



དཔལ་ལྷན་འབྲུག་གཞུང་།
ཐིམ་ཕུ་རྫོང་ཁག་བདག་སྐྱོང་།
ROYAL GOVERNMENT OF BHUTAN
THIMPHU DZONGKHAG ADMINISTRATION
“Reaching the unreached”

TDA/DES-21/ 20167-2018/

Date:

CONSTRUCTION AGREEMENT

This agreement made on month....., day.....year..... is executed between Dzongkhag Administration and the Owner of the Plot/ Official representative holding Citizenship Identity Card No..... (hereinafter called as owner) of the other part. The following terms and conditions shall apply for the proposed new construction of on Thram No., Plot No..... located at under Gewog.

1. It is mandatory for the owner of the building to keep the original approved drawing at the site at all times. This will help the Building Inspector to check deviations.
2. The building owner shall ensure that before commencing any work (leveling/clearing the site) on the proposed site, he/she shall obtain a work clearance from the Authorities concerned. In the event services such as Water supply line, Sewer line, TV cable lines, Telephone lines, Electricity lines and roads are damaged, the actions will be taken as per the Water & Sanitation Rules, Bhutan Building Rules, Code of Practice for Plumbing and other relevant Rules.
3. The construction should be carried out within the permissible setback of legally owned land.
4. If any land dispute arises within or after the construction period, the building owner shall be held responsible to resolve the issue.
5. The owner shall ensure that a Civil Engineer/Architect is deployed for supervision of the construction work to avoid any sort of deviation from the approved plan.
6. The Dzongkhag Administration shall not be held responsible for any failure of the structure.
7. The building owner shall take necessary precautions against accidents, damages or inconvenience to the public and workers or adjacent property either directly or indirectly during the execution of the work. Further, the owner shall ensure that the construction materials are properly stacked and covered within the plot.
8. The building owner shall ensure that the building under construction has proper scaffolding, platforms, net and signboards cautioning the pedestrian and vehicular traffic.
9. All constructions, including roof projections and gutters, shall be within the registered area.
10. The set back to be maintained as per approved building plan.
11. The Approved drawings shall be strictly followed at the time of execution.



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12. During finalization of building layout, the owner shall obtain a Building Inspection report (specify form) from Dzongkhag, before commencing any construction. Once it is checked and approved by Dzongkhag, if found deviated later, then owner shall be held responsible.
13. The owner shall inform Dzongkhag before every concrete pour so that a building Inspection report can be issued.
14. Should the owner wish to make any alteration to the approved drawings, they must seek prior approval from Dzongkhag.
15. If the owner of the building continues construction despite written notice from the Dzongkhag for rectification of deviations from the approved plan, services like water supply and electricity shall be disconnected. Such services shall be restored only after rectification of the deviation to the satisfaction of the municipality. As a last resort the Dzongkhag shall serve notice for demolition vide clause no. 4.10 and 19 of BBR-2002.
16. The owner shall inform Dzongkhag as and when building construction work is fully completed so that the temporary services can be withdrawn.
17. The building owner shall be responsible for disposal of construction materials including debris to a dumping site as advised by Dzongkhag. The owner shall also be responsible for safeguarding the surrounding environment (noise and air pollution), damages caused to the public properties including roads, trees, drainage system, sewers etc. however, if the Municipality notices any of such things, the Municipality has every right to stop the construction and take necessary actions.
18. The building owner shall restore/reinstate the public or private properties interfered/damaged during the construction to the satisfaction of the Implementing Authority/affected property owner. In the event, the interference is affecting both the parties the restoration shall be carried out jointly as determined by the Dzongkhag.
19. When the construction work is completed, the owner has to submit the supervising Engineer's Completion Certificate to Dzongkhag. (Specify Form)
20. Based on the supervising engineer's Completion Certificate and application submitted by the owner for Occupancy Certificate, Dzongkhag will jointly inspect the building.
21. Occupation of any building without obtaining occupation certificate shall result into disconnection of services. Services shall be restored only after Occupation Certificate has been obtained and reconnection charges and any fines have been paid to the Dzongkhag.
22. Any construction of a building or structure without written permission from the Dzongkhag shall be demolished at the risk and cost of the defaulter.
23. Any deviation from the approved drawings shall be liable for penalties as per Section 5 Clause No. 53 ,54,55,56 & 57 of Rural Construction Rules-2013.



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24. Any construction of additional floor/s (horizontal or vertical extension) without the written permission of the Dzongkhag shall be demolished at owner's cost.
25. The building owner shall ensure that the building under construction is completed within five years from the date of commencement. In the event that the construction is stopped (for whatsoever the reason) for a period exceeding one year the owner shall erect a pitch roof over the finished floor.
26. The approved building plan shall be valid for two years (2) from the date of approval (i.e.....)

Dzongdag
Thimphu Dzongkhag Administration

(Affix Legal Stamp)

Name & Signature
(Building Owner)
Contact No:

Signature of Owner's witness
Name:
CID Card No:
Contact No: