprising of both male and female from the 25 to 54 years age category to have migrated for better livelihoods. Of the total 21 persons, there are 10 females and 11 males. Of the four household heads, two are women while two are men. The average of residents is 39.14 years with the age of people ranging from 8 years to 78 years in age. Half of the 21 individuals, 10 persons are married, while others are children or are divorced.

42. Only one male individual had a disability. Of the total 21 residents, 11 are not literate while four each have studied till primary level and high school respectively. It is likely that the nonliterate individuals are from the older generation who did not have convenient access to education.

Indigenous people and sociocultural groups

43. The project area does not hold any indigenous peoples populations. All the affected households are from the Bumthap sociocultural group who are the majority sociocultural group of Bumthang dzongkhag speaking Bumthangpa kha, a language endemic in Bumthang.

Occupations, Income and Expenditure

44. Half the population are occupied with farming as a vocation. On an average, the households own 12.07 acres and land owned ranging from 0.25 acres to 16 acres. Households grow potato, wheat, buckwheat, barley and chili which are the main crops for consumption and sale as evidenced by an average income per year of Nu. 20,000 earned from crop sales supplemented with other sources of income such as casual labour, livestock production and sale, and cordyceps. Overall, households on an average earned Nu. 133,700 per year. The corresponding expenditure per year on average of the households is Nu. 61,472. Only one household availed a loan of Nu. 400,000 at 10.5 per cent interest for house construction and business.

Gender

45. It is women who own land and other assets like houses. Both men and women equally decide on everyday expenses related to household upkeep but also decisions related to expenditure on investments. Both men and women participate in community organizations, meetings and actively express their views, take action and also participate as candidates in election of tshogpas and gewog functionary elections. Both men and women also participate in off farm work though differentials in wages exist in that men are paid Nu. 1500 per day but women are paid only Nu. 1000 per day.

4. Scope of land acquisition and resettlement impact

1. Permanent land impacts

46. There will be no private land acquired and all towers will be placed on State Reserved Forest (SRF) and Community Forests (CF). A stretch of 3.01 km of the TL will pass through 3 Community Forests, affecting 3 Community Forest Management Groups (CFMG) under Tang Gewog.

Impact on structures

47. With the analysis of various alternatives, route 5) has been selected and the transmission line does not affect any village or settlement area, and completely avoiding the human habitation. There is no adverse impact on residential or commercial or any other structures along the proposed alignment. Private land will be under the ROW.

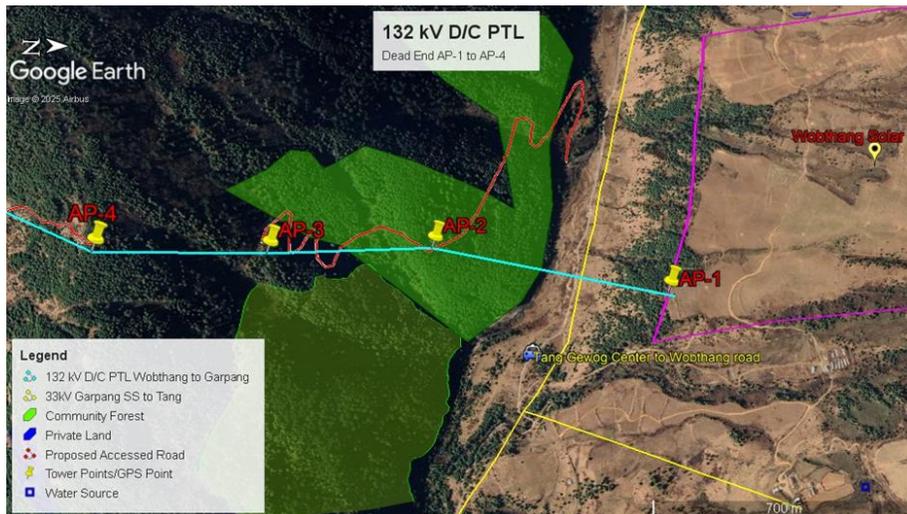


Figure 11. Section-1: AP-1 to AP-4 (Wobthang to Gamling Village Top), 132 kV PTL

Table 7. Descriptive data for Section-1

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	Gamling, Wobthang
3.	Land use/land cover:	State Reserved Forest and Community Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	Loc. AP 2: falls in Garabbling Community Forest (CF)
6.	Access	The proposed access road continues from Garabbling Community Forest logging road

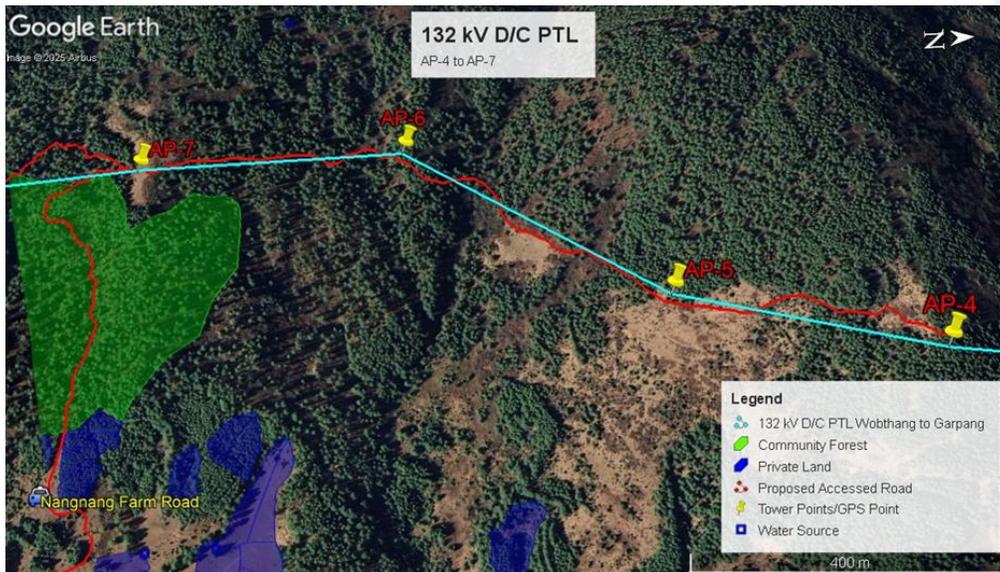


Figure 12. Section-2: AP-4 to AP-7 (Gamling Village Top to Nangnang Village Top)

Table 8. Descriptive data for Section-2

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	Gamling, Nangnang,
3.	Land use/land cover:	State Reserved Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	1 Household (TNG-874) affected by access road
6.	Access	The proposed access road to AP4 to AP 7 extend from Nangnang village Farm Road

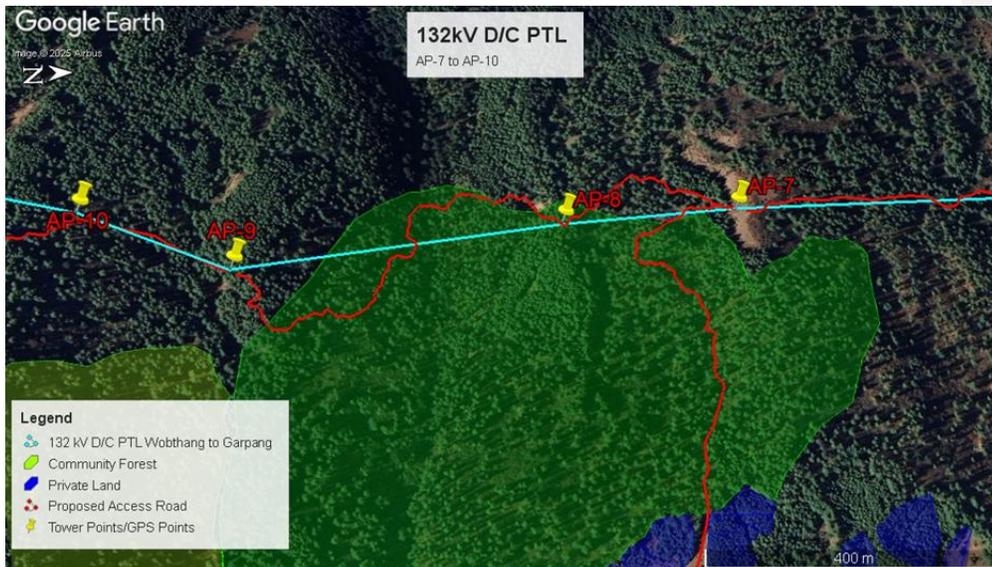


Figure 13. Section-3: AP-7

Table 9. Descriptive data for Section-3

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	Nimalung and Nangnang Village
3.	Land use/land cover:	State Reserved Forest and Community Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	Location AP-8 falls under Nangnang Community Forest
6.	Access	The proposed access road to AP 8 to AP10 extend from Nangnang village Farm road

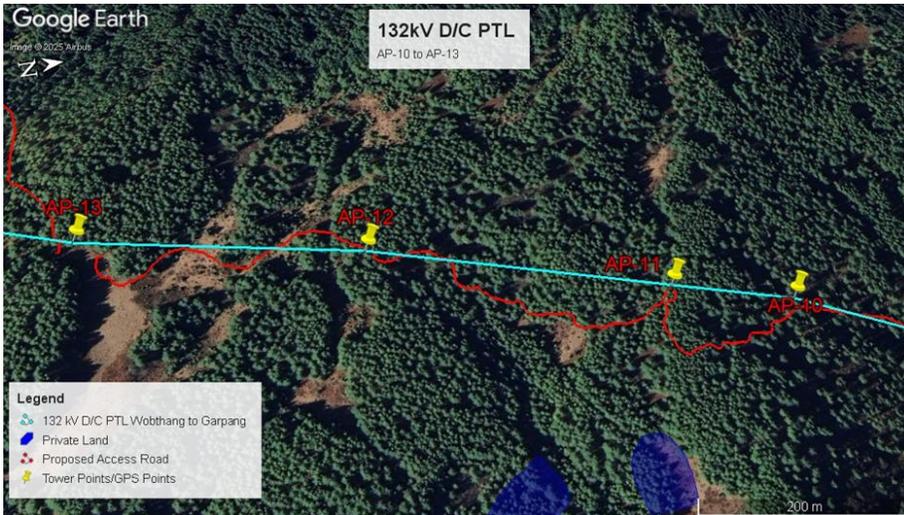


Figure 14. Section-4: AP-10 to AP-13 (Nimalung Village top to Jimshong village Top)

Table 10. Descriptive data for Section-4

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	Nimalung
3.	Land use/land cover:	State Reserved Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	None
6.	Access	The proposed access road to AP 11 to AP 13 extend from Nangnang village Farm road

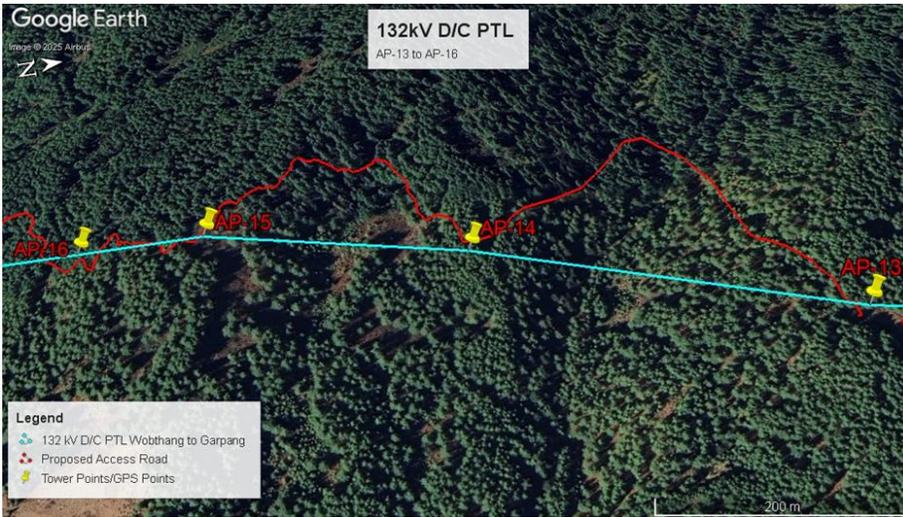


Figure 15. Section-5: AP-13 to AP-16 (Nimalung Village Top to Jimshong Village Top)

Table 11. Descriptive data for Section-5

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	Nimalung and Jimshong
3.	Land use/land cover:	State Reserved Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	None
6.	Access	The proposed access road to AP 14 to AP 16 extend from Nangnang village Farm road

Section-6: AP-16 to AP-19, (Nimalung Village Top to Jimshong Village Top)

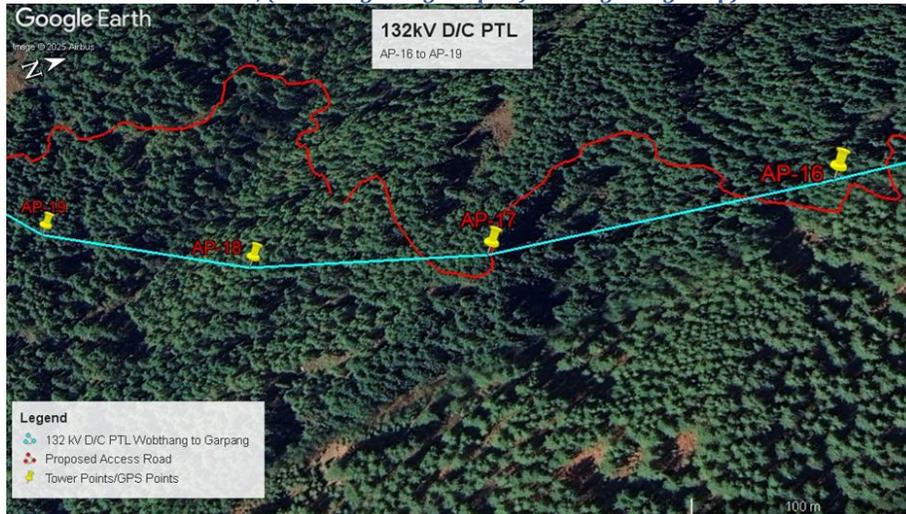


Figure 16. Section-6: AP-16 to AP-19, (Nimalung Village Top to Jimshong Village Top)

Table 12. Descriptive data for Section-6

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	Nimalung and Jimshong
3.	Land use/land cover:	State Reserved Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	None
6.	Access	The proposed access road to AP 17 to AP 19 extend from Jok Village Farm road

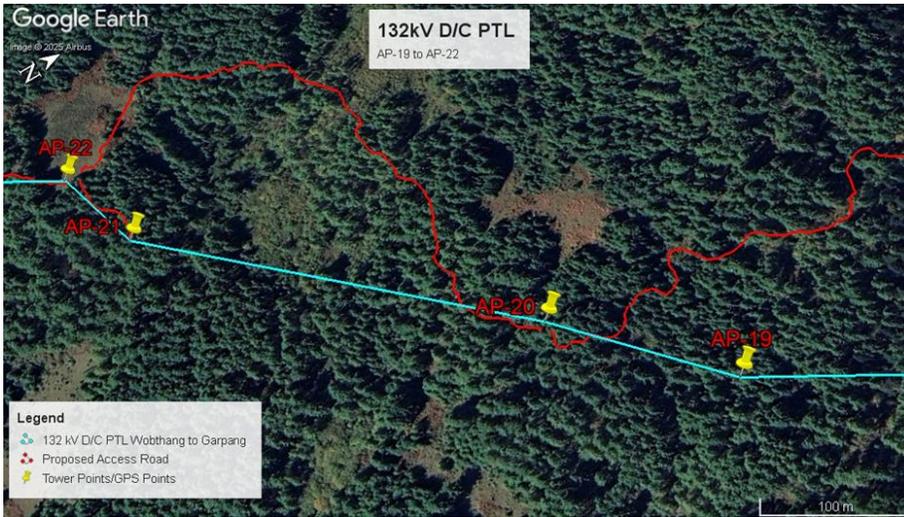


Figure 17. Section-7: AP-19 to AP-22, (Nimalung Village Top to Jimshong Village Top)

Table 13. Descriptive data for Section-7

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No settlement
3.	Land use/land cover:	State Reserved Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	None
6.	Access	The proposed access road to AP 20 to AP 22 extend from Jok Village Farm road

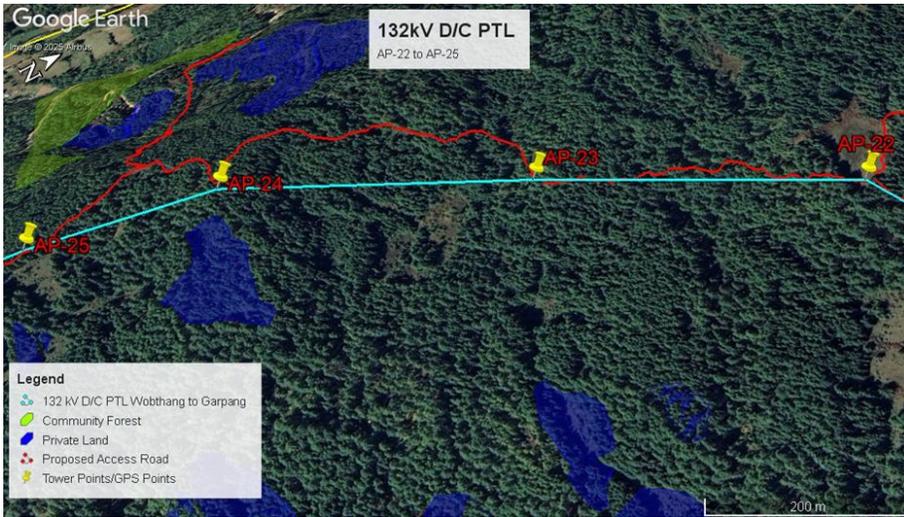


Figure 18. AP-22 To AP-25 (Jimshong Village top till Phangzhing)

Table 14. Descriptive data for Section-8

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No settlement
3.	Land use/land cover:	State Reserved Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	None
6.	Access	The proposed access road to AP 23 to AP 26 extend from Jok Village Farm road

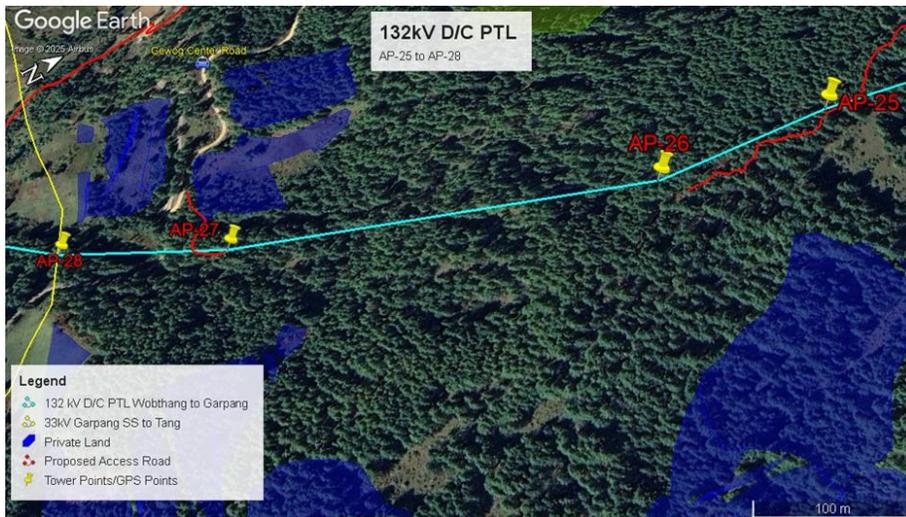


Figure 19. Section-9: AP-25 to AP-28 (Phangzhing Village)

Table 15. Descriptive data for Section-9

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	Jok
3.	Land use/land cover:	State Reserved Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	The access road falls on private land (TNG-3012)
6.	Access	The proposed access road to AP 27 extend from Tang Gewog Farm road

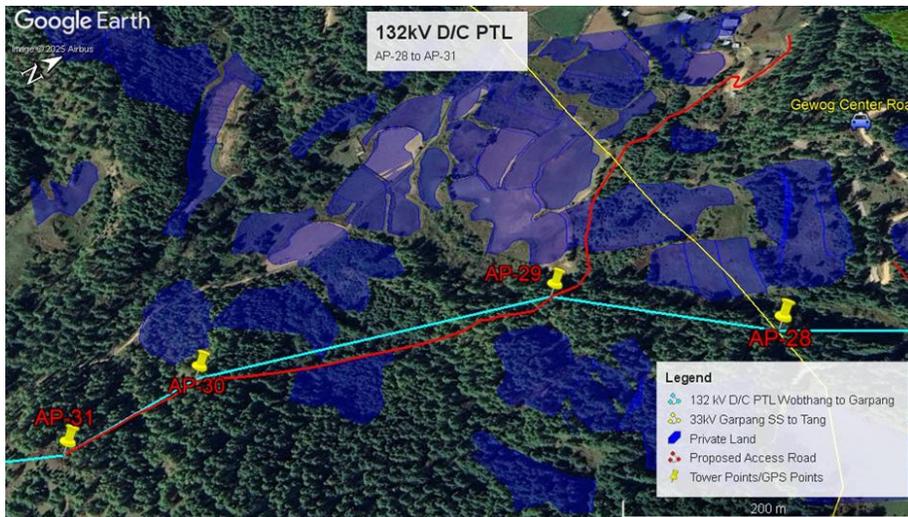


Figure 20. Section-10: AP-28 to AP-31, (Phangzhing Village)

Table 16. Descriptive data for Section-10

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	Phangzhing
3.	Land use/land cover:	State Reserved Forest and Private land
4.	Gewogs:	Tang Gewog
5.	Social Impact	The access road falls on private land (TNG-3797)
6.	Access	The proposed access road to AP 29 to AP 31 extend from Tang Gewog Farm road

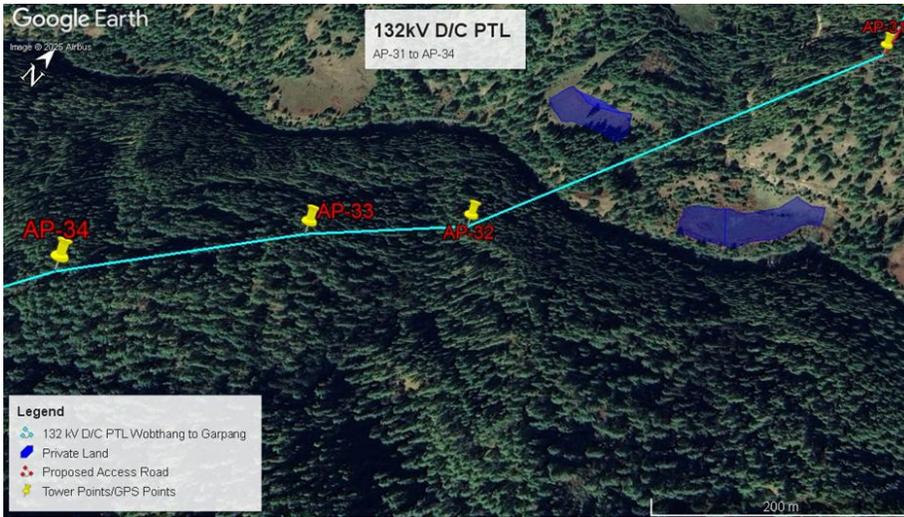


Figure 21. AP-31 to AP-34 (Phangzhing to Dorjitse Road)

Table 17. Descriptive data for Section-11

<i>S. N</i>	<i>Characteristics</i>	<i>Description</i>
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No Settlement
3.	Land use/land cover:	State Reserved Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	None

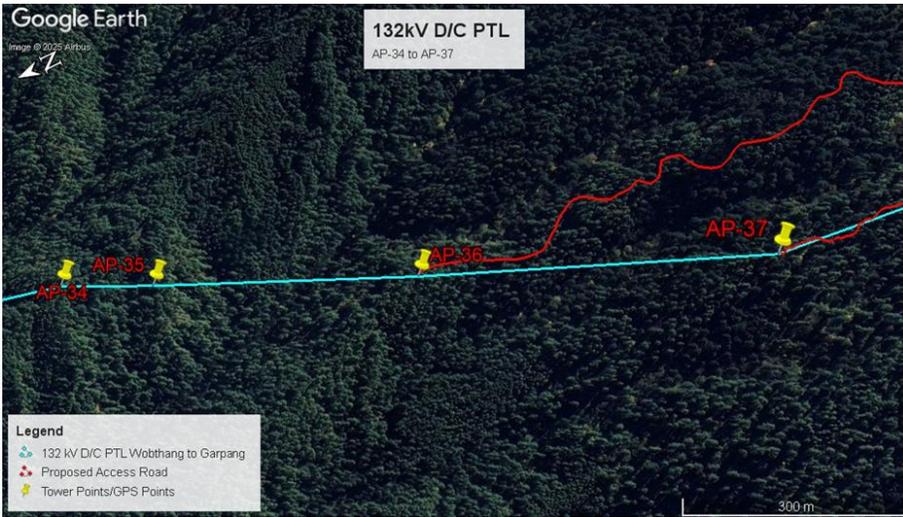


Figure 22. Section-12: AP-34 to AP-37 (Dorjitse Road)

Table 18. Descriptive data for Section-12

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No settlement
3.	Land use/land cover:	State Reserved Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	None
6.	Access	The proposed access road to AP 36 and AP 37 extend from the Dorjitse Monastery Farm road

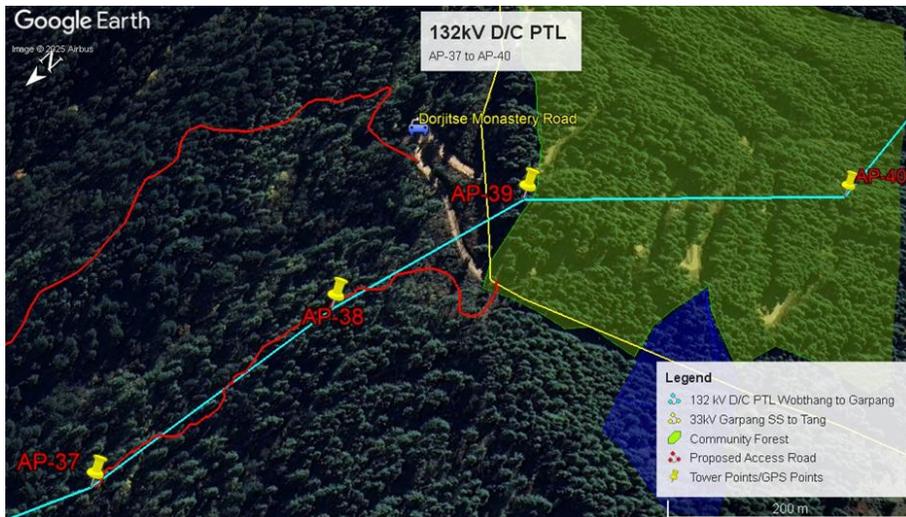


Figure 23. AP-37 to AP-40, (Phomrong top)

Table 19. Descriptive data for Section-13

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No settlement
3.	Land use/land cover:	State Reserved Forest and community Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	Tower location no. AP40 falls within Phomrong CF
6.	Access	AP 39 to AP 40 are accessible through existing Dorjitse Monastery Farm Road

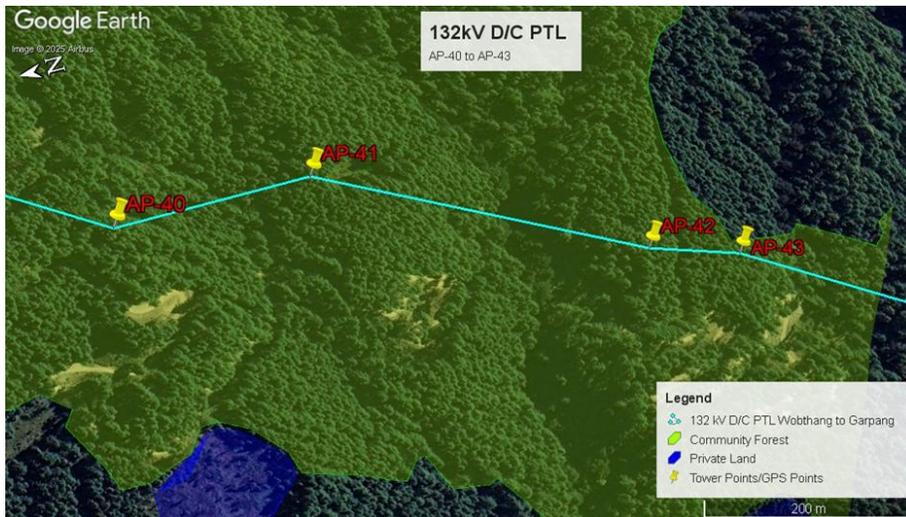


Figure 24. Section-14: AP-40 to AP-43, (Phomrong CF)

Table 20. Descriptive data for Section-14

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No settlement
3.	Land use/land cover:	Community Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	Tower location no. AP 40 to AP 43 falls within Phomrong CF
6.	Access	AP 40 to AP 43 are accessible through existing Dorjitse Monastery Farm Road

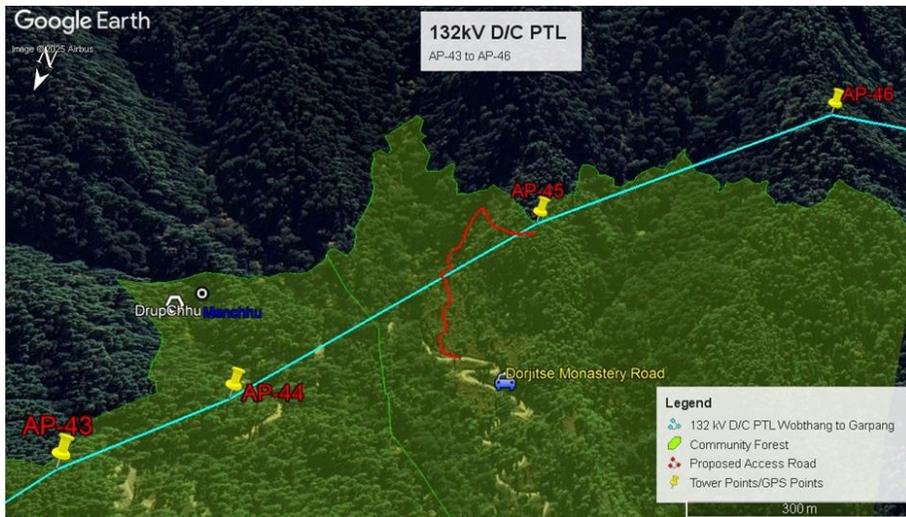


Figure 25. Section-15: AP-43 to AP-46, (Phomrong Village Top)

Table 21. Descriptive data for Section-15

<i>S. N</i>	<i>Characteristics</i>	<i>Description</i>
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No settlement
3.	Land use/land cover:	State Reserve Forest and Community Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	Tower location no. AP 44 to AP 45 falls within Phomrong CF
6.	Access	The proposed access road to AP 45 takes off from the existing farm road within the Phomrong CF

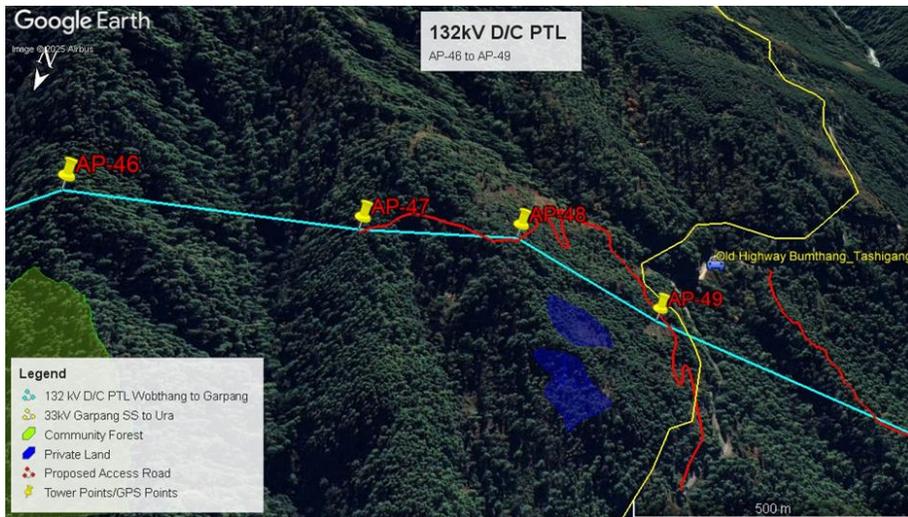


Figure 26. Section-16: AP-46 to AP-49, (Phomrong Village)

Table 22. Descriptive data for Section-16

<i>S. N</i>	<i>Characteristics</i>	<i>Description</i>
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No settlement
3.	Land use/land cover:	State Reserve Forest
4.	Gewogs:	Tang Gewog
5.	Social Impact	None
6.	Access	The proposed access road to AP 47 to AP49 takes off from Old National Highway

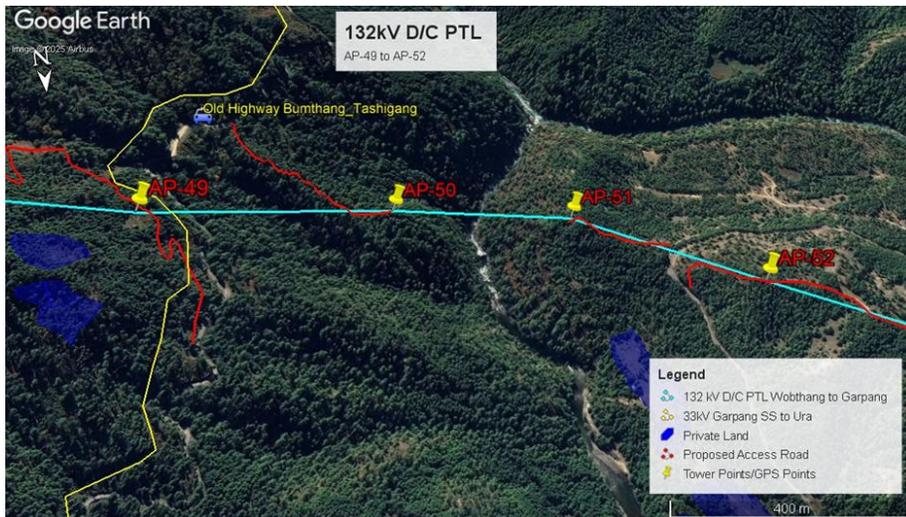


Figure 27. Section-17 AP-49 to AP-52 (Phomrong to Kurkurbethang)

Table 23. Descriptive data for Section-17

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No settlement
3.	Land use/land cover:	State Reserve Forest, National Highway
4.	Gewogs:	Chokhor and Tang Gewog
5.	Social Impact	None
6.	Access	The proposed access road to AP 50 takes off from Old National Highway and to AP 51

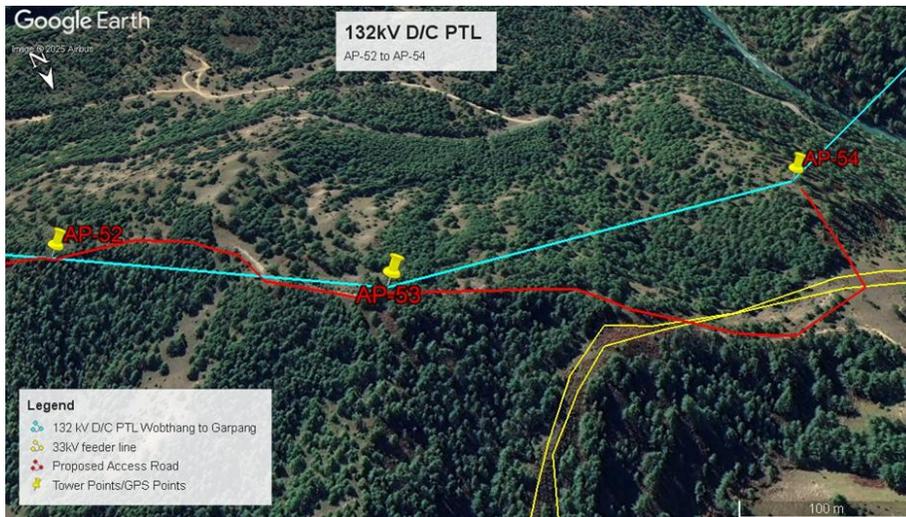


Figure 28. Section-18 AP-52 to AP-54 (Kurkurbethang)

Table 24. Descriptive data for Section-18

<i>S. N</i>	<i>Characteristics</i>	<i>Description</i>
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No settlement
3.	Land use/land cover:	State Reserve Forest, National Highway
4.	Gewogs:	Chokhor Gewog
5.	Social Impact	None
6.	Access	The proposed access road to AP 52 to AP 54 takes off from Old National Highway

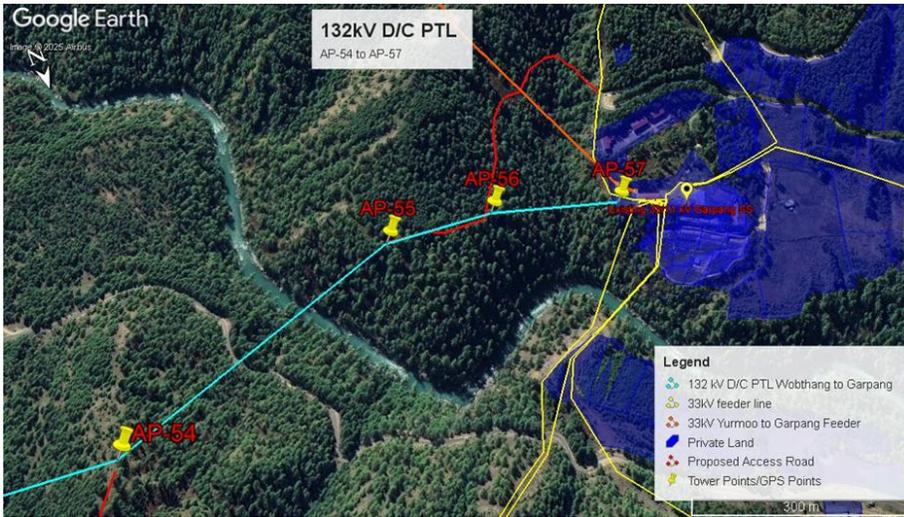


Figure 29. Section-19 AP-54 to AP-57 (Garpang)

Table 25. Descriptive data for Section-19

S. N	Characteristics	Description
1.	Land Acquisition and Resettlement	No
2.	Name of Places	No settlement
3.	Land use/land cover:	State Reserve Forest, National Highway
4.	Gewogs:	Chokhor Gewog
5.	Social Impact	None
6.	Access	The proposed access road to AP 55 to AP 56 takes off from Old National Highway

48. The details of access road sections and impact details on land (government or privately owned) are presented in Table 25.

Table 26. Details of access roads by road sections, impacts details

#	Name	Road Name	AP Tower	Length (m)	Description	Impact on (acres)					Type
						Elevation (masl)	Private Land	Community Forest	State Reserve Forest Land	Total	
1	Track 7	Road1	2-3	2033.1	Take off from Tang Gewog Centre to Wobthang road to AP 3	2854-3105	-	0.950	0.846	1.796	Temporary
2	Track 2	Road-2a	4-7	1530.3	Take off from Nangnang farm road diversion from AP 7 to AP 4	755-3243	-	-	1.323	1.323	Temporary
3	road 1	Road-2b	7	620.8	Along Nangnang farm road to AP 7	3082-3177	-	0.537	-	0.537	Temporary
4	Track 1	Road-2c	7	820.8	Takeoff from Nangnang farm road to midway to AP 7	2935-3083	0.025	0.085	0.617	0.726	Permanent to the private land
5	access road 2	Road-2d	7-9	1148.9	Continue from Nangnang AP 7 to AP 9	3117-3182	-	0.569	0.425	0.994	Temporary
6	Track 1-2	Road-3a	9-10	223.6	Continue from AP 9 to AP 10	3161-3215	-	-	0.193	0.193	Temporary
7	road 3	Road-3b	10-11	238.2	Continue from AP 10 to AP 11	3215-3240	-	-	0.206	0.206	Temporary
8	road 4/Road 11-12	Road-3c	11-12	387.5	Continue from AP 11 to AP 12	3225-3262	-	-	0.335	0.335	Temporary
9	Track 3	Road-3d	12-13	347.6	Continue from AP 12 to AP 13	3249-3263	-	-	0.301	0.301	Temporary

10	road 15	Road-3e	13-14	583.2	Continue from AP 13 to AP 14	3251-3276	-	-	0.504	0.504	Temporary
11	road AP 19	Road-3f	14-18	1108.7	Continue from AP 14 to AP 18	3140-3275	-	-	0.959	0.959	Temporary
12	road ap 22	Road-4a	18-20	639.0	Take off from Jok village farm road to AP 18 and 20	3062-3137	-	-	0.553	0.553	Temporary
13	road ap 23	Road-4b	20 to 22	623.3	Continue from AP 20 to AP 22	3061-3138	-	-	0.539	0.539	Temporary
14	road 5	Road-4d	21 to 22	78.6	Continue from AP 21 to AP 22	3091-3102	-	-	0.068	0.068	Temporary
15	road Ap24	Road-4c	22-23	434.3	Continue from AP 22 to AP 23	3072-3103	-	-	0.376	0.376	Temporary
16	Jok road take up	Road-4e	24	763.4	Take off From Jok village road to AP24	2961-3072	-	-	0.660	0.660	Temporary
17	Road 26	Road-4f	24-25	724.52	Continue from AP 24 to 25	3069-3090	-	-	0.627	0.627	Temporary
18	road 27	Road-4g	25-26	179.8	Continue from AP 25 to AP26	2996-3021	-	-	0.155	0.155	Temporary
19	road 29	Road-5	27	121.5	Take off from Gewog Centre Road to AP 27	2822-2858	0.016	-	0.089	0.105	Permanent to the private land
20	Track 11	Road-6	29-31	967.6	Take off from Pangzhing Farm Road to AP 31	2713-2797	0.123	-	0.714	0.837	Permanent to the private land
21	road 38	Road-7	36	1138.2	Take off from Dorjitse Monastery Road to AP 36	2870-3203	-	-	0.984	0.984	Temporary
22	Road 6	Road-8	37-38	426.8	Take off from Dorjitse Monastery	3061-3189	-	-	0.369	0.369	Temporary

					Road to AP 37 to AP 38						
23	Track 11-2	Road-9	45	472.2	Take off from Dorjitse Monastery Road to AP 45	2932-3020	-	0.408	-	0.408	Temporary
25	Track 13	Road-10	47-49	1308.2	Take off from Bumthang to Tashigang Old Highway to AP 47	2809-3039	-	-	1.131	1.131	Temporary
24	Track 11-3	Road-11	50	451.90	Take off from Bumthang to Tashigang Old Highway to AP 50	2697-2825	-	-	0.391	0.391	Temporary
26	Track 14	Road-12	51	238.4	Take off from Bumthang to Tashigang Old Highway to AP 51	2644-2657	-	-	0.206	0.206	Temporary
27	Track 15	Road-13	52-54	1015.5	Take off from Bumthang to Tashigang Old Highway to AP 52 to AP 55	2656-2751	-	-	0.878	0.878	Temporary
28	Track 16	Road-14	55-56	549	Take off from Trongsa to Bumthang Highway to AP 55 to AP 56	2621-2642	-	-	0.475	0.475	Temporary
			Total	19174.8			0.16	2.549	13.9	16.64	

Table 27. Summary of Resettlement Impact

#	Impact	No. /area		Project component/ Remarks
		Transmission Line	Access Road	
1	Permanent land use change by land category	None	0.14 acres (private land)	Transmission lines ROW clearance
	Including government land	0.97 acres	16.7 acres	Towers (57 towers)
2	Temporary land impact by land category, including government and private land	115.6 acres	16.8 acres	e.g. RoW
3	Area of land where user rights will be restricted	No.: 2 plots; Area: 0.16 acres	None	Private Lands (2) falling within the RoW
4	No. of physically displaced persons	0	0	
5	Structure affected	0	0	
6	Trees affected by type (fruit, timber, non-fruit)	Mixed Conifer & Blue Pine	Mixed Conifer & Blue Pine	CFs
7	Crops affected by types (crop area)	0	0	
8	Business loss (permanent, temporary)	0	0	
9	Employment loss (permanent, temporary)	0	0	
10	Total no. of affected households	2	4	
11	Total no. of affected persons (with family members of AHs)	8	6	
12	Total no. of vulnerable affected households	0	0	
13	Community land affected	0	0	
14	Community water resources affected	0	0	
15	Community forest/livelihood source affected	3	3	Garablang CF, Nangnang CF & Phomrong CF
16	Cultural or religious, spiritual sites affected	0	0	

49. The tree enumeration along the RoW of the TL within the Community Forests are assessed in terms of numbers (poles and trees) and measured at breast height to derive the volume. The trees felled within the Community Forests along the RoW are given back to the user community for extraction while BPC pays the commercial royalty (on standing basis) for each pole and tree removed. The royalty is determined based on the rates on standing basis prescribed in the Royalty on Forest Produce Manual 2006. The manual was referred to for all past BPC projects and is still in use by DoFPS.

50. Joint tree enumeration and verification will be conducted by forest officials, CF management, BPC, and contractors during construction. Compensation will be provided to CFMGs in line with applicable rules and regulations.

51. However, 0.1 km of the transmission line will pass through private land, permanently impacting 2 plots (total size of plots is 2.2 acres) belonging to 1 household from Pangshing village of Tang gewog in Bumthang dzongkhag. The households in total have 8 members resident currently. The household is not vulnerable.

52. The impact is that their land is within the ROW of the transmission line. To avoid any impacts on private land, none of the towers will be located on private land but on government land. These Project Affected Persons (PAPs) affected plots are fallow lands located at a distance from their villages. These lands are kept fallow mainly because of accessibility from the village, being distant from the village. Though there are plans to bring these under cultivation, the land will be retained to distribute among children in future. On these plots, neither structures and water sources are present nor is cultivation carried out.

53. To address impact of the land (2 plots) rendered unusable to the owner due to restriction or habitation, to compensate for the impact, land will be replaced through realignment or reconfiguration as per the National Land Commission Secretariat's (NLCS) "Guideline for Plot Boundary Realignment/Reconfiguration, 2021." Reconfiguration means that for the affected portion of the owner's land, the owner will receive, as replacement land, an equivalent proportion of land adjusted from an government-owned plot adjacent to the affected plot. All necessary clearances have been obtained from affected persons (Annex-1, Annex-4, Annex-5, Annex-7, Annex-8, Annex-9 and Annex-10).

54. The clearances from the APs are signed forms stating that they do not have any objection to BPC proceeding with the TL project. Also, in the clearances the APs accept that the portion of their affected land will be adjusted from adjacent government-owned land from which they will receive replacement land in equal proportion to the land acquired. This is in accordance with the "Guideline for Plot Boundary Realignment/Reconfiguration, 2021" that the affected portion of the land will be replaced with adjacent government land located near the affected plot.



Figure 32. Plots affected by Transmission Line in Tang Gewog, Bumthang

2. Temporary land impacts

55. The assessment confirms that only two land plots of one household are anticipated to be impacted by the construction of transmission line. In total 0.13 acres of land will be impacted due to the transmission line's ROW. Temporary impacts during the construction phase are associated with the requirement for vehicle access to string conductor cables and transport prefabricated steel components, equipment, cables, and construction materials within the designated work areas.

56. The transmission line necessitates a permanent alignment corridor with a width of 27 meters along the right-of-way (RoW) for conductor stringing activities, which similarly applies to tower erection. The 27 meters is the total width of the ROW.

Access roads

57. The project will construct 13 access roads of variable length. A number of these are actually less than 300m roads bifurcating from the main road to reach the towers. Due to the rugged and remote terrain where several tower sites are located, constructing new access roads is a necessity. These new routes are essential for the safe transportation of materials and to facilitate construction activities, as many sites currently lack any access. To reduce environmental impact, the project will prioritize using existing infrastructure, such as highways,

farm roads, and feeder roads, for transporting heavy machinery and materials from staging areas to the various work fronts along the transmission line Right-of-Way (RoW) before undertaking new construction. The road specifications are in line with the Road Classification and Network Information System, DoR, 2020.

58. Similarly, four plots of land owned by four owners will be impacted by the access road construction due to road traversing across the plots of private land for the length of the access road passing through the plot and the also depending on how wide the road is, widening will similarly impact the road. In total 0.141 acres of land will be impacted. Details of the affected plots are presented below: Three of the access roads will impact private land given below.

