



PUBLIC NOTIFICATION

Subject: Compliance Inspection of Ongoing Private Building Construction works in Bji, Katsho, Eusu and Samar Gewogs under Haa Dzongkhag, pursuant to the Bhutan Building Regulation (BBR) 2023.

This is to notify all Gups, Mangmis, Tshogpas, land/plot owners, proponents, certified builders, and members of the general public of the above-mentioned Gewogs that the Dzongkhag Administration, in exercise of its authority as the Competent Authority under the Local Government Act of Bhutan 2009 and the Bhutan Building Regulation 2023, shall conduct a joint compliance inspection of all ongoing private building construction sites within the four Gewogs.

1. Scope of Inspection

The inspection team shall visit and verify all ongoing private construction sites without exception, including:

- (a) Traditional/rural houses approved and permitted at the Gewog level (including load-bearing/hybrid structures and traditional structures exempted from technical drawings under Section 51 of the BBR 2023); and
- (b) Reinforced Cement Concrete (RCC) and other structures approved and permitted by the Dzongkhag Administration.

2. Schedule of Inspection

The inspection shall commence with Bji Gewog on 14th September 2026, and shall thereafter proceed sequentially to Katsho, Eusu and Samar Gewogs. The exact date and route of visit to each Chiwog shall be communicated in advance through the respective Gewog Administration/Tshogpa.

3. Purpose of Inspection

The inspection is aimed at verifying compliance with the following, among other requirements under the BBR 2023:

- Possession of a valid Planning Permit and Building Permit prior to commencement of construction (Sections 20 & 25);
- Construction in accordance with the approved plans, drawings and permit conditions (Section 36);
- Compliance with setback, height, Floor Area Ratio, and other planning and development control standards (Chapter 2);
- Adherence to safety requirements during construction, including site barricading and use of safety equipment (Sections 112–114);
- Engagement of Certified Builders, Certified Plumbers and Certified Electricians, as applicable (Chapter 7); and
- Compliance with mandatory notification stages and completion of pre-construction survey, where applicable.

4. Documents to be Kept Ready at Site

All owners/proponents are hereby requested to keep the following documents available at the respective construction sites for verification by the inspection team:

- Copy of the Planning Permit and/or Building Permit;
- Copy of the latest Lag Thram/Land Ownership Certificate;
- Approved architectural, structural, electrical and plumbing/sanitation drawings (where applicable);
- Certification of the designer(s)/Qualified Person(s) and, where applicable, the Certified Builder, Certified Plumber and Certified Electrician; and
- Pre-construction survey report, where applicable.



- Pre-construction survey report, where applicable.

5. Penalties for Non-Compliance

Owners/proponents are cautioned that any building construction found in violation of the Bhutan Building Regulation 2023 shall be liable for penalties as summarized below, in addition to any other action provided under the Regulation and other laws in force:

Nature of Offence (Section 164–172, BBR 2023)	Penalty
Construction without a Building Permit, but conforming to the standards under the Regulation	Nu. 200,000 + Regularization of the deviation (obtain permit)
Construction without a Building Permit, and NOT conforming to the standards under the Regulation	Nu. 100,000 + Removal of the structure
Deviation from the approved Building Permit, but the deviation conforms to the standards	Nu. 50,000 + Regularization of the deviation
Deviation from the approved Building Permit, and the deviation does NOT conform to the standards	Nu. 30,000 + Removal of the deviation
Unauthorized use of basement (other than approved use)	Up to Nu. 200,000 + reversion to approved use
Failure to notify the Competent Authority at mandatory notification stages	Up to Nu. 20,000
Plumbing or electrical works carried out by a non-certified / unsupervised person	Up to Nu. 20,000
Occupation of a building without an Occupancy Certificate, or in breach of its conditions	Up to Nu. 50,000
Failure to comply with a maintenance/rectification order	Up to Nu. 50,000
Obstruction of an inspecting officer in the performance of duty	Offence of obstruction of lawful authority — dealt with under the Penal Code of Bhutan

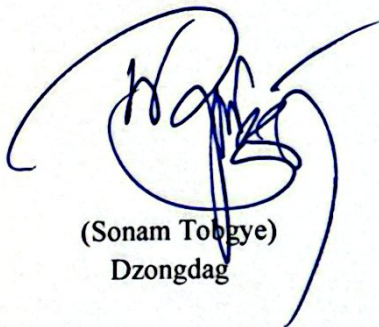
6. General Instructions

- All owners/proponents are directed to remain present or arrange for a responsible representative at the construction site on the day of inspection.
- Obstruction of, or non-cooperation with, an inspecting officer in the performance of duties under the BBR 2023 constitutes an offence of obstruction of lawful authority and shall be dealt with under the Penal Code of Bhutan (Section 168, BBR 2023).



- Any construction found without a Building Permit, or in deviation from the approved permit, shall be liable to the penalties indicated above and/or a Stop-Work Order, in accordance with Chapter 8 of the BBR 2023.
- Aggrieved parties may seek review/appeal before the Appellate Committee in accordance with Section 46 of the BBR 2023.

All concerned are requested to extend full cooperation to the inspection team for the successful and timely completion of this exercise.



(Sonam Tobgye)
Dzongdag

Copy to:

1. Gups, Bji / Katsho / Eusu / Samar Gewogs, for wide dissemination to public.
2. Dzongkhag Engineering Sector, for necessary action.
3. Office file