Table 28. Details of access roads impacting private land

Access Road Name/ID	Plot ID.	Gewog	To Tower	Area	Affected Area (acre)
AR7	TNG-874	Tang	AP-07	0.753	0.025
AR29-31	TNG-3003	Tang	AP-29	2.128	0.050
AR29-31	TNG-3797	Tang	AP- 30 to 33	1.233	0.050
AR27	TNG-3012	Tang	AP -27	0.901	0.016



Image: Private land affected by access road to AP 29



Figure 33. Private Land affected by access road toward AP 30-31



Figure 34. Private land affected by access road toward AP-27

3. *Impact on indigenous people*

59. The due diligence review indicates that the project does not impact any indigenous peoples³ or distinct ethnic minorities. Bhutan does not have official definitions or legislation specifically addressing indigenous groups. The proposed transmission line route has been carefully selected to avoid any settlements or areas inhabited by communities that could be identified as indigenous or vulnerable based on socioeconomic criteria and ADB SPS provided characteristics for IPs. As such, no adverse impacts on indigenous peoples' livelihoods, cultural heritage, or traditional practices are anticipated. The project will ensure inclusive approaches through prior, informed, and meaningful consultations. Any unanticipated impact on IPs will be managed in accordance with national laws and ADB SPS.

4. *Crop compensation*

60. Where private land falls within the transmission line right-of-way (RoW), landowners are entitled to compensation for crops damaged or trees removed during construction activities. The acquisition of private land and provision of compensation at full replacement cost as per ADB SPS, or substitute land for transmission and distribution infrastructure shall comply with the relevant Rules, Regulations, or Guidelines issued by the competent authorities, laws of Bhutan and ADB SPS. In instances of inconsistencies or gaps within the laws of Bhutan, the Land Acquisition and Compensation Rules and Regulations, 2022 (LACRR), and ADB SPS, gap filling measures meeting ADB SPS requirements will prevail. Compensation rates for affected crops and trees are established by the Property Assessment and Valuation Agency (PAVA) and shall meet replacement cost envisaged in SPS. The Dzongkhag/Thromde Land Acquisition and Compensation Committee (DLACC/TLACC) is tasked with calculating fair compensation and preparing comprehensive reports in accordance with standardized documentation formats (Forms PLA 1 to PLA 5) (Annex-2). It should be noted that the impacted lands are privately owned but currently lie fallow, with no existing structures or active cultivation, primarily due to their remoteness from the owners' residential locations.

5. **Information disclosure, consultation, and participation**

5.1. **Project preparation phase**

61. Consultation meetings were conducted with key stakeholders, including the Chief Forestry Officer (CFO) and range officers of Territorial Division Offices in Bumthang Land Registrars, Project Affected Persons (PAPs), and Gewog representatives. Stakeholders were informed about the project's key design features, potential social and environmental impact and mitigation measures and their views received, approaches and channels for any issues and complaints people and stakeholders can have during the project preparation and implementation. As a result of these engagements, a Grievance Redress Mechanism (GRM) was developed to address concerns from entities and residents within both the Right of Way (27 meters) which is corridor within which any social (human made) or natural features if present

³ While the term indigenous people is not recognized in Bhutan, there are a few distinct sociocultural groups such as the Monpas living in the Black Mountains of Trongsa, the Lhops/Doyas who live in Samtse along the Amochhu river who could have predated the settlement of all other sociocultural groups in Bhutan.

would be directly impacted and the Indirect AoI (500 meters) which is the corridor within which human made and natural features within 500 meters if present would be indirectly impacted during pre-construction and construction phases.

62. The BPC social and environmental team facilitated information disclosure and consultations in the national language (Dzongkha) from June 8 to 19, 2025 to local government and affected persons focusing on project background, technical specifics, expected social and environmental impact, coverage areas, advantages and disadvantages, alternative analyses, and collecting stakeholder feedback. A GRM pamphlet in the national language, Dzongkha (Annex-3) was distributed to all stakeholders, providing project details and contact information of the designated focal person to address inquiries related to land, compensation, and other issues during the implementation.

63. The due diligence identified permanent impacts on two private plots owned by one household from Pangshing village, Tang gewog of Bumthang, whereas over 95% of the transmission line traverses State Reserved Forests (SRF) or Community Forests (CF).

64. Stakeholder consultations emphasized minimizing impacts on households, agricultural livelihoods, business infrastructures, and mitigating temporary disruptions during project implementation. Documentation of consultation proceedings, attendance, and stakeholder queries are compiled in Annex-1.

5.2. Disclosure

65. The Disclosure of the RP will be carried out through posting in ADB website in English and the Bhutan Power Corporation (BPC) website at <https://www.bpc.bt/>, specifically under the Customer Services tab in Environmental, Social, and Governance (<https://www.bpc.bt/environmental/>) in English and local language.

66. During the project implementation and construction phase, further consultations and disclosure will be held where project objectives and key design features, expected social and environmental impact and mitigations and compensations, ADB's SPS policy on Involuntary Resettlement, and the Grievance Redress Mechanism (GRM) will be communicated in the local language. Additionally, a pamphlet in Dzongkha language will be distributed to stakeholders, which includes contact details of personnel at the Construction Project Office (CPO) to be approached in case of grievances during project implementation and construction. Further safeguard documents updates and monitoring reports during project implementation will be disclosed in websites of ADB and BPC.

67. The objectives of public disclosure and consultations include but not limited on following:

- Informing local communities about the project and its anticipated social and environmental adverse and positive impact and mitigation measures, benefits such as reliable power supply and new employment opportunities.
- Disseminating detailed information on project activities and scope.
- Engaging local populations as stakeholders in project planning and implementation.

- Gathering APs and local community input to minimize adverse impacts related to land acquisition, involuntary resettlement, and any indirect livelihood effects, and grievance redress.
- Raising awareness about the project's construction schedule, consultations and the GRM process.
- Assessing local willingness to participate and identifying necessary mitigation measures during project implementation.
- Ensure awareness of stakeholders on relevant national laws and the ADB Safeguard Policy Statement, 2009, including full eligibility and entitlements.

68. The RP will be disclosed in English on the ADB website and in both English and Dzongkha (Executive summary distributed to APs) on the BPC website following approval and to project affected people and communities.

5.3. Plan and approach for project implementation phased

69. A summary of consultation plan to be fulfilled by BPC under the project and elaborated and updated during the project implementation, is described below:

Table 29. Summary of consultation plan

No.	Type of Consultation	Stakeholders to consult	Frequency	Tentative topics to be discussed
1.	Disclosure of safeguards documents	People living in villages near the transmission line	Continuous disclosure of Resettlement Plan in website of BPC, ADB, Before construction starts, and periodically in project communities	Overall project information, layout and infrastructure planned Summary of Resettlement Plan, Presentation of the Entitlement Matrix Presentation of the proposed compensation to be made by category Discussion of any proposal and issues from people/public
2	Project orientation for public	Local government officials People living in villages near the transmission line Affected persons	Continuously, during the design and Resettlement Plan preparation, and construction	Overall project information, layout and infrastructure planned Work Plan by Contractor GRM and contact persons that grievances can be submitted to Payment of compensations etc. if any pending
3	Periodic progress status updates	People living in villages near the transmission line Affected persons	Every half year till end of project, and Any time on need basis	Work done within last 6 months and work to be done for next 6 months GRM work and record for last 6 months, with consideration of private information protection Any challenges, issues or complains observed or faced by public and actions to be taken
4	Exit meeting	Local government officials	Within the last month before project closure after	Project layout of 'as constructed' facilities

		People living in villages near the transmission line Affected persons	completion of civil works	Pending compensatory payments (if any) Any issues or complaints people may have to resolve
--	--	--	---------------------------	---

70. PMU will consult with stakeholders and affected people and disclose the draft and updated Resettlement Plan, conduct any additional impact surveys and consultations as needed, and consultations dates to be issued by public notices. This ensures that the affected persons and stakeholders are informed of relevant updates and have opportunity to share views or concerns. BPC will ensure continuous information disclosure and consultations to maintain transparency, provide clear information to stakeholders, and engage them in resettlement process and project implementation. The updated Resettlement Plan based on the final design will be disclosed in websites of ADB and BPC and summary to local people in their languages in manner as mentioned above.

6. Grievance Redress Mechanism (GRM)

71. BPC will establish a project-specific Grievance Redress Mechanism (GRM), as soon as the Project (sector loan) becomes effective, to receive and manage any grievances (complaints as well as suggestions) that may arise from the project and facilitate prompt resolution of aggrieved persons' issues, concerns, problems, or claims.

72. Aggrieved persons may include members of the local community or construction workers. The project wide GRM will address both environmental and social safeguards, consultation and information disclosure related issues, and other related eligible grievances/complaints raised by aggrieved persons, in a timely and culturally appropriate manner. The GRM will involve all stakeholders as will be applicable to grievance cases, as depicted in the figure below:

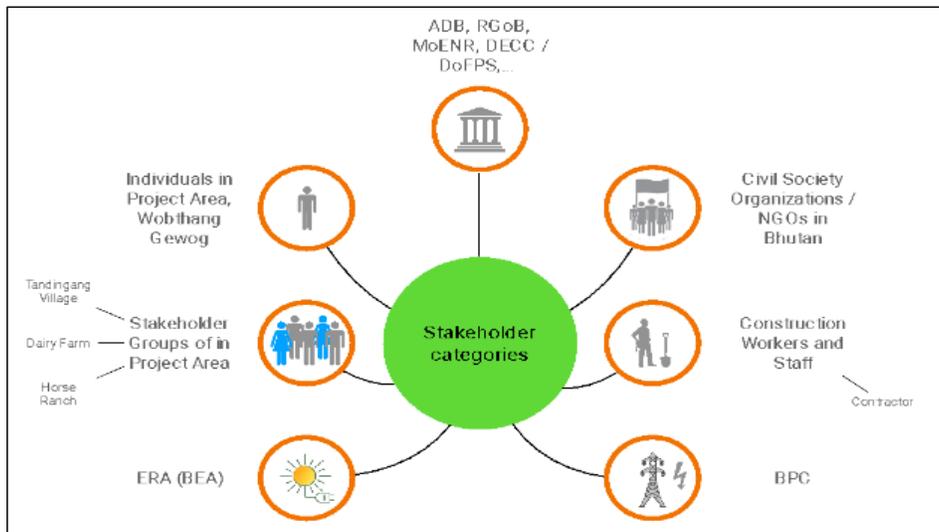


Figure 35. Grievance Redress Mechanism

Source: BPC with support of ADB TA Consultant

73. The GRM will ensure that:

- if the project affects any private assets (not currently anticipated for the transmission line and access roads, the affected people can receive compensation cost for their loss commensurate to impacts at full replacement cost.
- the basic rights and interests of aggrieved persons are protected by the environmental and social safeguard performance of BPC and their contractors on the project; and
- issues, concerns, problems, or claims arising about consultations with people and communities, and information disclosure on project and safeguards, and environmental and social performance of BPC and their contractors during the conduct of pre-construction and construction activities, and BPC during O&M activities are promptly and effectively addressed.
- relevant suggestions and recommendations made by the local community and other stakeholders are considered in the construction and operation of the transmission line project.
- Solving any other concerns or complain related to the project wiyhin the GRM scope.

74. Recourse to the project's GRM does not impede access to the country's judicial or administrative remedies at any stages of the grievance resolution process. Aggrieved persons are free to approach the court of law at any time and independently of the project's grievance redress process. Aggrieved persons may (subject to eligibility criteria) also access ADB's Accountability Mechanism whereby people adversely aggrieved by ADB-financed projects can

express their grievances, seek solutions, and report alleged violations of ADB's operational policies and procedures, including ADB SPS.

75. The GRM will be set up upon loan effectiveness and be operationalized before the commencement of any civil works, including enabling works. BPC and their Contractor (during pre-construction and construction) will appoint GRM focal persons. BPC will appoint a full-time project-wide focal, and the Contractor will appoint one full-time focal. All staff of BPC, its representatives, and the Contractor, as well as local and national government and other entities directly involved in the GRM process, will receive orientation from the environmental and social safeguards experts recruited to assist the Project Management Unit (PMU) before the start of works to fully grasp their roles and responsibilities within the GRM as well as approaches to constructively resolve project-related grievances/complaints. BPC will provide a similar training as part of the handover to the operational team that will run the solar PV project.

76. Communities within the impacted area will be made aware of this GRM as well as how to access it, including addresses and contact numbers, through (i) community awareness-raising during community or one-on-one meetings; (ii) pamphlets distributed to the general public in the direct vicinity of the project site, in Dzongkha (official language) but maximizing use of graphics to convey messages given low literacy rates (50% of the population of the interviewed households reported being illiterate) in affected communities, and (iii) notices on the radio and/or local newspaper, as well as notice boards on site, at BPC and Gewog local offices, and on BPC websites, etc will be ensured by BPC. Any concerned person or group of people can file a complaint through the project's GRM, at any time and no cost.

77. BPC and contractor's focal will actively engage with the aggrieved local communities and construction workers throughout pre-construction and construction, with BPC's focal doing the same at the onset of operation, providing an opportunity for community members or workers to approach them with any grievance/complaint. Affected peoples may also lodge grievances/complaints online through BPC's website, email, by phone or SMS at numbers to be provided, by submitting a note in a suggestion box kept on-site, by sending a letter, or in person at a project-site office or the Gewog local office for conveyance to the project.

78. All staff and workers of BPC, its representatives, Contractor, and Subcontractors, will also be made aware of the GRM and must know who to direct any complainant to if approached regarding a grievance. The local Gewog staff, local forest department office, and local protected area management office will also be made aware of the GRM and will be able to provide appropriate contacts and redirect people to the focal through the Gewog administration office.

79. An exhaustive grievance log record must always be kept on-site by the contractor's focal during construction and BPC during construction and O&M. Any grievance/complaint received, whether minor or major, whoever it was first addressed to, must be reported to the site-based focal and documented, including the name of the person making the complaint; date and time the complaint was received; relation of the complainant to the project; nature of the complaint; details of all meetings held, including participants, date, issues discussed and decisions taken; details of all actions taken towards resolution of the grievance; the log of all formal communication sent to the complainant informing of the evolution of the process, etc. Appendix

21 provides a template for a grievance/complaint register. BPC GRM focal will set up a project-wide grievance handling database replicating the site logs at the project level.

80. Once a resolution has been proposed to the aggrieved person, they will be asked to sign a form acknowledging receipt of that proposal and providing their approval or refusal or comment, as applicable; this form will be added to the grievance/complaint register and once all actions are taken the associated entry will be closed but not deleted. Sample GRM forms are attached in Appendix 21.

81. The GRM will include provisions to deal with claims on Sexual harassment, exploitation, abuse which will be survivor centric and confidential.

82. The entry points for filing grievances for affected people can be at any of the agencies as could be accessible for them, such as directly filing to BPC, at site level to contractor or to local governments coordinated by the BPC. The grievance is then to be recorded, resolved and consolidated at the project implementation unit under the BPC and BPC.

83. The GRM will follow a three-tier structure; Figure 36 summarizes the process and Table 30 lists key members and timelines.

A. Site-Level Grievance Handling Protocol

84. The contractor, at site level, once operational will define a site-level grievance handling protocol, as initial input to the GRM. During construction, for any urgent matter, emergency and H&S issues, the contractor's site-level focal will take note of the grievance/complaint, record it in the GRM register maintained at site, and get immediately in contact with their own Environmental & Health Supervisor (EHS) (staff of the Contractor) with BPC's Community Liaison Officer (CLO) posted to site for immediate action. Short-term issues (e.g., dust, noise, spills, leaks, etc.) may be corrected immediately (within 2 to 3 days) while more complex issues involving personal conflict may take longer under the direction of the contractor's focal, in collaboration with respective construction workers. In case of impending damage to structures (offsite), flora or fauna, or physical cultural resources, the contractor or CLO shall get in immediate contact with BPC's Environment and Social Safeguards Officer⁴ who will formally be appointed on project commencement who shall have the power to halt works until corrective action is taken.

85. At every entry point and the form in which the grievance/complaint is received and its nature, even though it has yet to enter the formal GRM, it should be accepted by the site-level focal and registered in the grievance register with the actions taken to resolve the complaint.

⁴ BPC has assigned one of its staff as Environmental & Social Focal Person during project preparation. The incumbent may continue in the PMU during project implementation.

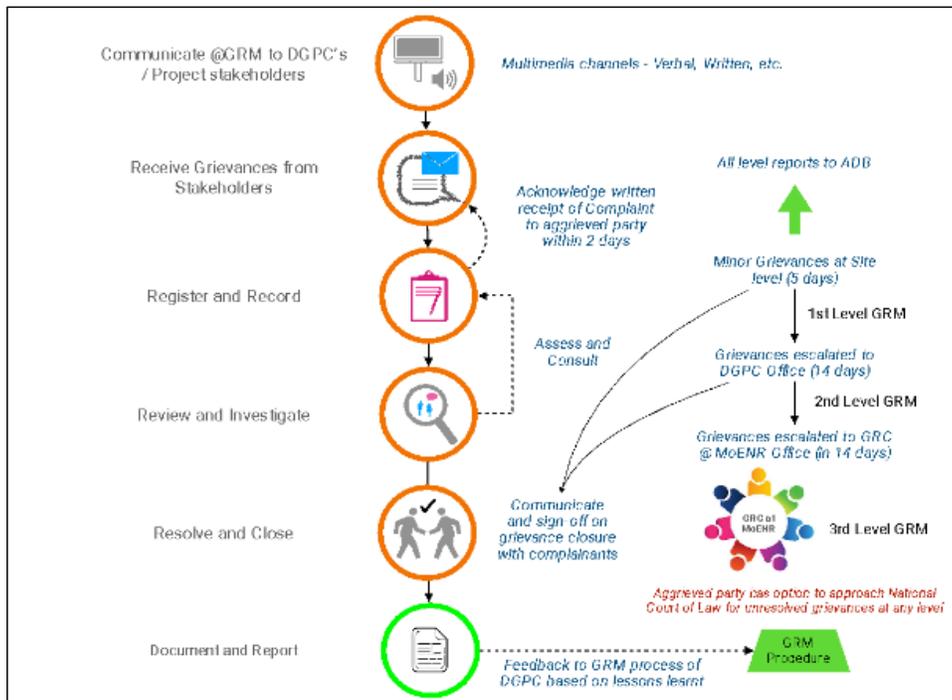


Figure 36. GRM Process for Project

Source: BPC with support of ADB TA Consultant

1. First level of GRM

86. During construction, the contractor's GRM focal is responsible for this first formal level. Responsibility will be handed over to BPC site engineer during operation. Aggrieved persons may first approach the contractor's GRM focal and/or project manager and the community liaison officer (CLO) also appointed by BPC in case of complaints related to construction. The grievance/complaint must be recorded in the site register and the contractor/site engineer must provide a written form acknowledgement of complaint receipts to the complaint within 2 working days. Complaints can be made verbally or in written form. Actions to resolve the complaints made by the aggrieved person should be confirmed within 5 working days and recorded in the grievance register. In case, the complaint is not resolved at this level or mutual agreement is not achieved with affected person, the contractor/site engineer will forward the complaint to the second level.

87. Aggrieved persons are entitled to lodge complaints regarding any aspect of the loss of assets, entitlements, or rates of payment as well as any other project-related environmental or social, consultations and information disclosure issues. Complaints, their nature, and resolution should be regularly reported (updates every two weeks) to BPC PMU Level GRM Focal,

mentioned in the quarterly progress reports and the Semi-Annually Environment and Social Monitoring reports (SAE&SMR).

2. Second level of GRM

88. At this level, the contractor's GRM focal and/or project manager will coordinate with BPC Project Manager which should be in place before project implementation. GRM coordination will be handed over to the transmission line project site engineer appointed by BPC during operation. The aggrieved person who filed the complaint (or representative/s from the aggrieved household/s) will be called to present his or her case and deliberation on the case will be done through proper hearing or mediation, with an official from the local government office playing the role of mediator. It will be the responsibility of the BPC site in charge to resolve the issue within 14 working days from the date the complaint is received. Minutes of the meetings will be kept, and the resolution provided will be recorded in the grievance register for purposes of project monitoring.

89. If the complaint is unresolved at this level, the BPC site in charge will inform the aggrieved person accordingly and assist them in elevating the complaint to the Grievance Redressal Committee (GRC).

3. Third level of GRM

90. The PMU / BPC Project Manager within 14 working days will bring the complaint to the Grievance Redress Committee (GRC) through the Grievance Redressal Officer of BPC at the BPC level. The Grievance Redress Committee will comprise of: (i) CEO, BPC (Chairperson); (ii) Director, BPC (Member Secretary); (iii) Project Director, PMU; (iv) Grievance Redressal Officer (v) Legal officer, BPC; (vi) Environment and Social Safeguards Officer of BPC; (vii) Project Manager of the site concerned and (viii) at least 1 Representative from local NGOs and (ix), the complainant AP and his/her representative. It will be the responsibility of the grievance redressal committee to resolve the issue within 15 working days from the date the complaint is received. In the event, the grievance is still not resolved; the matter may be elevated by the aggrieved person to an appropriate court of law. The court will have the final authority to approve or reject the case. Aggrieved persons may seek recourse through the legal system at any stage of the GRM process.

4. Other levels

91. The GRM notwithstanding, an aggrieved person shall have access to the country's legal system at any stage. This can run parallel to accessing the GRM and is not dependent on the negative outcome of the GRM.

92. If the established GRM is not able to resolve the issue, the aggrieved persons/ communities can also use the ADB Accountability Mechanism by directly contacting (in writing) the Complaint Receiving Officer at ADB headquarters having first approached resolution by the project team (after making prior good faith efforts to resolve the problems with the operations departments). The complaint can be submitted in English or any of official or national languages of ADB's Developing Member Countries (DMCs).

93. Information about the project level GRM contact information, project staff, BPC, and Bhutan Resident Mission and eligibility for ADB Accountability Mechanism will be included in the information pamphlets to be distributed to the project area people and public as part of the project consultation and disclosure activities during the preparation of draft and updated Resettlement Plan as applicable.

7. Monitoring and Reporting

94. All entries to the grievance register, whether resolved at the initial informal level on-site or at any of the three levels of the formal GRM, along with updates on ongoing or completed actions taken to address the grievance/complaint, will be included in monthly reports by the Contractor to BPC and the monthly progress report and the SAE&SMRs from BPC to ADB.

95. PIAC will monitor the overall grievance resolution process along with BPC and will recommend any improvements to increase the efficiency, timeliness, and fairness of the process.

96. **Budget.** BPC and the contractor, and BPC during operation, will need to provide resources (staff and budget) for the GRM that will sufficiently cover the costs of its operations including initial awareness-raising/communication, capacity development training, support services, field inspections, meetings, documentation, supplies, etc. The budget is provisioned in the Resettlement Plan or Social Due Diligence Report, as applicable, and will be used for implementing the GRM.

Table 30. Grievance Redress Mechanism

GRM Level	Composition	Maximum timeline
First Level of GRM (Site-level)	Responsibility: Contractor's project manager supported by contractor's GRM focal (BPC site engineer during operation) Other parties involved, as applicable: Aggrieved person and/or up to two representatives of aggrieved person (gender-inclusive) Contractor's representative BPC's Project Manager when on-site Total meeting members: 4-6	2 working days: acknowledging complaints receipt, 5 working days: a meeting between contractor's project manager and complainant and action plan agreed upon (or escalation to level 2) Maximum 15 working days: action taken, and grievance resolved, however any environment safeguard grievances that are an emergency or pose a H&S risk to workers or community members must be resolved immediately by the contractor Information and reporting to BPC GRM focal on a two-weekly basis by the contractor
Second Level GRM	Responsibility: BPC's project manager is supported by BPC GRM focal (BPC project manager on operation)	3 working days: confirmation of receipt to the complainant
(Project-level)	Other parties involved, as applicable: Aggrieved person and/or up to two representatives of aggrieved person (gender-inclusive) Representative of the contractor BPC environment and social safeguards officer Local rural office and community organization representative Total meeting members: 4-8	14 working days: a meeting between the project manager and complainant and action plan agreed upon (or escalation to level 3) Maximum 15 working days: action taken, and grievance resolved Information and reporting to BPC board and management by BPC GRM focal.

GRM Level	Composition	Maximum timeline
Third Level of GRM (Committee level)	<p>Responsibility: BPC project manager as facilitator of GRC, handing over to BPC project manager upon operation</p> <p>Other parties involved, as applicable: Aggrieved person and/or up to two representatives of aggrieved person (gender-inclusive)</p> <p>BPC GRM focal Representative of the contractor Government representatives as applicable depending on environmental or social issues being resolved (e.g., land revenue, survey, forest office, agriculture office, municipality representative, etc.)</p> <p>NGOs/CSOs representatives depending on environmental or social issues being resolved. Total meeting members: <10</p>	<p>2 working days: confirmation of receipt to the complainant</p> <p>15 working days: grievance redress committee meeting and the action plan agreed upon</p> <p>Maximum 44 working days: action taken, and grievance resolved</p> <p>Information and reporting to BPC board and management by BPC GRM focal. a</p>

Source: BPC with support of ADB TA Consultant

B. GRM for Operational Phase

97. GRM operationalization will be handed over to BPC following construction. BPC upon taking up the responsibility of the operation of transmission line shall ensure the following:

- i. GRM as per the above requirements and adjusted for the operation phase should continue to be operationalized,
- ii. There must be a specific GRM focal person for environmental and social grievances reporting appointed by BPC. This is particularly important during the initial phase of the project operation where the actual impacts of the project will be known on the ground.
- iii. Proper recording of grievances and their solutions should be kept with the site office and submitted to national agencies as and when sought.

98. For the operation of the transmission line, the operational monitoring will be supplemented by Department of Environment & Climate Change (DECC) and Electricity Regulatory Authority (ERA), including the licensing and Environmental Clearance Terms of Reference. It shall be the responsibility of BPC/operating agency to adhere to these requirements.

C. Platform for potential complaints before project effectiveness

99. BPC will ensure to (i) establish a project based GRM (proposed in the draft resettlement plan and adjust as needed during implementation) by the loan effectiveness date, and (ii) until then assign focal persons from its current staff with BPC contact information published to affected people and public (as given in Section of this draft Resettlement Plan for Grievances), to address grievances and queries before loan effectiveness and during the project implementation.

Contact information at BPC

Address: Yarden Lam, Environment, GIS & Survey Section, Construction Division

Yarden Lam, Thimphu, Bhutan

Office Hours and days: Monday to Friday (09:00 AM to 5:00 PM)

Phone number: 17652616

Email: ugyendorji2013@bpc.bt

ADB Bhutan Resident Mission and Energy Sector Office in HQ:

100. An aggrieved persons and/or their representatives can directly contact ADB's Resident Mission in Thimphu and/or the project operation unit of the ADB's Energy Sector Group, South Asia in project website of ADB, for any grievances or queries they may have at any time. The party informs on their complaints in writing form the Resident Mission or sector group to initiates a good faith effort to resolve the grievance. The aggrieved party can use local language, English or any national language to send their complaints at address below.

Contact: Bhutan Resident Mission

Address: 2nd Floor, Royal Textile Academy Building Norzin Lam, Chhubachhu, Thimphu - 11001

Office Hours and dates: Monday to Friday (09:00 AM to 5:00 PM)

Phone number: [+975 2 339150](tel:+9752339150); [339151](tel:+9752339151)

Email:

ADB Accountability Mechanism

101. ADB's Accountability Mechanism has two functions: Problem Solving and Compliance Review. Complaints are eligible by ADB Accountability Mechanism after making prior good faith efforts to resolve the complaint at the project operation level. Complaint can be received by the Receiving Officer at the ADB Headquarters in Manila, with contact details in ADB website.

8. Policy and legal framework

102. The policy and legal framework and entitlements on involuntary resettlement for this project implementation will be based on principles and requirements of ADB SPS and laws of Bhutan. Any gaps between the ADB SPS and laws of Bhutan will be addressed through the gap filling measures and entitlements envisaged in this draft Resettlement Plan to meet ADB SPS requirements. These are discussed below.

1. Bhutan legislation

103. The legal framework policy and entitlements for the project are based on the Land Act 2007 and the ADB SPS. Land Act of Bhutan 2007 delineates the operationalized administrative processes at the local level. The Land Act of Bhutan 2007 manages, regulates, and administers the ownership and use of land for socioeconomic development and environmental well-being of the country through efficient and effective land administration, security of land tenure, equal opportunity to land, facilitation of operation of the land market, effective use of land resources and conservation of the ecosystem.

104. The government is empowered to acquire registered land for a public interest purpose, with the owner being provided with substitute land, cash payment, or both land and cash as compensation. The landowner has the option to choose land or cash compensation in the rural areas. In the case of the land acquired in Thromde which is the second level of local administration, the landowner shall be provided cash compensation. If the land to be acquired is the only plot owned by the landowner in the Thromde, the Government shall consider a substitute land in the same Thromde. Immovable property on the acquired land will also be compensated. Upon acquisition, if the remaining land parcel is less than 10 decimals, such land both in Thromde and rural areas shall also be acquired (Section 142 to 144, 147 to 150). Landowners in the thromdes will receive cash compensation calculated by the Property Assessment and Valuation Agency (PAVA 2022), created by the act under the Ministry of Finance, for any land and property acquired. PAVA shall revise the compensation rate every 3 years.

105. The government may provide substitute land if the plot acquired is the only land of the landowner. (Section 151 to 154). The land under acquisition shall be taken over only after registering the substitute land in the name of the affected landowner or the cash compensation has been made to the landowner (Section 158). The landowners have the right to contest the area of the land determined by the Investigation Committee on the cadastral records. They shall file an objection to the Investigation Committee within 30 days of distribution of the report. Under such circumstances, the Investigation Committee may carry out further investigations and shall submit its final report within the next 30 days after submission of any objection (Section 49). Any government institutions may acquire registered private lands for public purposes. As required, the government agency applying for land acquisition must submit the application to the National Land Commission Secretariat (NLCS) for approval. If approved, the Dzongkhag Land Acquisition Committees (DLAC) shall serve notices to the landowners at least 4 months before the acquisition. The DLAC shall look for substitute land and processes for forestry and environmental clearance. The compensation and valuation estimate for crops, land, fruit trees, and structures must be processed on account specifically related to resettlement impacts and risks.

106. Accordingly, the DLAC shall prepare a detailed report and submit it to NLCS within 10 days. The land shall be acquired only after the substitute land has been registered and the acquiring government agency has fully paid the cash compensation to the landowners (section 196-202).

107. The Guideline for Plot Boundary Realignment/Reconfiguration, 2021 is in line with the provision of Section 33 of Land Act 2007, which states that "The Commission Secretariat shall affect minor realignment in the boundary in order to minimize the number of points that need to be recorded. However, area shall remain the same". According to the guideline, plots affected by electric structures such as high-tension cable pylons, transmission towers and electric substations are subject to development restrictions as per safety regulations of Bhutan Electricity Authority. Since there is no provision for exchange or *satshab* for such plots, the Guidelines recognize that since these electric structures are for public use/benefit, adjustment from state land through plot boundary reconfiguration for replacement shall be considered if there is adjacent vacant state land. A supporting letter from BPC confirm

108. ing the existence of the electric structure with details of voltage and minimum setback requirements shall be submitted. For this project, BPC has confirmed that land adjacent to the affected plots is available for replacement to the affected persons of the ROW of the transmission line and plots affected by the access roads.

109. The Forest and Nature Conservation Act of Bhutan (2023) repeals the Forest and Nature Conservation Act 1995 and the objective of this Act is to establish provisions for safeguarding and responsibly utilizing Bhutan's forests, wildlife, and associated natural resources for the welfare of both current and future generations. According to this act, State Reserved Forest Land (SRFL) shall constitute any land in Bhutan which is not State Land or private registered Land. Any activity carried out in the SRFL shall require forestry clearance, issued by the DoFPS. Protected Areas are regulated under this act. Mammals, birds, plants, fish, insects, reptiles, amphibians, tortoise and turtle are categorized either as Schedule I, II or III and accordingly protected. Fishing in any river, stream, lake or natural pond other than restricted area in SRFL shall be regulated by DoFPS as per the procedure prescribed in the Rules. The Section 70 of the Act states that the compensatory plantation in State Reserved Forest Land shall be carried out by the agency responsible for deforestation or damage caused to the forest produce for taking up any developmental activity.

2. ADB Safeguards Policy Statement (2009)

110. ADB SPS policy requirements are described below which is not to be considered exhaustive policy description. ADB SPS establishes requirements for environment, involuntary resettlement and Indigenous People safeguards. The objectives of the Involuntary Resettlement Safeguard policy are to avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring project and design alternatives; to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups. The involuntary resettlement safeguards cover physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers them whether such losses and involuntary restrictions are full or partial, permanent or temporary. The main policy principles of the Involuntary Resettlement safeguard include:

- (i) Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
- (ii) Carry out meaningful consultations with affected persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
- (iii) Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
- (iv) Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- (v) Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them

- with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
- (vi) Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
 - (vii) Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
 - (viii) Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
 - (ix) Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.
 - (x) Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
 - (xi) Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
 - (xii) Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

111. ADB's involuntary resettlement policy recognizes the need for resettlement of physically and economically displaced persons providing them with needed assistance including secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities and civic infrastructure and community services, as required. The involuntary resettlement policy of ADB emphasizes that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.

112. This gap between the safeguards requirements of ADB and the national regulatory framework will be bridged through a series of project specific measures built into the resettlement plan such as provisions to pay compensation for non-titleholders who as per SPS are entitled to compensation at replacement cost for assets other than land affected by the project; and extend special assistance to restore and improve the livelihoods of the affected persons including the vulnerable groups such as elderly and women headed households.

3. Comparison of the Bhutan Land Act 2007 and ADB SPS 2009

113. A comparison of the key requirements and suggestions on the address of gaps during program implementation through the targeted involuntary resettlement principle for the project is proposed. Table 5 summarizes gaps between the national legislation and ADB SPS and the measures to bridge the gaps.

Table 31. Comparison between the National Laws and ADB SPS 2009

Issues	ADB SPS2009	Land Act of Bhutan 2007	Measures to Bridge Gaps
Avoid/minimize and/or mitigate and compensate impact	Involuntary Resettlement (IR): Involuntary Resettlement should be avoided or minimized as much as possible. Design alternatives should be explored to minimize IR impacts.	Involuntary resettlement impact avoidance is not specified in the Act.	Designs should be optimized to the extent possible to minimize involuntary resettlement impacts by the project authorities.
Compensation at full replacement cost	Compensation at full replacement cost ⁵	Compensation as per government approved rates established by the Property & Assessment & Valuation Agency (PAVA), which may be below the market rate.	The impacted land will be valued for compensation. If the PAVA rates are below market rate, BPC will enter into discussions for negotiated settlement with the impacted landowner, and additional top-up payments in cash, will be provided to impacted landowner to meet replacement cost.
Census and Social Impact Assessment of APs for RP	The client/borrower will conduct socio-economic surveys and a census of all identified individuals who will be affected or displaced by the project, along with an inventory of losses.	Act does not mention the socio-economic surveys; however, the acquisition process does prepare a list of affected landowners.	A census, DMS and socio-economic survey (100%) of all affected persons and inventory of losses conducted and included in the resettlement plan .
Valuation of affected structures	The structural cost will be assessed at the replacement cost of assets without taking into consideration any depreciation cost.	It is not mentioned in the Land Act, Section 149.	The cost of impacted structures will be assessed ⁶ at replacement value by a civil engineer from DGPC. If the cash compensation as per the Bhutan Schedule of Rates (BSR 2025) matches the replacement cost, this compensation amount shall be

⁵ According to ADB SPS 2009, the rate of compensation for acquired housing, land and other assets will be calculated at full replacement costs. The calculation of full replacement cost will be based on the following elements: (i) fair market value; and added to this also (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any.'

⁶ Estimation will be conducted following guidelines such as the current Bhutan Schedule of Rates and excluding in the depreciation costs.

			considered. In cases where there are gaps with government valuation assessments, additional top-up payments, ⁷ preferably in cash, will be provided to affected persons to ensure full replacement costs for their lost structures and assets.
Economic Displacement	Compensation for loss of income and improvement and restoration of livelihood as applicable for all affected persons should be ensured.	The Act has no reference to economic displacement or income loss.	All economically affected persons will be compensated for the loss of income and supported to at least restore their livelihoods as will be applicable.
Cut-off-date	The borrower/client will establish a cut-off date for compensation and resettlement assistance entitlements eligibility. Compensation at full replacement cost	It is not addressed under the Act.	The date of the consultations with the affected persons will be considered the cut-off date for the identification of project-affected persons, including both titleholders and non-titleholders. Compensation at full replacement cost
Meaningful Consultations	Carry out meaningful consultations started at early stage of project preparation and design with affected persons, host communities, and concerned non-government organizations. Inform all affected persons of their entitlements and resettlement options. Ensure their participation in the planning, implementation, monitoring, and evaluation of resettlement programs.	The Act does not mention consultations with landowners.	Stakeholder consultations will be an integral part of the project. Pre-informed stakeholder consultations started at early stage of project preparation, will be conducted throughout the entire project lifecycle, with a special focus on resettlement plan preparation and implementation. These consultations will be properly documented.
Grievance Redress	Establish a culturally appropriate and gender-inclusive grievance	Landowners have right to contest the area of the land	The project GRM shall be set up by DGPC by loan effectiveness date as detailed

⁷ Top up payments will be in cash which will be met from the executing/implementing agency's budget.

Mechanism (GRM)	mechanism to receive and facilitate the resolution of the resettlement affected persons' and Indigenous Peoples' concerns.	determined by the Investigation Committee (IC) based on the cadastral records. They shall file an objection to the IC within 15 days of the distribution of the report. The IC may carry out further investigations and shall submit its final report.	Resettlement Plan on GRM. Prior to this, the DGPC will assign focal person for addressing any concern or complains the people may have, disseminate contact information of the DGPC and focal persons. Information on the same should be disclosed to the affected persons and other stakeholders.
Information Disclosure	Disclose a draft resettlement plan, including documentation of the consultation process, on time before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.	The Act describes intimating the affected persons through notices under different sections of the Land Act.	The draft and updated resettlement plans will be disclosed in websites of ADB and DGPC. Summary of the endorsed Resettlement Plans with Entitlement Matrix, GRM and other key information will be disclosed locally, in the local language.

Entitlements, Assistance, and Benefits

1. Types of Losses and Affected Person Category

114. The proposed transmission line project will only affect land of which three plots owned by two landowners will be affected by the transmission line's ROW. Due to this impact, the land will not be usable in that neither cultivation nor construction is allowed. The project needs to address these losses. The mitigation measure which will be adopted is that land will be realigned/reconfigured meaning that replacement land equivalent to the portion of land lost will be given in exchange from an adjacent government owned plot. If land is not available, then the impacted owner can seek land in exchange to be realigned or readjusted from government land near another of the same owner's plots of land in another location in the same village or in another gewog.

115. Lack of legal documents on land the APs occupied/use, shall not bar APs from compensation and resettlement assistance. All affected persons including those having no title/documents to land they occupy/use, shall receive compensation according to the groups of affected persons in paragraphs 7 and 8 of SPS (SR-2) summarized below. All affected persons based on their social-economic status and significance of impact, will be eligible to resettlement livelihood restoration support and included in the entitlement matrix in the draft Resettlement Plan.

116. The paragraph 7 of SPS (SR-2) provides that displaced persons (affected persons) in a project area could be of three types: (i) persons with formal legal rights to land lost in its entirety or in part; (ii) persons who lost the land they occupy in its entirety or in part who have no formal legal rights to such land, but who have claims to such lands that are recognized or recognizable under national laws; and (iii) persons who lost the land they occupy in its entirety or in part who have neither formal legal rights nor recognized or recognizable claims to such land. Accordingly, paragraph 8 of the SPS (SR-2) provides the involuntary resettlement requirements apply to all three types of displaced persons. The borrower/client will provide adequate and appropriate replacement land and structures or cash compensation at full replacement cost for lost land and structures, adequate compensation for partially damaged structures, and relocation assistance, if applicable, to those persons described in para. 7 (i) and 7(ii) prior to their relocation. For those persons described in para. 7(iii), the borrower/client will compensate them for the loss of assets other than land, such as dwellings, and for other improvements to the land, at full replacement cost. The entitlements of those under para. 7(iii) is given only if they occupied the land or structures in the project area prior to the cut-off date for eligibility for compensation and assistance.

117. Cut-off date. The cut-off date was fixed at 9 January 2026, the date on which public consultations were held. On this date, the RP was presented to the people in the project area for discussions and feedback. The cutoff date was disseminated to the people also by BPC and the Dzongkhag Administration through the local government (gewog) which in turn notified namely the tshogpas (heads of villages) who in turn disseminated it to the people through social media chat platforms such as WEChat and Whatsapp prior to finalization of this document. Evidence of dissemination is presented in appendix 11.

118. The affected persons are entitled to compensation at full replacement cost for loss of assets and any livelihood. The entitlements matrix is in Table 6.

Table 32. Entitlement Matrix

S.N.	Type of Loss	Entitled Person	Compensation at replacement cost/Entitlement
1	Private Land (agriculture, residential, commercial) Titleholders	Titled landholders, and those with recognized/ recognizable rights to land they occupy according to the national law	Options for: Land for land compensation of equal value and productivity, or Cash compensation at market value and full replacement cost for affected land, ⁸ based on land availability and preference of affected persons If land is not available, compensation paid according to PAVA current rates Residual land if not suitable to use according to its purpose should be acquired based on consent of affected land person and compensated accordingly For affected households whose livelihood is land-based, or to be physically displaced, preference shall be given to replacement land compensation based on choice of affected persons; in case of lack of suitable land and replacement land is not feasible, lack of land should be documented and demonstrated satisfaction of ADB, and robust livelihood restoration and improvement strategy and activities provided to APs. All other associated costs incurred for processing and securing the new land registration certificate will also be paid to the affected landowner at actual cost.
2.	Private Land (agriculture, residential, commercial) Non-Titleholders	Those without recognized/recognizable rights to land they occupy, essentially those squatting/encroaching on land	Cash compensation for affected non-land associated and improvements Cash for cost of transportation (maximum cost of 2 truckloads and charges for four persons to unload and unload trucks) of personal effects and belongings to place the impacted person wants to move to.

3.	Private land affected by ROW of transmission line and access roads	Titled landholders, or those with recognized/recognizable rights to land they occupy	<p>The land will be acquired and replaced with government land if available adjacent to the affected plot. If government land is not available adjacent to the affected plot, but if the affected owner has similar land elsewhere in the same gewog, and adjacent government land is available in that other location, then land will be adjusted and supplemented to the other plot.</p> <p>If government land is not available anywhere near, then as per procedures, BPC is obligated to assist in acquiring substitute land in the same village or chiwog or gewog or Dzongkhag (wherever government land is available in one of these; in order of availability in coordination with local government and the National Land Commission (NLC)).⁹</p> <p>All other associated costs incurred for processing and securing the new land registration certificate will also be paid to the affected landowner at actual cost.</p>
5	Structures and houses (Titleholders)	All affected households regardless of land title holding status (including encroachers and squatters)	Cash compensation for all loss structure at market value and full replacement cost for structure and all non-land assets and losses without deducting depreciation; Right to salvage material they need, if the government has no need for the materials.
6	Structures and houses (Non-Titleholders)	All affected households regardless of land title holding status (including encroachers and squatters)	Cash compensation for all affected structures/non-land assets at full replacement cost Right to salvage material without cost for APs and deducting compensation
7	Crops	All affected households regardless of land title holding status (including encroachers and squatters)	<p>Cash compensation of lost crops at market price.</p> <p>Cash compensation for loss of standing crops at current market prices.</p> <p>At least 3 months advance notice before acquisition</p> <p>Assistance for initiating farming in new places such as provision of seeds of cereals and vegetables, and agronomic advice</p>
8	Trees	All affected households regardless of land title holding status (including encroachers and squatters)	Cash compensation of lost trees calculated for (i) fruit tree – at annual gross production value for fruit trees for period of four years until new replanted tree becomes productive; and assistance to farmers in kind or cash for replanting seedlings and trees,

⁹ The BPC has confirmed that replacement land adjacent to the affected plots of all APs of the TL ROW and access roads is available and will be replaced.

Draft Resettlement Plan

			<p>Cash compensation for (ii) non-fruit tree compensation cost, based on the rate established the respective valuation specialist for timber/wood/ornamental trees, irrespective of the tree's age; and cost for tree sapling, labour for tree replanting</p> <p>Advance notice of at least 3 months</p>
9	Business/income Licensed & Non-Licensed	All affected households regardless of land title holding status (including encroachers and squatters)	<p>Permanent loss. Cash assistance for income loss , equivalent to 6 months income from business if income/tax records available, or 6 months payout of daily minimum wages</p> <p>Temporary loss. Cash assistance for income loss , equivalent to 3 months income from business if income/tax records available, or 6 months payout of daily minimum wages Assistance to relocate and restore livelihood (e.g. vending space, space, transitional support)</p> <p>Priority for employment opportunity in project works</p>
10	Employment	All affected households regardless of land title holding status (including encroachers and squatters)	<p>Permanent loss: Transition allowance equivalent to the income of 3 months of last salary paid (without deductibles) from last job at time of detachment; and Assistance in quest for and re-employment in a similar and equivalent salaried alternative job and/or priority for project works employment</p> <p>Temporary loss: Compensation of salary for the duration of employment interruption</p>
11	Significant impact assistance	All affected households losing 10% or more productive land/income generating asset regardless of of land title holding status (including encroachers and squatters)	One time assistance allowance at the rate of minimum wage rate (Nu. 400/day) for 6 months
12	Vulnerability assistance	All vulnerable affected households regardless of land title holding status including encroachers and squatters	One time assistance allowance at the rate of minimum wage rate (Nu.400/day) for 6 months
13	Transportation cost	All affected households regardless of land title holding status (including encroachers	Transportation allowance at the rate of average cost of truck hire for 2 trips from place of residence or business operation to the place the goods need to be transported

		and squatters) need transportation	
14	Relocation assistance (transitional cost support)	All affected households regardless of land title holding status (including encroachers and squatters if any relocated)	One-time lump sum transitional allocation allowance at the rate of minimum wage rate (Nu. 400/day) for 6 months.
15	Community land/livelihood resource	All APs regardless of land title status and community	Allocation of alternative resources including land for livestock grazing and other livelihood resource. ¹⁰
16	Community structures	Community members who are using the public goods such as roads, water supply systems, farm roads, grazing areas etc.	Full restoration after relocation or realignment of community structures ensuring full functionality of the structures
17	Loss of access to nyes (sacred sites) in government reserved forests	All affected households regardless of land holding status	Restoration of access to such religious and cultural spaces
18	Relocation assistance (transitional cost support for physical relocation)	All affected households regardless of land title status (including encroachers and squatters)	Transitional assistance at the national daily wage rate for six months
19	Unanticipated impact	All APs as applicable	Compensated and mitigated according to ADB SPS

¹⁰ Local government (Gewog and Dzongkhag) and National Land Commission (NLC)

9. Relocation of Housing and Settlements

120. Relocation of housing or physical displacement due to the Project is not anticipated.

Income Restoration and Rehabilitation

121. The land and resettlement impact of the project is minimal and income restoration measures under the project are primarily based on compensation, restoration of the temporary effected land during the TL construction. BPC supported by PIAC will ensure that all affected persons (APs) receive their compensation and entitlements primary through their bank accounts in their own name (joint account of spouses as applicable).

122. Employment in Construction Work: The project will require labor force for the construction works. BPC will agree with contractor(s) to give preference to hiring local and affected persons as possible, including women providing gender sensitive work environment. Provisions in the general contract conditions also shall require the contractors to pay equal wages to men and women without any gender discrimination. Employment in the project construction will be as an additional source of income in the income and livelihood restoration/ improvement of the APs.

10. Institutional arrangements

8.1 Institutional arrangements and functions for land

123. In the context of Dzongkhags, though there is no land acquisition due top which people will be displaced, however for information, a comprehensive resettlement process necessitates structured collaboration with a diverse set of entities and institutional frameworks. It is critical to initiate formal consultations with central government agencies, encompassing relevant parent ministries and regional offices. These central agencies hold pivotal roles in policy development, decision-making, and ensuring regulatory adherence, whilst actively delineating future strategies, allocating requisite budgets, and overseeing the proficient implementation of activities across various Dzongkhags.

Key Agencies

3. Key agencies that are integral to this process include:

- Ministry of Home Affairs (MoHA)
- Department of Local Governance and Disaster Management (DLGDM)
- Department of Culture and Dzongkha Development (DoCDD)
- Autonomous Bodies and Corporations
- National Land Commission (NLC)

10.1. Main functions in relation to land

124. Bhutan's approach to land exchanges is anchored by the National Land Commission (NLC), the apex body that sets overarching policies and ensures their alignment with the nation's priorities. Within or alongside the NLC operates the Land Management Division, which plays a central role in managing, implementing, and overseeing the specific processes related to land exchanges. This encompasses duties such as assessment, verification, documentation, and even

the logistical aspects of facilitating such exchanges.

125. Governmental departments and autonomous agencies have specific roles in land acquisition and resettlement. They coordinate with the proponent of the development that impacts the land for which the department or autonomous agency has use rights. This coordination involves joint investigations and surveys. Additionally, these entities work with the proponent and the National Land Commission to facilitate the transfer of land title for use rights from the department or agency to the proponent. This process ensures the legal conferment of the rights to use the land to the proponent. Lastly, these departments and agencies coordinate with the proponent for the removal of any properties on the land to make it accessible for the development. These actions are integral to the process of land acquisition and resettlement.

126. The land exchange mechanism also extends to more localized bodies such as the Thromde (Municipal) and Dzongkhag (District) Land Committees. Their responsibilities revolve around executing and reviewing land exchange processes at the grassroots level, ensuring the procedures are in tune with the guidelines set by the NLC and managed by the Land Management Division.

127. A crucial component of this structure is the Joint Monitoring Team. This body is potentially tasked with the vigilant oversight of ensuring that land exchanges are executed correctly, transparently, and in the best interest of all involved parties. They monitor procedures, ensure compliance, address grievances, and act as a safeguard to ensure all actions are in line with established guidelines and policies. What's noteworthy is that this team would likely comprise representatives from diverse stakeholder groups, providing balanced and comprehensive oversight, including a gender balanced representation.

128. In terms of function, the NLC and the Land Management Division are at the forefront of reviewing land exchange proposals. The Division takes a hands-on approach, delving into the specifics, verifying land titles, boundaries, and ensuring that such exchanges are both equitable and in harmony with local land use plans. Disputes, an inevitable part of any land transaction, might find resolution through the Joint Monitoring Team, backed by the Land Management Division, ensuring fairness and adherence to the rulebook.

129. Documentation is another critical aspect. The Land Management Division ensures that all records are accurately maintained and updated to reflect any changes following a land exchange. Moreover, the Division, possibly supported by local committees, takes on the responsibility of public outreach, ensuring communities are informed and consulted where necessary.

130. Finally, the Division coordinates with other governmental departments, particularly when land exchanges intersect with broader public projects or developmental goals. All these measures, protocols, and structures underscore the country's commitment to transparency, equity, and adherence to its broader developmental and conservation objectives, especially during a resettlement process.

131. The main functions of these institutions are:

- (i) *Dzongkhag /Thromde Land Acquisition and Compensation Committee:*
 - Process the land acquisition and compensation;
 - Consult with the affected landowner when necessary;

- Undertake a feasibility study of a land substitute;
- Ensure compliance with environmental laws;
- Shall be responsible for valuation of the structure as per BSR;
- Shall submit the cash compensation assessment report to the concerned agency for release;
- Assess and process conversion of *Chhuzhing* to other land categories if a required purpose is other than *Chhuzhing*;
- Ensure compliance with the laws if the acquired land falls under protected areas;
- Compute the compensation for crops and trees on the land to be acquired;
- Conduct Land Acquisition and Compensation Committee meeting when necessary;
- The presence of two-thirds of the total number of members shall constitute a quorum;
- Decision shall be taken based on a majority consensus of the members present;
- Declare a conflict of interest;

(ii) *Dzongkhag/Thromde Land Sector:*

- Review and verify whether the proposed private registered land acquisition is in the public interests;
- Ensure that the proposed activity is in compliance with the National land use plan;
- Verify a land substitute to be provided from the State land upon obtaining necessary clearances;
- Survey and process the registration of the land to be acquired and land substitute;
- Compile applications received from acquiring agencies and pertinent documents, coordinate committee meetings, and ensure the acquisition is as per provisions of the Act and LACRR;
- Ensure that the registered land proposed for acquisition is free of any encumbrances;
- Verify whether an acquiring agency has unutilized landholding in the proposed locality;
- Monitor the acquired land as per these Rules and Regulations; and
- Survey and maintain a record of the alienable State land to facilitate land substitute in the future.

(iii) *Commission Secretariat*

- The Commission Secretariat shall closely monitor the land acquisition and compensation.

(iv) *Department of Land Administration and Management*

- Review the preliminary proposal and convey or reject the preliminary approval within seven working days.

10.2. Process for land transactions

132. BPC as the Acquiring Agency shall:
- (i) Submit an application to Dzongkhag/Thromde encompassing:
 - Purpose of acquisition;
 - Brief project description;
 - Land use plan and activities; and
 - Pay the work charge involved in the acquisition processes.
 - Obtain necessary clearances on behalf of the affected landowner from relevant agencies; and
 - Process and release the land substitute development cost based on the cost estimation submitted by DLACC within three months after receiving *Lag Thram*.
 - (ii) The Dzongkhag/Thromde shall have the Land Acquisition and Compensation Committee instituted with the member secretary as Land Registrar of the concerned Dzongkhag or Thromde.
 - (iii) The NLCS shall have the Land Acquisition and Compensation Committee instituted for a National strategic project.
 - (iv) The members of LACC of NLCS shall comprise of the following members:
Secretary, as Chairperson
Director, DoLAM;
Director, DoSAM;
Chief, LMD, as member Secretary; and
Any relevant member.

10.3. Institutional Arrangement for implementation of safeguards' plans

133. The institutional arrangement for the implementation of the project is given below:

Bhutan Power Corporation (BPC)

134. BPC will be the executing and implementing agency and their management will establish a PMU to be responsible for day-to-day management of project implementation during pre-construction and construction including EMP/RP implementation, supervision, and monitoring of their contractors' performance as well as establishment of the GRM and resolution of any grievances received. BPC will delegate relevant detailed design, pre-construction, and construction measures to its contractor through a contract. BPC will have ultimate responsibility for ensuring the provisions of the EMP are implemented by all parties concerned.

135. BPC is responsible for the following activities (not an exclusive list):
- Responsible for the technical aspects of project design, specifications, bidding, detailed design, safeguard implementation and monitoring, and financial management.
 - Coordinate with other government agencies and communities in implementing the RP, safeguards management plans and monitoring of progress and challenges arising out of the implementation process

- Appoint a qualified and experienced E&S Officer (fulltime) under the PMU upon loan effectiveness
- Ensure adequate budget, institutional/management support, and staff resources are allocated to implement, supervise, and monitor the EMP throughout the Project cycle.
- Ensure implementation of the RP and comply with any requirements set in the national environmental clearances.
- Ensure concerted implementation of the RP with emphasis on assuring land replacement through plot adjustment from adjacent government-owned plots by transferring ownership and that the land registration documents are issued to the affected persons at no cost to the affected person.
- Ensure that the project design complies with national environmental laws and regulations.
- Ensure all BPC E&S Officers and the Plant Management Team support and attend all capacity development and training activities provided, and to facilitate the provision of the training venues etc.
- Thoroughly investigate all unanticipated impacts, near-misses, and accidents; prepare a detailed incident report where applicable, identifying and undertaking appropriate corrective action particularly to avoid any repetition of near-misses and accidents.
- Locally disclose social safeguards documents (including the RP, the SMRs) and in BPC website publication.
- Review all relevant documents.
- Ensure proper integration of all social measures and plans into the detailed design as stipulated in the RP.
- Ensure that bidding and contract documents for civil works include all social safeguards requirements in line with the RP.
- Review BPC's social management capability, and recommend institutional strengthening measures, as necessary.
- Determine the training needs of the contractors' staff, and, in coordination with the PIAC and the contractor, develop training materials for preparation and effective implementation of the RP and consultations, and grievance management during construction.
- Review and clear contractors' CESMP prior to commencement of civil works.
- Notify ADB of changes in project scope / location that may result in any unanticipated social impacts and provide all necessary information for updating the RP and/or preparing additional assessment as/ when required.
- Update the RP report if unanticipated social impacts become apparent.
- Set-up and disclose the project's GRM to affected communities in coordination with the PIAC and the contractor. Monitor and keep relevant records of any complaints, and ensure their effective, timely, and adequate resolution. Through BPC GRM focal, set up a project-wide grievance handling database replicating the site logs at the project level.
- Conduct social monitoring and, ensure that day-to-day activities are carried out following the RP.
- Based on the results of social monitoring, evaluate the effectiveness with which the RP are implemented, identify social corrective actions, including repair of any property damaged and financial compensation (insurance) for any H&S incidents, consultations, and grievance management for submission to ADB, and ensure corrective actions are implemented when necessary.
- Prepare SAE & SMRs (within 15 days after a completion of the monitoring period) and submit to ADB for disclosure, starting after the Project becomes effective.
- Report on social safeguards in the quarterly progress reports.

- Report in a timely manner to ADB of any non-compliance or breach of ADB safeguard requirements.
- Prepare the project's social RP compliance performance report and submit to ADB for clearance and disclosure.
- Assist the ADB Missions, and provide inputs as required.

a. Project Implementation Assistance Consultant (PIAC)

136. The following dedicated safeguard specialist will be appointed to the PIAC:
- 1 Senior Social Expert (National, intermittent) having 10+ years of experience in energy projects funded by international funding agencies with intermittent inputs of 7 days in a month at site during construction & operation periods (9 months each for the two years except winter season).
137. The PIAC will support BPC/PMU by undertaking the project's social safeguards requirement and assist BPC in updating the RP in case of unanticipated impacts.
- Review the RP to understand the project's environmental safeguards requirement and assist BPC in updating the IEE in case of unanticipated impacts.
 - Document the project's compliance monitoring system in an social supervision procedures manual so that all parties have a clear understanding of their roles including regular monitoring tasks to be undertaken, checklists to be used and procedures to be followed. This would include roles and responsibilities of various parties, lines of communication, checklists to be used, and procedures to be followed including how and when noncompliance is communicated to the contractor and corrective actions initiated, tracked, and resolved. The manual should also describe regular recording and reporting requirements of these activities including information to be provided in monthly progress reports.
 - Assist BPC in managing and implementing the project and ensuring compliance with ADB SPS (2009) requirements on social safeguards, and the RP of the project.
 - Ensure that BPC secures the Environmental Clearance of the Project prior to contract award.
 - Conduct trainings, workshops, and other knowledge sharing sessions on requirements, lessons and good practices on safeguards, occupational and community H&S, etc. to BPC staff and contractors' staff and build capacity of relevant staff to undertake their tasks in RP implementation and monitoring. One of the trainings should be conducted prior to the start of construction to develop the knowledge and understanding of the environmental, occupational and community H&S aspects of the project (including risk of workers and community's interactions).
 - Provide guidance to contractor on the APs and communities consultation, grievance redress and assist BPC in reviewing the reports prepared by the contractor and provide approval.
 - Ensure that the contractors (and its subcontractors, if any) comply with the relevant measures and requirements set forth in the RP, and any corrective or preventative actions set out in the SAE & SMR.
 - Assist BPC in supervising and monitoring the RP implementation and in preparation of CAPs as needed & SMRs for further submission to ADB.
 - Following the formal systems and templates developed for supervision and monitoring, undertake day-to-day supervision to ensure that contractor adheres to all the provisions

- in the RP as well as their CESMPs and sub-plans as approved by BPC/PMU.
- Keep daily records and photo logs of site observations to inform preparation of the SAE & SMRs.
 - Report on any grievances or violations of the EMP and assist in implementing solutions and remedial measures.
 - Contribute inputs to BPC's monthly compliance reports, highlighting potential and actual issues and/or problems related to the RP/consultations, grievance management, and recommending corrective measures for BPC and contractors' actions.
 - Assist BPC in SAE & SMRs disclosure in Dzongkha language and ensure that the reports submitted to ADB are uploaded at ADB and BPC websites.
 - Support BPC/PMU to undertake ongoing meaningful consultation with affected communities to keep them informed of progress and local disclosure of the findings of the RP and SAE & SMRs etc.
 - Coordinate the implementation of the GRM and assist BPC/PMU to resolve ongoing issues related to environmental and social safeguards during pre-construction and construction.
 - Upon completion of the civil works, prepare a report on the project's social compliance performance; including lessons learned that may help BPC in their social monitoring of future projects.

D. Contractor

138. The social safeguard related provisions will be included in bidding and contract documents by the BPC. The BPC and contractor will ensure not to start works in sites affected before compensation are paid out to the affected persons by BPC in sites with APs. The contractor will be required to designate a grievance focal person Officer and a Social Safeguard Supervisor to ensure the implementation of the resettlement plan social safeguard provisions (RP), and continuous consultations with APs and communities during civil works and operation and maintenance, who will also have the responsibility for communication with the public under the guidance of PMU and grievance registration and resolving at own level. Contractor will be responsible to pay for any resettlement and livelihood and property damaged due to contractor performance not related to project resettlement impact and outside the project site area or damage to other community resources. The contractor is to comply with safeguard compliances provisions as mentioned in their contract.

139. The contractor shall comply with (i) all applicable labor laws and core labor standards; (a) prohibition of child labor as defined in national legislation for construction and maintenance activities; (b) equal pay for equal work of equal value regardless of gender, ethnicity, or caste; and elimination of forced labor; and (ii) the requirement to disseminate information on safety protocols, sexually transmitted diseases, including HIV/AIDS awareness campaign to laborers and local communities surrounding the project site.

E. Institutional Capacity Development

140. To enhance DGPC and PMU safeguard capacity and resources, PMU will have dedicated safeguard specialists as mentioned above. Safeguards capacity building trainings on social and environmental safeguards and monitoring and supervision will be provided to BPC and contractors staff by PIAC in collaboration with ADB Country Resident Mission.

11. Resettlement Budget and Financing Plan

141. The resettlement budget for the Transmission Line component includes compensation for payment of royalty for trees acquired from community forests. The BPC will facilitate the disbursement of royalty payments to the affected community forest groups after processing for clearance of trees and poles in coordination with forestry field offices and the respective Community Forest Management Group and the CF in which clearance areas have been identified. For trees and poles from acquired private plots, the BPC will pay royalty to the Forestry office and also compensate landowners for the loss of trees and poles. Land owners will receive compensation to pay for administrative costs and travel and food and lodge costs they would incur for collecting their land registration certificates from the District Land Record Office. The budget also includes costs for monitoring of the Resettlement Plan during project implementation and for implementation of the GRM designed for the project. With 10% contingency factored in; the total budget is Nu. 17,837,952.00 (USD 196,886.89).

142. The PMU will issue an order for the release of payment to the affected persons. The payment will be released through an account payee bank cheque issued in the name of the affected persons/community forest management groups. The resettlement budget is presented in Table 33.

Table 33. Resettlement Budget (Estimated)

Sl. No.	Item	Unit/No.	Rate (Nu.)	Amount (Nu.)	Amount (USD)	Field Code Changed
A.	Payment for royalty for trees removed from CFs					
1	Total royalty to be paid for trees to be removed from CFs for TL ROW clearance and construction of access roads	6535 trees	Tree (Nu. 2,200)	14,626,520.00	161,440.62	
		5988 poles	Pole (Nu. 40)			
Total A.				14,626,520.00	161,440.62	
B.	Costs associated with Land Registration documents /certificates for affected persons					
1	Administration fees for processing land registration certificates	5 APs	500	2,500.00	27.59	
2	Per deim & travel costs to collect land registration certificates	5 APs	1500	7,500.00	82.78	
Total B.				10,000.00	110.38	
C.	Payment for compensation of trees on affected private land by TL ROW and access roads					
1	Total Royalty to be paid by BPC for trees and poles to be removed from private plots	95 trees	2500	237,500.00	2,621.41	
		60 poles	40	2,400.00	26.49	
2	Compensation for trees on private plots affected by TL	2 plots (2 owners)	Tree (Nu. 2,500): 75 Nos.	189,300.00	2101.93	
	Compensation for poles on private plots affected by TL		Pole (Nu. 40):45 Nos.			
3	Compensation for trees on private plots affected by access roads	2 plots (2 owners)	Tree (Nu. 2,500): 45 Nos.	50,600.00	561.85	
	Compensation for poles on private plots affected by access roads		Pole (Nu. 40):15 Nos.			
Total C.				479,800.00	5311.68	
D.	Management costs					
1	Consultations, project disclosure & Monitoring costs	Lumpsum		750,000.00	8,278.15	
2	Implementation of Project GRM cost	Lumpsum		350,000.00	3,863.13	
Total D.				1,100,000.00	12,141.28	
Total (A+B+C+D)				16,216,320.00	178,988.08	
Add Contingencues (10%)				1,621,632.00	17,898.81	
Overall Total				17,837,952.00	196,886.89	

12. Monitoring and Reporting

143. ADB SPS 2009, requires monitoring activities to correspond with the Project's risks and impact. The TL and access roads are expected to have minimal LAR impacts and as such, require only internal monitoring during the implementation of the Project. The private owners on whose land, towers will be located will receive replacement land adjusted and replaced from adjacent government plots. The BPC will ensure that such adjustment and new land registration documents reflecting the adjusted portions of land will be processed by BPC with National Land Commission and handed over to landowners before construction can start. As the Implementing Agency, BPC will monitor and measure the progress of implementation of the Project. If unanticipated involuntary resettlement impacts are found during the Project implementation, BPC will follow ADB SPS 2009 requirements and national laws, and ensure compliance with safeguard measures, document and disclose monitoring results and identify necessary corrective and preventive actions if needed.

144. BPC through its PMU will be responsible for internal social safeguards monitoring and reporting. Monitoring is a process to ensure safeguard compliance, timely update of unanticipated or new impact, and implementation of Resettlement Plan, and ensuring timely delivery of compensation and entitlements, consultations and grievance redress to ensure smooth implementation of the project.

145. As project is category B for IR, monitoring will be conducted internally by BPC. BPC will ensure internal monitoring for above mentioned objectives and the Resettlement Plan implementation. Internal monitoring will be carried out by PMU supported by the PIAC. BPC will submit to ADB semi-annual social safeguard monitoring reports from project effectiveness date until the project completion report issued, covering reporting periods from January to June, and July to December, to be submitted to ADB by 15th of following months upon the reporting period. In case of any major non-compliance issues or IR issues, ADB may require additional monitoring and reporting measures, such as external monitoring and/or quarterly social safeguard monitoring reports. Monitoring reports will be disclosed on the ADB website after clearance.

146. Monitoring reports shall reflect the status of contract awards and construction works, and Resettlement Plan implementation and compensation payment progress, any unanticipated or newly IR impact and APs, status of corrective actions as applicable, grievances received and status of their resolutions, disclosure and consultations, and any IR and social issues raised by APs, communities or public and civil society organizations and other monitoring indicators as applicable to the project and any unanticipated IR impact including but not limited to following: (i) Consultation and disclosure activities with APs, communities and stakeholders, with records and documentation of the same, (ii) GRM set up, functional, grievances recorded, status of their resolutions, (iii) Project staff mobilization, safeguard trainings provision, (iv) Mobilization of PIAC safeguard staff timely, (v) Update of the draft Resettlement Plan and its implementation, (vi) Additional Surveys and census for the identification of APs, baseline and Socio-Economic data, inventory of losses as will be applicable in case of new impact, conducted timely, (vii) Securing resettlement budget for compensation/ land purchasing and other compensations, (viii) Number of households compensated and assisted, (ix) Number of affected persons purchasing agricultural land, (x) Amount of compensation disbursed, (xi) Amount of resettlement benefits disbursed, (xii) Share of affected people attended consultations and aware of project and its safeguards

measures as indicative monitoring indicators .

13. Implementation Schedule

147. The executing agency and implementing agency will ensure the project activities are synchronized between the resettlement plan implementation and construction works. The executing agency and implementing agency will ensure that no physical or economic displacement of affected households will occur until compensation at full replacement cost has been paid to each affected person and livelihood restoration plans/activities, if applicable, are in place. The implementation of the resettlement plan will include (i) update of Resettlement Plan and any necessary new surveys and verification of APs; (ii) verification of losses and extent of impacts; (iii) ongoing consultations with affected persons and communities on their needs and priorities; and (iv) payment of compensation and applicable assistance to affected persons.

148. The Resettlement Plan will be updated by the PMU as needed during the project implementation and submitted for clearance of ADB.

149. Payment of all compensations and entitlements must be completed before sites where there affected persons are present, handed over to the contractor for the commencement of the construction/installation works. All land shall be freed from any encumbrances before hand-over to the contractor. Given the relatively large area is covered by the project site, and technical design is not yet detailed and final, potential resettlement and economic impact losses shall be verified/updated based on detailed technical design before construction works, and any unavoidable impact should be compensated before start of construction works (and during/upon construction if identified at construction process).

150. Public consultations, information disclosure, grievance redress processes and monitoring will continue for the entire duration of the project. A tentative implementation schedule for resettlement activities is in Table 11 below subject to revision based on the progress of Resettlement Plan implementation and prioritization of construction works.

Table 34. Tentative Implementation Schedule

Activities	2023				2024				2025				2026				2027				Field Code Changed
	Q1	Q2	Q3	Q4																	
Approval of draft Resettlement Plan by BPC and ADB clearance													■								
Disclosure of the resettlement plan													■								
Census and Socio-economic survey and list of affected persons									■	■	■	■									
Setting up GRM and formation of Grievance Redress Committee at all levels													■	■							
Update of the Resettlement Plan														■	■						
Operation of Grievance Redress Mechanism	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Compensation payment													■	■							
Disclosure and Consultations	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	
Handing over of site to the contractor for construction																		■	■		
Monitoring and Reporting																		■	■	■	

APPENDICES

Appendix 1 Record of Discussion and associated documents from meeting with Affected Persons of Transmission Line (9 June 2025) and Statutory Clearances

Record of Discussions

Stakeholder consultation meeting for proposed 132 kV D/C Wobthang Transmission Line

Date: 9 June, 2025

Location: Meeting hall, Gewog Office, Tang Gewog

Time: 12:00 PM

Participants: See below

Consent for photo, video, and voice recording

Mr. Jigme Sonam and Ms. Susmita Subba of BPC solicited and received consent of the participants for photo, video and voice recording during the meeting. No objection was raised.

Welcome and Introduction

The meeting was convened by Bhutan Power Corporation (BPC) with support from the Tang Gewog Administration. BPC team welcomed the participants and briefly explained the objective and structure of the meeting. The purpose of the meeting was to share information with the stakeholders on:

1. The proposed 132 kV transmission line project to evacuate power from the proposed 108 MW Wobthang Solar Farm in Bumthang to the existing Mangdechu-Yurmoo Transmission Line in Trongsa.
2. A detailed Initial Environmental Examination (IEE) being conducted in compliance with ADB safeguards (Category B project).

Accordingly, the stakeholder Meeting (SHM) comprised three parts.

Part I: Presentation on proposed 132 kV D/C transmission line project

Mr. Jigme Sonam and Ms. Susmita Subba, Assistant Environment Officers from BPC, delivered a detailed presentation in Dzongkha to accommodate the linguistic preferences of the majority of attendees, particularly those from Dzongkha-speaking communities who are likely to be directly affected by the project. The presentation included visual representation of the proposed transmission line route to enhance understanding.

The project officially named the 132 kV D/C Wobthang Transmission Line, will span approximately 68 kilometers across multiple gewogs in Bumthang and Trongsa Dzongkhags. Specifically, the line will pass through Tang, Chokhor, Chumig, and Ura Gewogs in Bumthang, as well as Nubi, Dragteng, and Langthel Gewogs in Trongsa. A total of 208 towers will be erected along the route to support the transmission infrastructure.

Record of Discussions
**Stakeholder consultation meeting for proposed 132 kV D/C Wobthang
Transmission Line**

Date: 9 June, 2025

Location: Meeting hall, Gewog Office, Tang Gewog

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Participants: See below

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Aims and Objectives:

- Evacuate power from the 108 MW Wobthang Solar Farm.
- Strengthen East-West transmission link.
- Enhance power supply reliability in the eastern-central region.
- Support other development activities in the region.

Analysis of alternative options

To determine the optional route for the transmission line, two alternative alignments were thoroughly analyzed. The first alternative, which has been selected as the preferred option, follows the Forest Management Unit (FMU) and passes through community forests. This route was chosen due to its lower environmental and social impacts, reduced construction costs, and minimal vegetation disturbance. The second alternative, although shorter at 65.75 km, was deemed less favorable as it traverses pristine forests and culturally significant sites, posing higher ecological and social risks.

The preferred Alternative

A detailed breakdown of the transmission line's impact on land use was provided during the presentation. Out of the total 208 towers, all will be situated on State Reserved Forest Land (SRFL), with none occupying private land. However, the Right of Way (RoW) for the transmission line will affect a limited number of private plots. Specifically, eight privately owned plots have been identified along the RoW path, distributed as follows: three in Tang Gewog, three in Nubi Gewog, and one each in Dragteng and Langthil Gewogs. The cumulative length of the transmission line passing over private land is approximately 0.29 kilometers, with minor variations expected based on final ground surveys.

SN.	Gewogs Under Wobthang TL	Approx. Line Length (km)	No. of towers in State Forest Land (SRFL)	No. of Towers in Private Land (PL)	Approx. Line Length over the Private Land (KM)
1	Tang	14.7	50	0	0.12
2	Ura	1.15	4	0	
3	Chokhor	1.14	2	0	
4	Chumey	24	68	0	
5	Nubi	9.47	32	0	0.08
6	Dragteng	15.67	47	0	0.03
7	Langthel	1.77	5	0	0.06
	Total	67.9	208		0.29

Pros and Cons

The presentation also highlighted the potential benefits and drawbacks associated with the project. On the positive side, the transmission line will contribute to national energy security, reduce power outages, create employment opportunities, and stimulate local



Gewog Administrator

economic growth. Conversely, the project may lead to permanent changes in land use, loss of trees, temporary disruptions due to the influx of construction labor, and possible damage to crops during the construction phase.

Land substitution and compensation

Regarding land acquisition and compensation, the BPC team explained the eligibility criteria for affected landowners. Lands acquired for tower construction may qualify for substitution with adjacent state land, subject to availability. For lands falling under the RoW, owners will receive one-time cash compensation for any crops or trees damaged during construction, but no land substitution will be offered. The Land Record Officer from the Dzongkhag Administration further clarified that in exceptional cases where landowners have no alternative plots for housing, the possibility of land substitution may be considered on a case-by-case basis.

Part II: Presentation on the detailed Initial Environmental Examination

The BPC team introduced the stakeholders to the ongoing IEE process, emphasizing its importance as a regulatory requirement to minimize the project's social and environmental impacts. The assessment, funded by the Asian Development Bank (ADB), involves collaboration with colleges under the Royal University of Bhutan (RUB) to collect data and identify potential issues. The IEE focuses on several key areas, including permits and consultations, pollution control, natural and social environment considerations, and mitigation and monitoring measures. Stakeholders were encouraged to actively participate in the process by voicing their concerns and suggestions to help shape the project's environmental and social safeguards.

Part III: Question and Answer Session

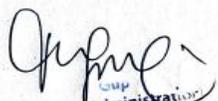
There were no specific questions or concerns expressed.

Concluding remarks

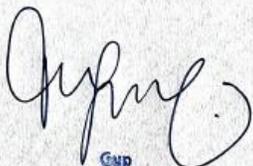
The BPC team concluded the meeting by inviting affected landowners to participate in individual consultations to review the detailed transmission line alignment and its impact on their plots. All stakeholders, including sector representatives and landowners, were thanked for their active participation. Following the meeting, attendees were given the opportunity to examine the transmission line alignment maps and sign no-objection forms to indicate their consent.

Participants

1. Ms. Sangay Choden, Assistant LR
2. Mr. Jigme Sonam, BPC
3. Ms. Susmita Subba, BPC
4. Ugyen Nima, Gup
5. Ngawang Lhendup
6. Sangay Tshewang


Gup
Gewog Administration
Tang, Bumthang

7. Sonam Dorji
8. Tashi Lhendup
9. Thekcho Dorji
10. Chimi Choden
11. Pema Namgay
12. Dorji Wangmo


Gap
Gewog Administrative
Tang, Bumthang



རྒྱལ་ཁབ་འབྲུག་ཡུལ་གཞི་རྒྱུ་ ལྷན་ཁང་གི་འཕགས་པ་ལྷན་ཁང་།

Royal Government of Bhutan
TANG GEWOG Administration, Bumthang



Ref. No. TG/ADM-10/2024-2025/ 2571

Date: 09th June 2025

Administrative Approval

As per letter no. BPC/CD/EG&SS/TLP/2025/24 dated on June 8, 2025 the Gewog Administration, Tang hereby accorded Administrative approval to Bhutan Power Corporation Limited for the Installation of 132KV D/C Wobthang Transmission line for power evacuation for the upcoming Wobthang Solar Farm at Tang Gewog, Bumthang.

However, the installation work should pursue the clearance if needed from the competent authorities and nearby Community by the proposer itself.

Thanking you

Yours' sincerely

Ugyen Nima
Gup, Tang Gewog.

Copy

- 1. Office file.

Public Consultation Report/ No-Objection Certificate (NOC)



Date, Venue & Time: 9/06/2025 - Tong Gewog Office - 12:00 PM

SN	Name of the Project Affected Individual (PAI), CID no/ Contact no.	Thram no./ House no.	Village/ Gewog	Compensation	Issues Raised/ Discussion	Decision Taken	Unresolved Issues (If any)	Total Land Holding (Acres)	Household Earning/ Source of Income	Signatures
1	Dorji Wangmo	42/ka-3-1K1	Phugsho/Tong	Re-aligned	Issues to be re-aligned	Re-alignment decided	-	522Acres	Farming	

NO OBJECTION CERTIFICATE (NOC)
(For Project Affected Persons - PAPs)

Project: 132 kV D/C Wobthang Transmission Line Project

Proponent: Bhutan Power Corporation Limited (BPC)

Location: Bumthang

We, the undersigned landowners/legal representatives, hereby declare that:

1. We have been fully informed about the 132 kV D/C Wobthang Transmission Line Project.
2. We clearly understand the project scope and implications.
3. We voluntarily give our no objection for the project implementation.

Details of the Consent Providers:

Name	CID No.	Plot No.	Landowner/Representative Owner	Relationship to owner	Contact No.	Signature	Date Signed
Dorji Wangmo	10103001578	TNG-3039 TNG-3779	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19870704		2/6/2025
			<input type="checkbox"/>	<input type="checkbox"/>			
			<input type="checkbox"/>	<input type="checkbox"/>			

Attestation:

I hereby confirm that all above signatures were obtained voluntarily after proper consultation and explanation of the project details.

Name: Susmita Subba

Designation: AEO

Signature:

Date: 9/06/2025

Public Consultation Report/ No-Objection Certificate (NOC)



Date, Venue & Time:

SN	Name of the Project Affected Individual (PAI), CID no/ Contact no.	Tham no/ House no.	Village/ Gewog	Compensation	Issues Raised/ Discussion	Decision Taken	Unresolved Issues (if any)	Total Land Holding (Acres)	Household Earning/ Source of Income	Signatures
	Sonam Dorji 10103001674 17644867	314	Pangshung Tang	Realign- ment	Expressed apprehension over the long term impact and disruption it may cause by the power lines.	After thorough deliberation & reflection, the resolution was reached to realign the plot boundary to minimize land impact.		0.48 acres out of the 0.05 acres (approximately) was affected.	Salary	<i>[Signature]</i> 16/6/2025
					The discussion explored various compensation mechanisms					

NO OBJECTION CERTIFICATE (NOC)

(For Project Affected Persons - PAPs)

Project: 132 kV D/C Wobthang Transmission Line Project

Proponent: Bhutan Power Corporation Limited (BPC)

Location: Bumthang

We, the undersigned landowners/legal representatives, hereby declare that:

1. We have been fully informed about the 132 kV D/C Wobthang Transmission Line Project.
2. We clearly understand the project scope and implications.
3. We voluntarily give our no objection for the project implementation.

Details of the Consent Providers:

Name	CID No.	Plot No.	Landowner/Representative		Relationship to owner	Contact No.	Signature	Date Signed
			Owner	Representative				
Sonam Dorji	10103001674	TNG-3004	<input checked="" type="checkbox"/>	<input type="checkbox"/>		17644867	<i>[Signature]</i>	16/6/2025
			<input type="checkbox"/>	<input type="checkbox"/>				
			<input type="checkbox"/>	<input type="checkbox"/>				

Photos (APs, Tang, 27 November 2025)



Discussion with PAP (Pema Wangmo affected by access road, Tang)



Discussion with PAP (Chhundu Dema, affected by access road, Tang)

Appendix 2 Private Land Acquisition (PLA) Forms

**Royal Government of Bhutan
National Land Commission Secretariat**

PLA-Form (1)

Date:

Application for Private Registered Land Acquisition

The Dzongdag/Executive Secretary

Dzongkhag/Thromde.....

a) Name of Acquiring Agency
b) Address:.....
c) Contact details.....
d) Purpose of Acquisition.....
e) Location:
f) Gewog:
g) Number of Affected Landowners:
h) Total Area Required (Ac/Sq.ft):

Other prerequisite documents to be annexed

1. Brief project description
2. Land use plan and activity
3. Proposed area marked on Google Earth (optional)

**Royal Government of Bhutan
National Land Commission Secretariat**

PLA Form (2)

Private Registered Land Acquisition and Compensation Form

Date:

Name of Landowner.....CID Number.....Thram Number.....village.....
Gewog.....Drungkhag.....Dzongkhag/Thromde.....

The Dzongkhag/Thromde Committee on dated.....recommended the acquisition and substitution/cash compensation.

SL. No.	Details of Land Acquisition					Cash Compensation					Details of land substitute				Remarks
	Thram No.	Plot ID.	Land Type	Thram Area	Acquired Area	Land valuation	Structure valuation	Fruit tree valuation	Cash crop valuation	Other valuation	Total amount	Plot ID	Total Area	Land type	

Names and Signatures of Committee

1..... 2..... 3..... 4..... 5.....

Land Registrar

Dzongdag/Executive Secretary

Royal Government of Bhutan
National Land Commission Secretariat

Private Registered Land Acquisition Survey Report

Date:.....

Dzongkhag/Thromde.....Gewog.....Village...
.....Name of affected landowner.....CID
number.....Year of Acquisition.....

SL.No	Affected Plot Details as per Thram				Details of Acquired Area		
	Thram No.	Plot ID	Thram Area	Land Type	Acquired Area	Plot ID	Remarks

The land is surveyed in the presence of the Local Authorities as recommended by the Dzongkhag/Thromde Committee.

Surveyor

Land Registrar

Acquiring Agency

Landowner

Gewog Representative

**Royal Government of Bhutan
National Land Commission Secretariat**

PLA Form (4)

Land Substitute Survey Report

Date:

Dzongkhag/Thromde.....Gewog.....Village.....Name of
landowner.....CID No.....

The land substitute is surveyed in the presence of the Local Authorities and as recommended by the
Dzongkhag/Thromde Committee.

Sl. No	Location	Thram No	Plot ID	Land Type	Total Area	Remarks

Surveyor

Land Registrar

Agriculture Officer

Forestry Officer

Gewog Representative

I have accepted the land substitute from the aforementioned location without duress, compulsion, or
coersion from any official concerned.

Landowner

**Royal Government of Bhutan
National Land Commission Secretariat**

Money Receipt

The Cash compensation amounting to Ngultrum..... (in words).....only is paid to the landowner by the (Ministry/Department/Agency).....

Dzongkhag/Thromde.....Gewog.....Village.....
.....Name of Landowner.....CID Number.....Thram Number.....

Land valuation (Nu)	Structure Valuation (Nu)	Fruit tree Valuation (Nu)	Cash crop Valuation (Nu)	Other Valuation (Nu)	Total Amount (Nu)	Remarks

Name and Signature of Money Recipient:

CID No:

Payer's Name and Official Seal

Gewog Representative

Appendix 3 Contact person for Grievances as part of GRM

English version

Grievance Redress Mechanism (GRM) for the 132 kV D/C Wobthang Solar Transmission Line Project

Project Summary

The 132 kV D/C Wobthang Solar Transmission Line Project involves the construction of a 68 km power transmission line across Tang, Chumey, Nubi, and Dragteng Gewogs, primarily through State Reserved Forests and Community Forests to evacuate power from the proposed 120 MW Wobthang Solar Farm in Bumthang to the existing Mangdechu-Yurmoo Transmission Line in Trongsa, Bhutan. The project aims to enhance energy reliability, meet local demand, and strengthen the transmission network. A detailed Initial Environmental Examination (IEE) is being conducted in compliance with ADB safeguards (Category B).

Potential Positive Effects

4. Energy Security: Improved reliability and supply during lean seasons.
5. Economic Growth: Job creation and local capacity building.
6. Environmental Benefits: Supports renewable energy transition, reducing reliance on fossil fuels.
7. Minimal Disruption: Social and Environmental disruption is negligible by avoiding parks, biological corridors, and private lands.
8. Capacity Building: Collaboration with National Institutions like the College of Natural Resources (CNR) for the Environmental Services Assessment.

Potential Negative Effects

9. Ecological Impact: Possible disruption to wildlife habitats, including migratory species and forests.
10. Social Impact: Limited impact on Community Forests and private lands (Right of Way clearance required).
11. Community Concerns: Noise, visual intrusion, or temporary disturbances during construction.
12. Water/Air Quality: Short-term impacts near construction zones.

Grievance Redress Contacts

For concerns or complaints related to the project, please contact:

13. BPC Website: <https://www.bpc.bt>
14. BPC Environment Section (Ugyen Dorji, Manager, EGSS, C&PD):
Phone: [+975 17652616]

Process: Submit grievances in writing (email/letter) with details (location, issue, contact). Acknowledgment within 3 working days; resolution within 15 working days.

Note: Updates to GRM contacts or procedures will be communicated via local notices.

ལས་འགུལ་འདི་དང་འབྲེལ་བའི་ཉོགས་བཤད་བཀོད་དགོས་དང་ ཉོགས་བཤད་སེལ་ཐབས་ཀྱི་དོན་ལུ་ འབྲེལ་བ་འཐབ་དགོས་ལེ་འཐོན་ཚེ།
ལས་འཛིན་གྱི་ཡོངས་འབྲེལ་ཁ་བྱང་ <https://www.bpc.bt> ཡང་ན་ རང་བཞིན་གནས་སྤངས་ཀྱི་ལས་ཚན་གྱི་འཛིན་སྐྱོང་འགོ་དཔོན་མུ་ ལྷོན་རྩོ་
ཇེ། འགྲུལ་འབྲིན་ཨང་ ༡༧༤༥༡༤༡༤ ཅན་མ་ནང་ འབྲེལ་བ་ཐབས་གནང་།

ཉོགས་བཤད་ཀྱི་བྱ་རིམ།

ཉོགས་བཤད་འདི་ ཡིག་ཐོག་ལུ་ཕུལ་དགོས་དང་ འདི་ནང་ལུ་ ས་སྐོ་གི་མིང་ ཉོགས་བཤད་ཀྱི་གནད་དོན་དང་ ཉོགས་བཤད་ཕུལ་མི་གི་མིང་དང་
ཁ་བྱང་/ འགྲུལ་འབྲིན་ཨང་ཚུ་ཚུད་དགོས་ཨིན། ཉོགས་བཤད་འདི་ ཉོགས་བཤད་ཕུལ་ཏེ་ ཉི་གངས་༣ གྱི་ནང་འཁོད་ རོས་ལེན་འབད་ནི་དང་ ཉི་
གངས་༡༥ གི་ནང་འཁོད་ཐོས་ཐག་བཅད་ཚུགས་པ་སྟེ་འབད་ནི།

བརྗོད་ཚུ་ ཉོགས་བཤད་ལེན་མིའི་ཁ་བྱང་དང་ འདིའི་བྱ་རིམ་ཚུ་གི་སྐོར་ ཏུ་ས་མཐུན་བཟོ་ནི་དོན་ལུ་ ས་གནས་ཁའི་ཁབ་བསྐྱུགས་ཚུ་བརྒྱུད་དེ་ བརྗོད་
སྟོན་འབད་འབད་ནི།

Appendix 4 Phromong CFMG: Meeting (18/04/25) minutes, Letter of Undertaking, NOC, signed participant list

Record of Discussions

Community Forestry Management Group (CFMG) consultation meeting for proposed Wobthang Solar Project Transmission Line

Date: 18th April 2025

Location: Bepzur, Tang Gewog

Time: 01: 00 PM

Participants: Members of Phomrong Community Forest Management Group (CFMG)

Participants

1. Mr. Jigme Sonam, BPC
2. Ms. Susmita Subba, BPC
3. Mr. Rinchen
4. Mr. Tshering Tenzin
5. Mrs. Phuntscho Wangmo
6. Mrs. Tshering Dema

1. Welcome and Introduction

The meeting was convened by Bhutan Power Corporation Limited (BPC). Mr. Jigme Sonam and Ms. Susmita Subba formally welcomed the participants and provided a brief overview of the meeting's objectives and structure. The primary purpose of the consultation was to share information with the Community Forest Management Group (CFMG) and seek their clearance for the proposed 108 MW Wobthang Solar Project.

The consultation focused on the following key components:

- Focus group discussion on the proposed transmission line project.
- Analysis of alternative route options and associated implications.
- Discussion on compensation modalities.
- Open floor for questions and responses.
- Concluding remarks and endorsement of clearance.

2. Presentation on Proposed 132 kV Transmission Line Project

The project information was presented verbally in Dzongkha, considering the language preferences of the majority of the CFMG members. The main messages conveyed included:

- Project Name: 108 MW Wobthang Solar Project

- Transmission Line: 132 kV Double Circuit (D/C) from Wobthang Solar Farm to LILO at existing 132 kV S/C Mangdechu-Yurmoo TL
- Coverage: Gewogs of Tang, Chhoekhor, Chhume, Ura, Nubi, Dragteng, and Langthil
- Length: Approximately 67.8 km
- Estimated no. of towers: Approx. 208 (excluding new alignments).

Objectives of the Project:

- Evacuation of generated solar power.
- Enhanced power supply reliability in the eastern region.
- Facilitation of broader socio-economic development activities.

3. Analysis of Alternative Options

The team explained that various alternative routes for the transmission line were explored. After thorough assessment, the most feasible and acceptable option was to route through the Community Forest (CF). The discussion included details on the length of the transmission line that falls within the CF, the approximate acres that would require clearing, and the number of towers to be installed in these areas.

SN.	Dzongkhag	Gewog	CF	Approx. Line Length (km)	Towers in CF (nos.)	
1	Bumthang	Tang	Garabling	0.615	1	
			Phomrong	1.950	6	
		Chhume	Nangar Chithuen	1.085	2	
			Beethang Phendey	0.740	1	
			Phurjoen Lothuen Rawang	0.262	2	
			Domkhar Zingbi	0.625	2	
			Domkhar Duegang	0.130	0	
2	Trongsa	Dragteng	Taktse CF Dursaluem	0.760	3	
			Eusa Barpo	0.075	1	
			Changgray	0.500	2	
		Langthil	Samcholing Narbangshong	0.350	1	
			Samcholing Shangthong Tengsa	1.941	6	
			Yoenlin Thenzin		0.235	2
				OR		
					0.290	1

4. Pros and Cons Discussion

The pros and cons of the project were presented for discussion. The benefits included enhanced reliability of power supply on a national level, a reduction in blackout occurrences, increased employment opportunities, and local economic development. Conversely, the potential drawback includes loss of trees.

5. Compensation

In discussing compensation, the team reassured the participants that commercial royalties for any trees felled would be paid in accordance with the Royalty on Forest Produce 2006 manual. And if the community required the felled timber, it could be handed over accordingly.

6. Question and Answer Session

A question-and-answer session followed, during which the CFMG members voiced their concerns, suggestions, and inquiries about the project. Detailed notes on the feedback received during this session were documented separately for further consideration and action.

7. Concluding Remarks

In closing, the team invited affected CF members to participate in a detailed review of how the proposed transmission line alignment would impact the CF. The team extended their gratitude to all members for their active participation throughout the meeting. After the discussions, the transmission line alignment maps were reviewed, and all present members signed the No-Objection Form, indicating their agreement and clearance for the project, based on the understanding reached during the meeting.

Questions and Answer Session

CF Clearance Summary				
S. No	Name of the CF	Clearance carried out during period	Feedback/Issues/Concerns/Queries	Responses
1	Garablang	18th April, 2025	Confirmation sought on the no. of towers within the CF.	Only one transmission tower falls in the CF
			Query on the extent of forest clearing	Approximately 4 acres of clearing will be required (approx. 600 m length and 27 m row)
			CFMG members indicated that while they are not against the project, they request additional land as compensation for the area lost	Provision of additional land is not possible. Compensation will be provided in the form of rates prescribed for standing basis. Additionally, felled trees may be handed over to the community if required.
			Concern that trees in the past were not handed over to the community after clearing.	Such instances occurred when clearing was done in a State Reserved Forest (SRF) and not within the CF, which is why the community was not entitled to the felled trees.
			Suggestion that CFMG members be allowed to conduct tree felling and clearing themselves. This would ensure minimal disturbance to areas beyond the Right of Way (RoW) and avoid over-clearing	If the CFMG is willing to carry out the clearing, this can be permitted subject to agreement with the contractor. The wage rate and responsibilities should be mutually agreed upon between the contractor and the CFMG members.
			Request for accountability in case of accidental damage to trees beyond the buffer, penalties will be applied as per CFMG rules. If CFMG members are involved in the clearing, they will bear the responsibility for any such damage.	
2	Phomrong	18th April, 2025	Query on the extent of forest clearing	Approximately 13.4 acres of clearing will be required (approx. 2 km length and 27 m row)
			Concern that the transmission line may cross a sacred or spiritual area, commonly known as "Pho Lha." Based on the confirmation, the CFMG members agreed that the clearance shall be granted by the four heads of the CFMG if the line does not cross the Pho Lha.	A BPC representative was sent along with the CF ranger to evaluate the alignment and it was confirmed that the line does not pass through the sacred area.
			CFMG requested that members be allowed to undertake the felling work and that BPC facilitate discussions with the contractor.	The request has been acknowledged. BPC will communicate with the contractor to ensure negotiations are held, ensuring mutual benefit for both parties.

Community Forestry Management Group (CFMG) clearance

The Community Forestry Management Group (CFMG) members of

 (name of CFMG) would like to issue this clearance to **Bhutan Power Corporation Limited (BPC)** for the purpose of

 measuring.....acres/meters with a Right of Way (RoW)
 measuring.....meters that falls within/runs through our Community Forest.

Both the parties are to abide by the following terms and conditions:

1. The CFMG members will not request for extension of the CF area taken by the BPC for the above purpose.
2. The CFMG will extract the timbers and other forest produces falling inside the area required for the above purpose and utilize as per the CF management plan only after the forest produces are handed over to the members by the concerned forest office.
3. BPC will pay the commercial royalty for trees need to be felled as per the Royalty on Forest Produce 2006 manual on rates prescribed for **standing basis** inside the area required for the above purpose.
4. The forest produce that are not covered in the CF management plan will be disposed off by the concerned forest office as per the provisions of the prevailing forest acts and regulations.

Accorded to the Bhutan Power Corporation Limited on(Insert Date) in presence of the following CFMG members;

No.	Name	Role	CID Number	Signature
-----	------	------	------------	-----------

1	Rinchen	Chair person/ Thigin	10103001772	
2	Tshering Tenjin	CF - forest Anger	10103001687	
3	Phuibho Wangmo	Dungchen	10103001692	
34	Tshering Dema	Accountant	10103001784	

Registration form for people who attend the CF Clearance in the Gewog

Date	18/07/2020	In Chiwog	Bezar	Gewog	Ting	Dzongkhag	Bomlung
No.	Names	Age	Sex	Occupation	Phone Number	Signature	
1	Rinchen	47	M	Chairperson	17615002		①
2	Tshering Tashi	60	M	Farming	17566732		②
3	Kin Phuntsho Wang	30	F	Dancer	12844747		③
4	Tshering Dorji	28	F	Accountant	17746979		
5	Sumanita Subba	25	F	A20, BPC	1750563		
6	Tinme Sonam	30	M	A20, BPC	17611671		
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							

The sheet summarizing people who attend the consultation No				2	In Chiwog	Bepzur	Gewog	Tang
	Total number of people attending			Age				Remarks
	Female	Male	Total	15-25	26-35	36-60	>60	
Count (no.)	2	2	4					
Percentage (%)	50	50	100	0	2	2	0	
Youngest age:	28	47						
Oldest age:	30	60						

Letter of Undertaking

Date: 19/04/2025

To Whom It May Concern,

I, Mr. Rinchen, serving as Chairperson/Thigin (Role) of the Phamwo Community Forest (CF), bearing CID No. 10103001792, do hereby affirm that the No Objection Certificate provided by our Community Forest Management Group (CFMG) was issued in full consultation with all members of the CFMG, or with all members present at the time of decision-making.

I further confirm that those who have signed the NOC represent the collective will of the entire CFMG. Their signatures reflect the consensus reached during the consultation and indicate that all members are fully aware of and in agreement with the clauses stated in the NOC.

This letter serves as an undertaking that the NOC was issued with the consent and knowledge of the whole CFMG, and that the signatories have been duly authorized to represent the group for this purpose.

Sincerely,



Signature:

Name: Rinchen

Role in CFMG: Thigin / Chairperson

CID No: 10103001792



Appendix 5 Garablung CFMG: Meeting (18/04/25) minutes, Letter of Undertaking, NOC,

signed participant list

Record of Discussions

**Community Forestry Management Group (CFMG) consultation meeting for
proposed Wobthang Solar Project Transmission Line**

Date: 18th April 2025

Location: Tandingang, Tang Gewog

Time: 10: 30 AM

Participants: Members of Garabbling Community Forest Management Group (CFMG)

Participants

1. Mr. Jigme Sonam, BPC
2. Ms. Susmita Subba, BPC
3. Mrs. Lham Choden
4. Mr. Pema Wangda
5. Mr. Dechen Dorji
6. Mr. Rinchen Tshering
7. Mr. Sangay Tenzin
8. Mr. Dorji (A)
9. Mr. Dorji (B)
10. Mrs. Sangay Dema
11. Mr. Sonam Tshering
12. Mr. Rinchen
13. Mr. Nidup Dorji
14. Mr. Sonam Chojey
15. Mr. Sonam Tobgay
16. Mr. Sangay Chopel
17. Mr. Sangay Dorji
18. Mr. Sonam Gyeltshen
19. Mr. Leki Dorji
20. Mr. Rinchen Phuntsho
21. Mr. Yeshi
22. Mr. Pema Lethro
23. Mr. Tashi Lhendup
24. Ms. Pema Zangmo

1. Welcome and Introduction

The meeting was convened by Bhutan Power Corporation Limited (BPC). Mr. Jigme Sonam and Ms. Susmita Subba formally welcomed the participants and provided a brief overview of the meeting's objectives and structure. The primary purpose of the consultation was to share information with the Community Forest Management Group (CFMG) and seek their clearance for the proposed 108 MW Wobthang Solar Project.

The consultation focused on the following key components:

- Focus group discussion on the proposed transmission line project.
- Analysis of alternative route options and associated implications.
- Discussion on compensation modalities.
- Open floor for questions and responses.
- Concluding remarks and endorsement of clearance.

2. Presentation on Proposed 132 kV Transmission Line Project

The project information was presented verbally in Dzongkha, considering the language preferences of the majority of the CFMG members. The main messages conveyed included:

- Project Name: 108 MW Wobthang Solar Project
- Transmission Line: 132 kV Double Circuit (D/C) from Wobthang Solar Farm to LILO at existing 132 kV S/C Mangdechu-Yurmoo TL
- Coverage: Gewogs of Tang, Chhoekhor, Chhume, Ura, Nubi, Dragteng, and Langthil
- Length: Approximately 67.8 km
- Estimated no. of towers: Approx. 208 (excluding new alignments).

Objectives of the Project:

- Evacuation of generated solar power.
- Enhanced power supply reliability in the eastern region.
- Facilitation of broader socio-economic development activities.

3. Analysis of Alternative Options

The team explained that various alternative routes for the transmission line were explored. After thorough assessment, the most feasible and acceptable option was to route through the Community Forest (CF). The discussion included details on the length of the transmission line that falls within the CF, the approximate acres that would require clearing, and the number of towers to be installed in these areas.

SN.	Dzongkhag	Gewog	CF	Approx. Line Length (km)	Towers in CF (nos.)
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			Phomrong	1.950	6

		Chhume	Nangar Chithuen	1.085	2
			Beethang Phendey	0.740	1
			Phurjoen Lothuen	0.262	2
			Domkhar Zingbi	0.625	2
			Domkhar Duegang	0.130	0
2	Trongsa	Dragteng	Taktse CF Dursaluem	0.760	3
			Eusa Barpo	0.075	1
			Changray	0.500	2
		Langthil	Samcholing Narbangshong	0.350	1
			Samcholing Shangthong Tengsa	1.941	6
				0.235	2
			Yoenlin Thenzin		OR
	0.290	1			

4. Pros and Cons Discussion

The pros and cons of the project were presented for discussion. The benefits included enhanced reliability of power supply on a national level, a reduction in blackout occurrences, increased employment opportunities, and local economic development. Conversely, the potential drawback includes loss of trees.

5. Compensation

In discussing compensation, the team reassured the participants that commercial royalties for any trees felled would be paid in accordance with the Royalty on Forest Produce 2006 manual. And if the community required the felled timber, it could be handed over accordingly.

6. Question and Answer Session

A question-and-answer session followed, during which the CFMG members voiced their concerns, suggestions, and inquiries about the project. Detailed notes on the feedback received during this session were documented separately for further consideration and action.

7. Concluding Remarks

In closing, the team invited affected CF members to participate in a detailed review of how the proposed transmission line alignment would impact the CF. The team extended their gratitude to all members for their active participation throughout the meeting. After the discussions, the transmission line alignment maps were reviewed, and all present members signed the No-Objection Form, indicating their agreement and clearance for the project, based on the understanding reached during the meeting.

Questions and Answer Session

CF Clearance Summary				
S. No	Name of the CF	Clearance carried out during period	Feedback/Issues/Concerns/Queries	Responses
1	Garablang	18th April, 2025	Confirmation sought on the no. of towers within the CF.	Only one transmission tower falls in the CF
			Query on the extent of forest clearing	Approximately 4 acres of clearing will be required (approx. 600 m length and 27 m row)
			CFMG members indicated that while they are not against the project, they request additional land as compensation for the area lost	Provision of additional land is not possible. Compensation will be provided in the form of rates prescribed for standing basis. Additionally, felled trees may be handed over to the community if required.
			Concern that trees in the past were not handed over to the community after clearing.	Such instances occurred when clearing was done in a State Reserved Forest (SRF) and not within the CF, which is why the community was not entitled to the felled trees.
			Suggestion that CFMG members be allowed to conduct tree felling and clearing themselves. This would ensure minimal disturbance to areas beyond the Right of Way (RoW) and avoid over-clearing	If the CFMG is willing to carry out the clearing, this can be permitted subject to agreement with the contractor. The wage rate and responsibilities should be mutually agreed upon between the contractor and the CFMG members.
			Request for accountability in case of accidental damage to trees beyond the buffer, penalties will be applied as per CFMG rules. If CFMG members are involved in the clearing, they will bear the responsibility for any such damage.	
2	Phomrong	18th April, 2025	Query on the extent of forest clearing	Approximately 13.4 acres of clearing will be required (approx. 2 km length and 27 m row)
			Concern that the transmission line may cross a sacred or spiritual area, commonly known as "Pho Lha." Based on the confirmation, the CFMG members agreed that the clearance shall be granted by the four heads of the CFMG if the line does not cross the Pho Lha.	A BPC representative was sent along with the CF ranger to evaluate the alignment and it was confirmed that the line does not pass through the sacred area.
			CFMG requested that members be allowed to undertake the felling work and that BPC facilitate discussions with the contractor.	The request has been acknowledged. BPC will communicate with the contractor to ensure negotiations are held, ensuring mutual benefit for both parties.

Community Forestry Management Group (CFMG) clearance

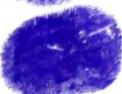
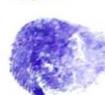
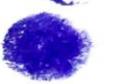
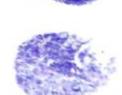
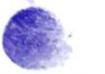
The Community Forestry Management Group (CFMG) members of
 (name of CFMG) would like to issue this clearance to **Bhutan Power Corporation Limited (BPC)** for the purpose of
 measuring.....acres/meters with a Right of Way (RoW) measuring.....meters that falls within/runs through our Community Forest.

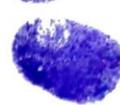
Both the parties are to abide by the following terms and conditions:

1. The CFMG members will not request for extension of the CF area taken by the BPC for the above purpose.
2. The CFMG will extract the timbers and other forest produces falling inside the area required for the above purpose and utilize as per the CF management plan only after the forest produces are handed over to the members by the concerned forest office.
3. BPC will pay the commercial royalty for trees need to be felled as per the Royalty on Forest Produce 2006 manual on rates prescribed for **standing basis** inside the area required for the above purpose.
4. The forest produce that are not covered in the CF management plan will be disposed off by the concerned forest office as per the provisions of the prevailing forest acts and regulations.

Accorded to the Bhutan Power Corporation Limited on (Insert Date) in presence of the following CFMG members;

No.	Name	Role	CID Number	Signature
-----	------	------	------------	-----------

1.	Pam n Wangdue	Thigin	11507001041	
2.	Nidup Dorji	Dungchen	101030042172	
3.	Sanna Gyeltken	Tsegin (Accountant)	10103001022	
4.	Tashi Chendup	Tshogon	10103002004	
5.	Sanna Chojing	Member	10103002175	
6.	Pam n Lelhor	Member	10103002124	
7.	Sanna Tshaning	Member	10103000273	
8.	Leki Dorji	Member	10103002051	
9.	Rinchen Phuntso	11	10103002102	
10.	Rinchen	Member	10103002064	
11.	Sansang Dawa	Member	10103002110	

No.	Name	Role	CID Number	Signature
12.	Panna Wangda	Member	10103001984	
13.	Panna Gyamo	Member	10103002095	
14.	Dachan Dorji	Member	10103002053	
15.	Sonam Tshogy	Member	10103001023	
16.	Yedhi	Member	10103002067	
17.	Sangny Doran	Member	10103002186	
18.	Sangny Dorji	Member	10103002071	
19.	Sangny Tenzis	Member	10103002214	
20.	Dorji	Member	10103002119	
21.	Sangny Chogetel	Member	10103002123	
22.	Dorji	Member	10103002171	

Registration form for people who attend the CF Clearance in the Gewog

Date	18/04/2021	In Chiwoq	Trochym	Gewog	Tang	Dzongkhag	Bumthang
No.	Names	Age	Sex	Occupation	Phone Number	Signature	
1	Lhara Chodes	30	F	Farming	17312229		
2	Pema Wangden	50	M	Farming	17974158		
3	Dachen Dorji	28	M	Farming	17547744		
4	Rinchen Tshering	68	M	Farming	-		
5	Sanggye Tenzin	76	M	"	-		
6							
7	Dorjey Dorji	65	M	"	-		
8	Dorji	62	M	"	-		
9	Sanggye Dama	50	F	"	17300883		
10	Sonam Tshering	48	M	"	17385220		
11	Rinchen	65	F	"	17428185		
12	Nidup Dorji	37	M	"	17312302		
13	Sonam Chogyel	35	M	"	77448769		
14	Sonam Tenzin	42	M	"	77353362		
15							
16	Sanggye Chophel	40	M	"	17547744		
17	Sanggye Dorji	24	M	"	17805863		
18	Lamngelchen	47	M	"	17547811		
19	Leki Dorji	35	M	"	7735041		
20	Rinchen Phuntsok	45	M	"	77864777		
21	Yeshi	40	M	"	1742435		
22	Pema Lachen	40	M	"	97223191		
23	Tashi Chendup	45	M	Tshogon	17974602		
24	Tsonde Sonam	30	M	AZO	17611671		
25	Susmita Sonam	25	F	AZO	17700585		
26	Pema Tenzin	51	F	Farming	17305722		(Representative)

The sheet summarizing people who attend the consultation No				1	in Chiwog	Tandangang	Gewog	Tang	
Total number of people attending				Age					
	Female	Male	Total	15-25	26-35	36-60	>60	Remarks	
Count (no.)	4	18	22	0	5	13	4		
Percentage (%)	18.18	81.82	100.00	0.00	22.73	59.09	18.18		
Youngest age:	30	28							
Oldest age:	55	76							



Appendix 6 Public Consultations (09 January 2026), participant list and photos

INTERNAL. This information is accessible to ADB Management and Staff. It may be shared outside ADB with appropriate permission.

Record of Discussions

Stakeholder Consultation Meeting for proposed 132kV D/C Wobthang solar farm to Garpang Substation Transmission Line project

Date: 09.01.2026

Location: Meeting Hall, Tang Gewog

Time: 11:00 AM

Participants: See participants List.

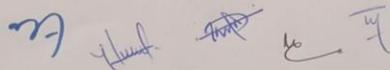
Welcome and Introduction

In accordance with the requisition letter extended by Bhutan Power Corporation (BPC) vide letter no. BPC/CD/EG&SS/TLP/2025/108 dated on 10th December 2025, the stakeholder consultation meeting pertaining to the proposed 132kV D/C Wobthang solar farm to Garpang Substation Transmission Line was held on 9th January 2026. The meeting was convened by Bhutan Power Corporation (BPC) and Mr. Aaron Sexton, Principal Environment Safeguard and Ms. Nargis Halimova, social safeguard and specialist from Asian Development Bank (ADB) with support from Bumthang Dzongkhag Administration and Tang Gewog Administration. Mr. Yeshe Wangchuk, Environment Officer welcomed the participants to the meeting. Prior to introducing the meeting objectives and agenda, he sought the consent of the participants for photo and video recordings of the meeting sessions and proceedings, which may be used in projects reports and future publications. With no objections raised, the consent of the participants was secured.

Presentation on proposed 132kV Wobthang-Garpang Transmission Line Project.

Mr. Yeshe Wangchuk made a presentation on the Wobthang-Garpang Transmission line project. Presentation was delivered in Dzongkha considering the majority of the participants. The presentation covered:

- Overview of the Project
- Aims and Objectives of Project
- LULC- wise salient data of project
- Pros of the Project



- Impact and mitigation of the project- During Pre-construction phase, Construction phase and Operation phase
- Grievance Redressal Mechanism (GRM)
- Contact Information

Overview of Wobthang- Garpang Transmission Line

The presentation covered the following features of the proposed project:

- **Name of the project:** 132kV D/C Transmission Line (TL) from Wobthang Solar Farm to Garpang substation.
- **Places/Corridors:** Choekhor and Tang Gewog, Bumthang Dzongkhag.
- **Length:** Approx. 17.33 Km
- **Access Road Length:** Approx. 19.2 Km
- **Numbers of Towers:** Approx. 57 Towers

Project Aims and Objectives:

- To evacuate power from 120 MW Wobthang Solar Farm
- Enhance power supply reliability in the eastern- central region.

He shared that every effort was being made to cause minimal impact on the private lands and community forests. For the proposed transmission line alignment option, the details of the Land Use and Land Cover, state reserve forest and private land under different Gewog was presented as below:

SN	Propose Route	SRF (Km)	CF (Km)	Private Land (Km)	Total Length (Km)
1	Wobthang-Garpang Substation Transmission Line	14.22	3.01	0.1	17.33

2	Proposed Access Road	16.02	3.2	0.2	19
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SN.	Gewog Under Bumthang	Approx. Line Length (km)
1	Tang	16.22
2	Choeckhor	1.11
	Total	17.33

Pros of the project:

The stakeholders were introduced the pros of the projects. The Pros come in the form of benefits to the national as a whole, enhanced reliability of power supply, local employment and boosting local economy. Mr. Yeshi Wangchuk cited a pictorial example from a previous project in which the local community was provided with employment opportunities, such as vehicle hiring and the loading and transportation of materials.

Presentation on the Impacts and mitigation of the proposed Transmission line project.

Impacts during pre-construction, construction and operation phases were presented for each of the following impacts area:

a. During Pre-construction Phase

1. Land Acquisition
2. Impact on species
3. Impact on Natural Habitat
4. Tree removal and loss of habitat
5. Change in land use
6. Impact on Community Forest area
7. Natural Hazards and Disaster

b. During Construction Phase

1. Employment generation and economic development
 2. Site preparation, sites offices, workers camps and material storage
 3. Mobilization of construction equipment
 4. Water requirement and supply
 5. Worker Health and Safety
 6. Tree cutting and vegetation Clearances
 7. Impact on Species
 8. Impacts on stream and water sources
 9. Impacts on Air Quality
 10. Impacts to Community Health and Safety
 11. Dust generation and Noise impacts
 12. Waste generation
 13. Impacts on Physical Cultural Resources
- c. **Impact- Operation and Maintenance Phase**
1. New roads will lead to easy accessibility for timber harvesting and illegal felling
 2. Risk of fire incidents due to line faults
 3. Restriction of land use within ROW.

Grievance Redressal Mechanism (GRM)

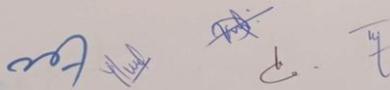
Mr. Yeshe Wangchuk presented the Grievance Redressal Mechanism (GRM) process, explaining its purpose, structure, and procedures for receiving, recording, reviewing, and resolving grievances related to the project. He outlined the procedures and timelines of the GRM for addressing concerns raised by affected stakeholders and local communities.

Contact Detail of Bhutan Power Corporation (BPC)

The contact details of the Bhutan Power Corporation (BPC) are presented for raising inquiries and addressing any issues related to the project.

Google Earth Presentation

Mr. Yeshe Wangchuk presented the project details using Google Earth Pro, highlighting the proposed transmission line route, private land location falling within the transmission line corridor, and the access road.



He explained that no land compensation would be provided for private land falling within the ROW. However, where cultivation is affected, a one-time crop compensation would be paid. He further clarified that there is currently no cultivation on the private plots falling within the ROW.

Mr. Yeshe Wangchuk also explained the compensation modality for Community Forests Management Group (CFMG), stating that compensation for felled trees would be paid based on commercial royalty rates in accordance with the *Royalty on Forest Produce, 2006* manual using the prescribed standing basis rates.

Question and Answer Session:

The questions and concerns raised by the participants and responses offered by the BPC officials are summarized below:

Sl. No	Feedbacks/issues/concerns/queries	Responses and discussion	Outcomes
1	BPC inquired whether there are any seasonal, timing-related, or restricted areas that would limit public access.	It was informed that the Jok Community has specific time-bound restrictions on access to certain areas. However, the proposed transmission line is located away from the Jok Community area.	No issues are anticipated.
2	An inquiry was made regarding the transmission line route, including a suggestion to consider aligning the transmission line closer to the highway.	BPC emphasized that the alignment of the transmission line should be planned to avoid any adverse impacts on local	

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		communities. All possible measures are undertaken to minimize impacts on private land and community.	
3	Inquiry regarding the rental of space required for the project office and labor camps.	BPC informed that, if sufficient rental space is available for the project, the project office and contractor might rent the space.	
4	An inquiry was made regarding whether the felled trees would be taken back by BPC or returned to the community. They suggested that returning the felled trees to the community would be beneficial.	BPC informed that BPC does not have the authority to return the felled trees to the community. The management of the felled trees will be the responsibility of NRDCL.	
5	Inquiry about Project time period	BPC informed that the project is scheduled to commence this year and according to the tentative plan, the project duration is expected to be one year and eight months.	

6	<p>The community expressed concerns that the influx of labor could increase the risk of disease transmission and place additional pressure on local health services. They suggested that BPC assist in the development or enhancement of the local health center to better address these potential impacts</p>	<p>BPC clarified that the development or enhancement of the health center falls outside the scope of BPC. However, BPC mandates that prior to the commencement of project activities, the contractor is responsible for conducting comprehensive health screenings for all laborers to ensure the health and safety of both the workforce and the local community.</p>	
6	<p>The community suggested BPC to organize a follow-up meeting with the project office and contractor to address project-related queries. They highlighted that certain areas are culturally restricted, and such consultations would help ensure mutual understanding and respect for local practices.</p>	<p>Most of contractor, prior to the signing of the contract used to consult with the Gewog regarding the project. Additionally, during the pre-bid stage, BPC engages with the contractors to inform them about the consultations with the community.</p>	

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An inquiry was made regarding the load-carrying capacity of the bridges located along the project alignment	Prior to the commencement of the project, all bridges will be assessed for their load-carrying capacity.	
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Concluding Remarks

The meeting concluded with the vote of thanks by Mr. Yeshi Wangchuk. He thanked all the stakeholder's representatives for their active participation in the consultation meeting.

The meeting was concluded at 12.33 PM, followed by group photo and a lunch.

[Signature]
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(Yeshe Hongchun) (Yeshe Hongchun)
 EO, BPC
[Signature]

(Tshering Dorji)
 AEO, BPC
[Signature]

[Signature]
 (Tshewang Choden)
 AEO, BPC

(1014 Tshering)
 Offl. Divisional
 Manager, ESD,
 Bhumling



ATTENDANCE SHEET FOR OFFICIALS PRESENT DURING CONSULTATION MEETING

Venue: Meeting Hall, Tang Gwog.

Date: 09/01/2026

Time: 11:00 AM

SN	Name	Designation	Department/Office	Signature
1.	Sangla	Group	Chief of Group	<i>[Signature]</i>
2.	MARIS HALLIMOUA	Social Safety and Security	ADB	<i>[Signature]</i>
3.	ARAN SEXTON	PRINCIPLE ENVIRONMENT PAREKVAROS	ADB	<i>[Signature]</i>
4.	Ugrea Hano	GRP	Ray	<i>[Signature]</i>
5.	Guru Isherung	off. Divisional Manager	ESD-Buru Key	<i>[Signature]</i>

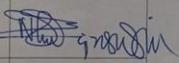
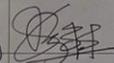
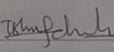
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ATTENDANCE SHEET FOR OFFICIALS PRESENT DURING CONSULTATION MEETING

Venue: Meeting Hall, Tang Genwog

Date: 09/01/2026

Time: 11:00 AM

SN	Name	Designation	Department/ Office	Signature
6.	Karwa Suerab Doji	DSO	Dangfley	
7	Nedub Dorjee	Land Sector	Dugkhag Dugkhag	
7	Tshewang Penjor	Chief District Engineer	Dugkhag	
8	Tshewang Choden	GAO	Genwog	
9	Chimi Choden	Manager	Tang-Genwog	

CS CamScanner

ATTENDANCE SHEET FOR OFFICIALS PRESENT DURING CONSULTATION MEETING

Venue: Meeting Hall, Tanay Cebuway.

Date: 09/01/2026

Time: 11:00 AM

SN	Name	Designation	Department/ Office	Signature
1.	Tshewrang Chokben.	Assistant Environment and officers.	BPC	
2	Tsheli Wenglu	CO.	IT	
3	Kishan Dahi	AO	BPC	

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PUBLIC CONSULTATION ATTENDANCE SHEET

Venue: Meeting Hall, Tang Grewog

Date: 09/01/2026

Time: 11:00 AM



SN	Name & ID Card	Village/Gewog	Signature	Remarks
1	(10103001244) Ngawang Lhendup	Kunzangdrak		
2	(10103000528) Sonam Dorji	Gamling		
3	(10103002004) Tashi Lhendup	Tandingang		
4	(10103002156) Kinchen Wangmo	Tandingang		
5	(10103002924) Yuden Wangmo	Tandingang		
6	(10103002155) Lhamo Choden	Tandingang		
7	(10103002101) Pema Zangmo	Tandingang		
8	(10103000754) Dorji Wangchuk	Mesithang		
9	(10103000731) Sangay Tshewang	Mesithang		
10	(10103001365) Tshering Dorji	Nangrang		
11	Leki	kidzom		
12	(10103000260) Tshering Lhazom	Sarmit		
13	(10103003011) Lekpin Dema	"		
14	(10103001504) Yeshi Nidup	Nimlung		
15	(10103002214) Kinzin Dema	Tandingang		
16	(10103003036) Tashi Dendup	Tandingang		
17	(10103001562) Pema Choden	Panzhing		
18	(10103002756) Sonam Chogay	Khangrab		

1

PUBLIC CONSULTATION ATTENDANCE SHEET

Venue: Meeting Hall, Tang Gewog

Date: 09/01/2026

Time: 11:00 AM



SN	Name & ID Card	Village/Gewog	Signature	Remarks
1	10103002788 kelzang Uaclon	Ugyencholing		
2	10103000648 Dorji (77611489)	-11-		
3	10103000648 Singay Tshomo	Changju.		
4	10103000648 Rinchen Tshering	Tanchang		
5	10103001234 Dorji Wangdi (7773388)	Bjole.		
6	10103001447 Kuenzang Dorji	Kuenzangtra		
7	10103001467 Nichup Pema	Nimlung		
8	10103002648 Dorji Chozom	-11-		
9	10103000045 Sonam Tshomo	Bozpur		
10	17263774 Pema Yuelen	-11-		
11	10103001167 Karma Yeshe	-11-		
12	17278310 Yeshe Choden	Kuenzangtra		
13	10103000434 Karma Wangmo	Phozustrong		
14	10103000381 Sonam Yuelen	Dazur		
15	10103001026 Yangchenmo	-11-		
16	10103001051 Tshering Dama	Namkha		
17	10103000595 Dechen	Khoyar		
18	10103000595 Tshering Zangmo	Changju.		





Appendix 7 Clearances issued by the Community Forest User Groups (Phromong & Garabling)

Community Forestry Management Group (CFMG) clearance

The Community Forestry Management Group (CFMG) members of
 (name of CFMG) would like to issue this clearance to **Bhutan Power Corporation Limited (BPC)** for the purpose of
 measuring.....acres/meters with a Right of Way (RoW)
 measuring.....meters that falls within/runs through our Community Forest.

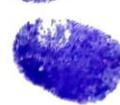
Both the parties are to abide by the following terms and conditions:

1. The CFMG members will not request for extension of the CF area taken by the BPC for the above purpose.
2. The CFMG will extract the timbers and other forest produces falling inside the area required for the above purpose and utilize as per the CF management plan only after the forest produces are handed over to the members by the concerned forest office.
3. BPC will pay the commercial royalty for trees need to be felled as per the Royalty on Forest Produce 2006 manual on rates prescribed for **standing basis** inside the area required for the above purpose.
4. The forest produce that are not covered in the CF management plan will be disposed off by the concerned forest office as per the provisions of the prevailing forest acts and regulations.

Accorded to the Bhutan Power Corporation Limited on ...15/04/2011... (Insert Date) in presence of the following CFMG members;

No.	Name	Role	CID Number	Signature
-----	------	------	------------	-----------

1.	Pam Wangdol	Thigin	11507001041	
2.	Widup Dorgi	Dungchen	10103002172	
3.	Sonm Gyalkhas	Tsegin (Accountant)	10103001022	
4.	Tashi Chendup	Tshogon	10103002004	
5.	Sonm Chojing	Member	10103002175	
6.	Pam Lekho	Member	10103002124	
7.	Sonm Tshering	Member	10103000273	
8.	Leki Dorgi	Member	10103002051	
9.	Rinchen Phuntso	11	10103002102	
10.	Rinchen	Member	10103002064	
11.	Sonny Dam	Member	10103002110	

No.	Name	Role	CID Number	Signature
12.	Pema Wangda	Member	10103001984	
13.	Pema Gyamo	Member	10103002095	
14.	Dachan Dorji	Member	10103002053	
15.	Senam Tshogy	Member	10103001023	
16.	Yedhi	Member	10103002067	
17.	Sangny Doran	Member	10103002186	
18.	Sangny Dorji	Member	10103002071	
19.	Sangny Tenzin	Member	10103002214	
20.	Dorji	Member	10103002119	
21.	Sangny Chogetel	Member	10103002123	
22.	Dorji	Member	10103002171	

Registration form for people who attend the CF Clearance in the Gewog

Date	18/04/2022	In Chiwog	Tshochang	Gewog	Tang	Dzongkhag	Bumthang
No.	Names	Age	Sex	Occupation	Phone Number	Signature	
1	Uman Chodes	20	F	Farming	17312229		
2	Pema Wangden	50	M	Farming	17974158		
3	Dachen Dorji	28	M	Farming	17547744		
4	Rinchen Tshering	68	M	Farming	-		
5	Sanggye Tenzin	76	M	"	-		
6							
7	Dorjey Dorji	65	M	"	-		
8	Dorji	69	M	"	-		
9	Sanggye Dama	50	F	"	17350483		
10	Sonam Tshering	48	M	"	17385220		
11	Rinchen	55	F	"	17428135		
12	Nidar Dorji	37	M	"	17312302		
13	Sonam Chogyel	35	M	"	77448769		
14	Sonam Tenzin	42	M	"	77853362		
15							
16	Sanggye Chophel	40	M	"	17597774		
17	Sanggye Dorji	24	M	"	17805863		
18	Lonngyelchen	47	M	"	17547811		
19	Weki Dorji	35	M	"	77350491		
20	Rinchen Namgyal	45	M	"	77864777		
21	Yeshi	40	M	"	17421435		
22	Pema Lethen	40	M	"	77223191		
23	Tashi Chendop	45	M	Tshogpa	17974602		
24	Jigme Sonam	30	M	AEO	17811671		
25	Sunmita Dorji	25	F	AEO	17710185		
26	Pema Gyomo	51	F	Farming	17305722		(representative)

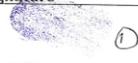
Community Forestry Management Group (CFMG) clearance

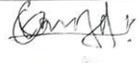
The Community Forestry Management Group (CFMG) members of Sangay CF (name of CFMG) would like to issue this clearance to **Bhutan Power Corporation Limited (BPC)** for the purpose of measuringacres/meters with a Right of Way (RoW) measuringmeters that falls within/runs through our Community Forest.

Both the parties are to abide by the following terms and conditions:

1. The CFMG members will not request for extension of the CF area taken by the BPC for the above purpose.
2. The CFMG will extract the timbers and other forest produces falling inside the area required for the above purpose and utilize as per the CF management plan only after the forest produces are handed over to the members by the concerned forest office.
3. BPC will pay the commercial royalty for trees need to be felled as per the Royalty on Forest Produce 2006 manual on rates prescribed for **standing basis** inside the area required for the above purpose.
4. The forest produce that are not covered in the CF management plan will be disposed off by the concerned forest office as per the provisions of the prevailing forest acts and regulations.

Accorded to the Bhutan Power Corporation Limited on 22/11/2025 (Insert Date) in presence of the following CFMG members;

No.	Name	Role	CID Number	Signature
①	Sangay Wangdi	Member	10103001404	
②	Yangchen Thamo	Member	10103001072	
③	Pema Teshi	Member	10103001364	
④	Leki	//	-	
⑤	Rinchen	Acc	10103001089	
⑥				

⑥	Karma Tshering	Member	-	
⑦	Dorji Wangchuk	Member	-	
⑧	Nangay Dema	"	10103001099	
⑨	Kencho Wangmo	"	10103001353	 
⑩	Sithup Dema	"	10103001358	
⑪	Leki Yangzom	Thrinzin	10103001329	
⑫				
	 Keki Yangzom (Thrinzin)			 Kichen (Acc)

Community Forestry Management Group (CFMG) clearance

The Community Forestry Management Group (CFMG) members of

 (name of CFMG) would like to issue this clearance to **Bhutan Power Corporation Limited (BPC)** for the purpose of

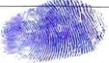
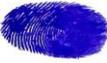
 measuring.....acres/meters with a Right of Way (RoW)
 measuring.....meters that falls within/runs through our Community Forest.

Both the parties are to abide by the following terms and conditions:

1. The CFMG members will not request for extension of the CF area taken by the BPC for the above purpose.
2. The CFMG will extract the timbers and other forest produces falling inside the area required for the above purpose and utilize as per the CF management plan only after the forest produces are handed over to the members by the concerned forest office.
3. BPC will pay the commercial royalty for trees need to be felled as per the Royalty on Forest Produce 2006 manual on rates prescribed for **standing basis** inside the area required for the above purpose.
4. The forest produce that are not covered in the CF management plan will be disposed off by the concerned forest office as per the provisions of the prevailing forest acts and regulations.

Accorded to the Bhutan Power Corporation Limited on(Insert Date) in presence of the following CFMG members;

No.	Name	Role	CID Number	Signature
-----	------	------	------------	-----------

1	Rinchen	Chairperson/ Tugjin	10103001772	
2	Tshering Tenzin	CF - forest Manager	10103001687	
3	Phurbho Wangmo	Dungchen	10103001692	
31	Tshering Dawa	Accountant	10103001784	

Registration form for people who attend the CF Clearance in the Gewog

Date	In Chiwog	Beside	Gewog	Ting	Dzongkhag	Bomikha
No.	Names	Age	Sex	Occupation	Phone Number	Signature
1	Rinchen	47	M	Childress	17615002	
2	Tshering Tashi	60	M	Farming	17566732	
3	Khambhadracharya	30	F	Dancer	12844747	
4	Tshering Dorji	28	F	Accountant	17778974	
5	Sumanika Subba	25	F	A20, BPC	1720563	
6	Hone Sonam	30	M	A20, BPC	17611671	
7						
8						
9						
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11						
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25						

Appendix 8 Clearances issued by the Gewog Administrations

 དབལ་ལྷན་འབྲུག་གཞུང་།
ཞིང་འོག་བདག་སྐྱོང་།
ཚོམ་འཁོར་ བུམ་ཐང་།
CHOEKHOR GEWOG 

Choekhor/Admin-02/2024-2025/ 315 June 10, 2025

The Manager
Bhutan Power Corporation
Thimphu

Sub: Administrative Clearance

Sir/Madam,

This has reference to your letter no: BPC/CD/EG&SS/TLP/2025/25 dated 08.06.2025 seeking administrative clearance for the 132kVD/C Wobthang solar farm Transmission Line alignment from at Kikila, Choekhor Gewog.

In this regard, administrative clearance is hereby accorded in your favor to proceed with the aforementioned project based on following terms:

- 1. This clearance shall remain valid upon acquiring all the relevant clearances*
- 2. Transmission line must within the buffer survey line displayed to the gewog*
- 3. This clearance shall be valid for one year from the date of issue.*

Thanking you in advance for your kind compliance as always

Yours sincerely,


(Sangla)

Gup
Choekhor Gewog
Bumthang

Sangla, Gup : 77299781 Namgyel Tshering, GAO: 17613653 Kencho Norbu, Mangmi: 17366311
Kencho Dema: (Sr.ES I- Agriculture) Mob: 17760368: Phurpa Namgyel (Sr. ES- Livestock): 17670965



རྒྱལ་ཁབ་འབྲུག་གཞུང་། བུམ་ཐང་གི་རྒྱུ་ལྷན་ཁང་།

Royal Government of Bhutan
TANG GEWOG Administration, Bumthang



Ref. No. TG/ADM-10/2024-2025/ 2571

Date: 09th June 2025

Administrative Approval

As per letter no. BPC/CD/EG&SS/TLP/2025/24 dated on June 8, 2025 the Gewog Administration, Tang hereby accorded Administrative approval to Bhutan Power Corporation Limited for the Installation of 132KV D/C Wobthang Transmission line for power evacuation for the upcoming Wobthang Solar Farm at Tang Gewog, Bumthang.

However, the installation work should pursue the clearance if needed from the competent authorities and nearby Community by the proposer itself.

Thanking you

Yours' sincerely

Gup
Ugyen Nirma
Gewog Administration
Tang, Bumthang
Gup, Tang Gewog.

Copy

- 1. Office file.

Gup#17445276 unima@bumthang.gov.bt

GAO#17834718 dlobzang@gmail.com

Mangmi#17421196 chodenchimi28@gmail.com

Appendix 9 NOC issued by the Affected Persons (Transmission Line component

**NO OBJECTION CERTIFICATE (NOC)
(For Project Affected Persons - PAPs)**

Project: 132 kV D/C Wobthang Transmission Line Project

Proponent: Bhutan Power Corporation Limited (BPC)

Location: Bumthang

We, the undersigned landowners/legal representatives, hereby declare that:

1. We have been fully informed about the 132 kV D/C Wobthang Transmission Line Project.
2. We clearly understand the project scope and implications.
3. We voluntarily give our no objection for the project implementation.

Details of the Consent Providers:

Name	CID No.	Plot No.	Landowner/Representative		Relationship to owner	Contact No.	Signature	Date Signed
			Owner	Representative				
Dorji Wangmo	10103001878	TNm-3039 Tm-377	<input checked="" type="checkbox"/>	<input type="checkbox"/>		19870907		2/6/2025
			<input type="checkbox"/>	<input type="checkbox"/>				
			<input type="checkbox"/>	<input type="checkbox"/>				

NO OBJECTION CERTIFICATE (NOC)
(For Project Affected Persons - PAPs)

Project: 132 kV D/C Wobthang Transmission Line Project

Proponent: Bhutan Power Corporation Limited (BPC)

Location: Bumthang

We, the undersigned landowners/legal representatives, hereby declare that:

1. We have been fully informed about the 132 kV D/C Wobthang Transmission Line Project.
2. We clearly understand the project scope and implications.
3. We voluntarily give our no objection for the project implementation.

Details of the Consent Providers:

Name	CID No.	Plot No.	Landowner/Representative		Relationship to owner	Contact No.	Signature	Date Signed
			Owner	Representative				
Sonam Dorji	10103001674	TNG-3004	<input checked="" type="checkbox"/>	<input type="checkbox"/>		17644867		10/6/2025
			<input type="checkbox"/>	<input type="checkbox"/>				
			<input type="checkbox"/>	<input type="checkbox"/>				

Appendix 11 Announcement of Cut-off Date for Wobthang Transmission Line Sub-project by BPC and local government entities (Dzongkhag, Gewog and Chiwog Tshogpas) to Villagers



འབྲུག་རྒྱལ་ཁེ་ལས་འཛིན།
Bhutan Power Corporation Limited
(An ISO 9001:2015, ISO 14001:2015 & ISO 45001: 2018 Certified Company)
Registered Office, Thimphu
Thimphu: Bhutan



BPC/CD/EG&SS/TLP/2026/7

January 15/01/2026

Dasho Dzongdag,
Dzongkhag Administration,
Ministry of Home Affairs,
Bumthang: Bhutan.

Subject: Notification on the Cut-off Date for 132 kV D/C Wobthang Transmission Line Project.

Hon'ble Dasho,

This is to inform your office that the stakeholder consultation for the 132 kV D/C Wobthang–Garpang Transmission Line Project was conducted at the Tang Gewog Center on 9th January, 2026. The consultation was attended by officials from the Asian Development Bank (ADB), Bhutan Power Corporation (BPC), the Dzongkhag Administration, the Local Government, as well as members of the local community. The meeting was conducted to share project information with the residents of Tang and Chokhor Gewogs and to secure the necessary public clearances.

Based on these consultations and surveys with all the relevant stakeholders, the cut-off date for the conclusion of the assessment reckoned as 9th January, 2026. Any structures, crops, or other assets constructed or established after this date will not be eligible for compensation by Bhutan Power Corporation Limited.

Therefore, we would like to request Dasho to kindly disseminate the information to the public of Tang and Chokhor Gewogs or anyone from outside the Gewogs to desist from undertaking any activities within the Project site boundary as any form of structure or installation that come into existence within the identified site boundary post 9th January, 2026 will not be considered for compensation under the Project.

Thanking you for your continued support.

Yours sincerely

Ugyen Dorji
Manager

Address:
Environment, GIS & Survey Section,
Construction Division,
Construction & Procurement Department,
Bhutan Power Corporation Ltd.,
Thimphu: Bhutan

Website/ Email:
Website: www.bpc.bt
Email: ugyendorji2013@bpc.bt
/egsofficial@bpc.bt

Registered Office:
Bhutan Power Corporation Ltd.,
PO Box: 580,
Thimphu: Bhutan



འབྲུག་ལྷོ་གླིང་མི་ལས་འཛིན་ལ།
Bhutan Power Corporation Limited
(An ISO 9001:2015, ISO 14001:2015 & ISO 45001: 2018 Certified Company)
Registered Office, Thimphu
Thimphu: Bhutan



Cc:

1. Director, CD, C&PD, BPC, Thimphu for kind information.
2. GM, CD, C&PD, BPC, Thimphu for kind information.

Address:
Environment, GIS & Survey Section,
Construction Division,
Construction & Procurement Department,
Bhutan Power Corporation Ltd.,
Thimphu: Bhutan

Website/ Email:
Website: www.bpc.bt
Email: ugvendorji2013@bpc.bt
[/egsofficial@bpc.bt](mailto:egsofficial@bpc.bt)

Registered Office:
Bhutan Power Corporation Ltd.,
PO Box: 580,
Thimphu: Bhutan



དཔལ་ལྷན་འབྲུག་གཞུང་། ལུམ་ཐང་རྫོང་ཁག་བདག་སྐྱོང་།
Royal Government of Bhutan
Dzongkhag Administration, Bumthang
"Towards Beautiful Bumthang"



BHUTAN
 Believe
 15th January, 2026

JKD/PEDS-01/2025-26/102

To
 The Gups
 Tang Gewog and Chokhor Gewog
 Bumthang Dzongkhag

Sub: Notification on Cut-off Date for 132 kV D/C Wobthang Transmission Line Project

Dear Gups,

This is to inform that, as per the notification received from the Bhutan Power Corporation dated 15th January, 2026, the cut-off date for the 132 kV D/C Wobthang-Garpang Transmission Line Project has been fixed based on consultation and field assessments.

Accordingly, the cut-off date for eligibility of compensation is 9th January, 2026. Any structures, crops, or other assets created or constructed after this date within the identified project site boundary shall not be eligible for compensation under the project.

In this regard, kindly disseminate this information to the general public of your respective Gewogs and ensure if any constructions, installation, or related activities are undertaken within the project site boundary after the cut-off date, they will not be considered for compensation.

Your cooperation in this matter is highly appreciated.


 (Rama B Gurung)
DZONGDAG

PA # 03-631285 (O) DZONGDAG # 03-631100 (O) DZONGRAB # 03-631262 (O)
 Website: <http://www.bumthag.gov.bt>



འབྲུག་རྒྱལ་ཁབ་རྒྱལ་པོའི་འཕུལ་བཤམ་
 Royal Government of Bhutan
 TANG GEWOG Administration, Bumthang



"Towards Beautiful Bumthang"

གྲི་ཚེས་ཀྱི་ཚེས་/༡༠/༡༠༡༥-༡༠༡༤/

གྲི་ཚེས་/༡༠/༡༠༡༤

a གྲི་ཚེས་ཚོགས་པ་ཡོངས་ལུ། འོན་པའི་ལཱ་དེ་ནི་ JKD/PEDS-01/2025-26/102 དང་འབྲེལ་བ་ཅིན་ འབྲུག་གྲོག་མི་ལས་འཛིན་གྱི་འབྲུག་ལས་
 འོབ་ཐང་དགར་གྲང་ལུ་ 132 kV D/C transmission Line project འདི་ས་ཁོངས་ཚུ་ནང་ལུ་བརྟུག་ཞིབ་དང་མོས་བསྟུན་གྱི་ཞུལ་འཇོན་ས་
 མོག་ལས་བརྟན་བརྟན་བཟོ་ཡོད་པ་ཡིན་མས།
 དེ་བརྒྱུམ་སྤེ་ cut-off གི་རྒྱུད་འབྲུས་འོས་འབབ་ཡོད་པའི་གྲི་ཚེས་འདི་ཡང་༠༩/༠༡/༡༠༡༤ ཡིན་མས། དེ་ལས་བཟོ་བཀོད་དང་ལོ་ཐོག་ རྒྱ་དངུལ་ག་ཅི་
 བརྒྱུམ་ར་སྤེ་རུང་ གྲི་ཚེས་འདི་གིས་ཤུལ་ལས་གསར་པ་བཟོ་བཟོ་མ་དང་རྒྱབ་རྒྱབ་ཚུ་ རོས་འཛིན་འབད་ཡོད་པའི་ས་ཁོངས་ཚུ་དང་ཉེ་འདབས་ཚུ་ནང་ལུ་ཡོད་
 པ་ཅིན་ རྒྱུད་འབྲུས་འདི་མི་འཛོལ་ཟེར་བའི་ལུ་བ་ཤུལ་མ་ཡིན་མས།
 དེ་འབད་ནི་འདི་གིས་ ཚོགས་པ་ཡོངས་གྱིས་རང་མཉེ་གྲི་ཚེས་གི་མི་ལེར་ཚུ་ལུ་ རོས་འཛིན་འབད་ཡོད་པའི་ས་ཁོངས་ཚུ་ནང་ལུ་ གོང་གི་གྲི་ཚེས་ཀྱི་ཤུལ་ལས་
 བཟོ་བསྟུན་གྱིས་ལས་ལྷན་ཚུ་འབད་བ་ཅིན་ རྒྱུད་འབྲུས་མི་འཛོལ་ཟེར་བའི་གསལ་བསྐྱེད་འབད་གནང་ཟེར་བའི་ལུ་བ་ཤུལ་མ་ཡིན།


 རྒྱུད་འབྲུས་འཕུལ་བཤམ་གྱི་ཚེས་ཀྱི་ཚེས་
 རྒྱུད་འབྲུས་འཕུལ་བཤམ་གྱི་ཚེས་

འདྲ།
 ཡིག་ཚང།



དབུ་ཕྱོགས་འབྲུག་གཞུང་། ལྷན་ཁང་རྫོང་ཁག་བདག་ཉེན།
 Royal Government of Bhutan
 TANG GEWOG Administration, Bumthang



Ref-No. TG/Adm-07-2025-2026/

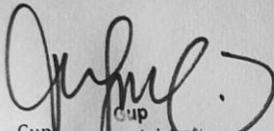
Date 11th February 2026

To: All Chiwog Tshogpas

Based on the correspondence Letter No. JKD/PEDS-01/2025-26/102, the Bhutan Power Corporation has finalized the upcoming project regarding the 132 kV D/C Transmission Line Project in Wobthang Garphang as follows:

1. The project details were finalized following site surveys and consultative meetings.
2. The cut-off date for compensation eligibility is established as January 9, 2026.
3. Any new structures, crops, or assets developed or constructed within the identified project areas and their vicinity after this date will not be eligible for compensation.

Action Required: All Tshogpas are hereby, requested to inform the residents of their respective Chiwogs that any construction or development activities carried out in the designated areas after the aforementioned cut-off date will not receive compensation.


 Gup
 Gewog Administration
 Tang, Bumthang

Evidence of dissemination of cut-off date by Chiwog Tshogpa (Village Heads) to villagers through social media platforms

Cut-off Date Notification Disclosure to Public by Chiwog Tshogpas, Tang and Choekhor Gewog				
S.N	Gewog	Chiwog	Date of Disclosure	Remarks
1	Tang	Bezur Kuenzangdrag	27/02/2026	The cut-off date notification was disseminated by the Chiwog Tshogpa promptly upon receipt of the official letter from the concerned Gewogs. However, due to storage limitations and the auto-delete settings of the messaging platform, the chat history got removed. As evidence of the information shared, some Chiwog Tshogpas have re-shared the document and disseminated the information in the chiwog groups again as dated here.
2		Dazur	24/02/2026	
3		Khangrab	24/02/2027	
4		Kidzom Nyimalung	24/02/2028	
5		Tandingang	26/02/2026	
6	Choekhor	Dawathang Dorjibi Kashingsawa	12/2/26	

Image screenshot of notice from Tshogpa to Villagers in We Chat 1 (Phomrong Chiwog)



Image screenshot of notice from Tshogpa to Villagers in We Chat 2 (Khangrab Chiwog)



Image screenshot of notice from Tshogpa to Villagers in We Chat 3 (Gyalkhar & Gongkhar Chiwog)



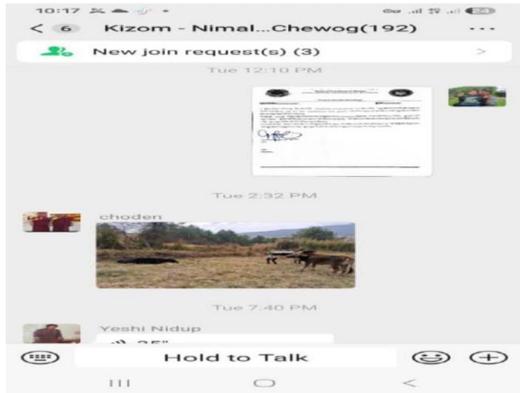
Image screenshot of notice from Tshogpa to Villagers in We Chat 4 (Tandingang Chiwog)



Image screenshot of notice from Tshogpa to Villagers in We Chat 5 (Dazur Chiwog)



Image screenshot of notice from Tshogpa to Villagers in We Chat 6 (Kizom-Nimalung)



Appendix 12 Notification of Minimum Daily Wage Revision by Ministry of Finance, 2023



དངུལ་རྩིས་ལྷན་ཁག།
Ministry of Finance
Royal Government of Bhutan

BHUTAN
Believe

SECRETARY

MoF/DPBP/Rules/2023-24/373

November 22, 2023

Notification

Subject: Revision of National Workforce Wage Rates

The Ministry of Finance based on the 156th session of the Third Lhengye Zhungtshog held on October 30th, 2023 and conveyed vide letter No.C-3/155/2023/1833 dated November 5th, 2023 is pleased to announce the revision of National Workforce Wage rates as follows:

Category	Existing Rate Nu per day	Revised Rate Nu per day
I	324	600
II	286	530
III	254	470
IV	234	435
V(Unskilled)	215	400

The above rates are applicable to Bhutanese employed by the Government agencies for works executed Departmentally.

The above revisions shall come into effect from 1st October 2023.


Lekji Wangmo
Acting Secretary

Copy to:

1. All Ministries, Constitutional Bodies/Autonomous Agencies, Dzongkhags, Thromdes & Gewogs.
2. The Auditor General, Royal Audit Authority, Thimphu.
3. The Cabinet Secretary, Gyalyong Tshogkhag, Thimphu

Thimphu, Bhutan. Post Box No. 117, Phone no.: +975 2 322223/322271/322514

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